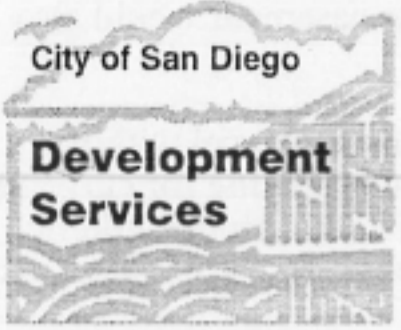


BINDER



FINDINGS to ENVIRONMENTAL IMPACT REPORT.

Land Development Review Division (619) 446-5460

Project No. 2873 Findings to EIR No. 95-0353 SCH No. 93071097

SUBJECT: SHAW LORENZ: PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, COASTAL DEVELOPEMENT PERMIT, NEIGHBORHOOD USE PERMIT, VESTING TENTATIVE MAP, STREET, and EASEMENT VACATIONS to subdivide 269.73 acres into 186 lots, 139 residential lots plus additional lots for driveways, open space, and urban amenities. A total of 126.12 acres would be graded, including 29.5 acres designated for "urban amenities". An estimated 118.3 acres would be designated "MSCP open space." Remaining lands would be used for landscaping, brush management, and private and public streets. The proposed development area includes a total of 278 acres, 269.73 acres associated with the Shaw Lorenz site and 8.23 associated within the adjacent Carmel Valley Neighborhood 10 Precise Plan Area. An estimated 9.91 acres of public rights-of-way, including Streets A, C, G, H, and I, Carmel Mountain Road, and Little McGonigle Ranch Road, would be dedicated. The site is located on both sides of the extension of Carmel Mountain Road between Del Mar Mesa Road and Carmel Country Road. The site is zoned AR-1-1 (Agricultural-Residential) and is in the Del Mar Mesa Specific Plan Area (Subarea V) of the North City Future Urbanizing Area (NCFUA). (Subdivision of Parcels 1, 2, and 3 of Parcel Map No. 17083 within the City of San Diego, County of San Diego, State of California). The site is not included on any Government Code Listing of hazardous waste sites. Applicant: Pardee Homes.

I. PROJECT DESCRIPTION:

The proposed Planned Development Permit, Site Development Permit, Coastal Development Permit, Neighborhood Use Permit, Vesting Tentative Map, and Street and Easement Vacations to be considered by the City Council (Process 5) would allow development of a 269.73-acre site including the construction of 139 single-family dwelling units. The 269.73-acres site would include approximately 118.3 acres of open space divided into three non-contiguous lots. The overall project area includes a total of 278 acres, 269.73 acres associated with the Shaw Lorenz site and 8.23 associated with the adjacent Carmel Valley Neighborhood 10. The off-site acreage in Carmel Valley Neighborhood 10 is included as remainder parcel to allow the westerly extension of Carmel Mountain Road.

The total amount of earthwork is approximately 990,000 cubic yards of cut and fill balanced on the site. The residential portion of the development would include associated public and private interior streets and drives, landscaping, and a regional multi-use trail network leading to multi-use trails along public rights-of-way. Streets to be vacated within the site include old "Shaw Ridge Road," old "Vine Street," and an unnamed road known as R.S. 65 (the road is indicated on a map on file in the San Diego County

BINDER

Assessor's Office). Several easements, including a water and sewer access easement, a building restricted and incidental purpose easement, and a private easement would also be vacated.

The extension of Carmel Mountain Road is shown within a remainder parcel within