REPORT TO THE HEARING OFFICER

HEARING DATE: January 22, 2014

ATTENTION: Hearing Officer

SUBJECT: ONG RESIDENCE
PROJECT NO. 282496

LOCATION: 11490 Almazon Street

APPLICANT: Jorge Palacio

SUMMARY

Requested Action: Should the Hearing Officer approve a Site Development Permit to allow the construction of a new, single-family residence located at 11490 Almazon Street?

Staff Recommendation:

1. APPROVE Site Development Permit No. 991960.

Community Planning Group Recommendation: On January 8, 2014, the Rancho Penasquitos Planning Board voted unanimously to recommend approval with no conditions (Attachment 5).

Environmental Review: The Environmental Analysis Section has determined that the proposed Site Development Permit to construct a new single-family residence at 11490 Almazon Street does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.
BACKGROUND

The 0.67-acre vacant site is located at 11490 Almazon Street (Attachment 2). The project site is located in the RS-1-14 zone within the Rancho Penasquitos Community Plan. There is residential development to the north, south and west of the project site and a vacant lot to the east. The property is neither in nor adjacent to the Multiple Species Conservation Plan (MSCP)/Multi-Habitat Planning Area (MHPA).

The project site is in the Glens Neighborhood of the Rancho Penasquitos Community Plan (Attachment 1) and is designated low density residential. The allowable density is 0-1 dwelling unit per acre. The proposed single-family development is consistent with this designation and will not adversely affect the applicable land use plan.

DISCUSSION

Proposed Project

The proposed project would construct an approximately 1,700-square-foot, two-story, single-family residence with garage and includes a stucco finish and tile roof on a 0.67-acre lot. The project requires a Site Development Permit (Process Three) for development on Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources) on individual lots equal to or more than 15,000 square feet per section 143.0110, Table 143-01A of the Land Development Code. The site is rectangular in shape and slopes upwards from Almazon Street to the south, to Paseo Montanoso to the north. The single-family residence would be oriented towards the front of the lot. The lot is accessed by Almazon Street and measures 421 feet in length. The development is within the first 100 feet of the lot so it results in minimized impacts to the canyon area and would include a conservation easement for the remainder not effected by development. The 0.67-acre lot project would result in impacts to 0.1-acres of sensitive biological resources and the siting of the structure to the front of the lot would result in the minimum disturbance necessary to Environmentally Sensitive Lands.

The site is not adjacent to the MHPA and is also subject to brush management due to native vegetation to the east and north of the proposed development. With the current development design only Zone 2 would be located off-site on the east and west side. The applicant has obtained an encroachment letter to perform brush management on the site to the east and west from the adjacent owner in accordance with the City Fire Marshall. The project would also include landscaping and storm water management consisting of run-off drainage through an existing easement to the City Storm drain system within Almazon Street.
CONCLUSION

Staff has reviewed the request for a Site Development Permit for the proposed single-family development and has found that the project is in conformance with the applicable sections of the San Diego Municipal Code. Staff has determined that the development is consistent with the purpose and intent of the RS-1-14 Zone, within the Rancho Penasquitos Community Plan Area. Staff believes the required findings can be supported. Therefore, staff recommends that the Hearing Officer approve the Site Development Permit as proposed by the applicant, subject to the proposed conditions (Attachment 6).

ALTERNATIVES

1. Approve Site Development Permit No. 991960, with modifications.

2. Deny Site Development Permit No. 991960, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

[Signature]
Renee Mezo
Development Project Manager

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Project Plans
4. Draft Permit and Resolution
5. Community Planning Group Recommendation (email dated 1/9/2014)
6. Mitigated Negative Declaration No. 6107 (without Initial Study)
7. Copy of Public Notice

Job Order No. 24002710
Land Use Map
RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego Planning Department

Project Site

ONG RESIDENCE—11490 ALMAZON STREET
Project No. 282496
Project Location Map

ONG Residence—11490 ALMAZON STREET
Project Number - 282496
NOTES:
1. No grading shall occur outside the limits of the approved grading plan unless prior to the completion of the grading plan, final review by the City Engineer, and prior written permission from the City Engineer.
2. No road crossings are proposed for this project.
3. Construction staging areas shall not be established directly on the public realm.
4. Prior to the issuance of any construction permits, the developer shall submit a tap-in agreement with the City Engineer.
5. Prior to the issuance of any construction permits, the developer shall submit a grading plan with the City Engineer.
6. Prior to the issuance of any construction permits, the developer shall submit a site plan with the City Engineer.
7. Use to native vegetation and potential native areas shall be preserved to the extent not required by any other part of the project.
8. Use the survey report as well as the construction plan (WPCP) and prior construction plans for reference.
9. The developer shall submit a grading plan with the City Engineer.

SHADING DATA:
1. All areas to be shaded are to be shaded.
2. Prior to the submission of any construction permits, the developer shall submit a grading plan with the City Engineer.
3. The developer shall submit a grading plan with the City Engineer.
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8. The developer shall submit a grading plan with the City Engineer.

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LOCATION: SOUTHEAST CORNER OF ALMAZAN STREET AND MEKNES STREET
RECORD FROM: CITY OF SAN DIEGO
ELEVATION: 708.20 DATUM M.S.L.

SCALE: 1"=20'

CROSS SECTION A-A'

SLOPE | AREA (SQ. FT.) | PERCENT |
0-25% | 717 | 2.5 |
25-35% | 12,921 | 45.1 |
GREATER THAN 35% | 15,002 |
TOTAL | 28,640 | 100.0

LOCATION: SOUTHEAST CORNER OF ALMAZAN STREET AND MEKNES STREET
RECORD FROM: CITY OF SAN DIEGO
ELEVATION: 708.20 DATUM M.S.L.

SCALE: 1"=20'

CROSS SECTION B-B'

SLOPE | AREA (SQ. FT.) | PERCENT |
0-25% | 717 | 2.5 |
25-35% | 12,921 | 45.1 |
GREATER THAN 35% | 15,002 |
TOTAL | 28,640 | 100.0

LOCATION: SOUTHEAST CORNER OF ALMAZAN STREET AND MEKNES STREET
RECORD FROM: CITY OF SAN DIEGO
ELEVATION: 708.20 DATUM M.S.L.

SCALE: 1"=20'

CROSS SECTION C-C'

SLOPE | AREA (SQ. FT.) | PERCENT |
0-25% | 717 | 2.5 |
25-35% | 12,921 | 45.1 |
GREATER THAN 35% | 15,002 |
TOTAL | 28,640 | 100.0

LOCATION: SOUTHEAST CORNER OF ALMAZAN STREET AND MEKNES STREET
RECORD FROM: CITY OF SAN DIEGO
ELEVATION: 708.20 DATUM M.S.L.

SCALE: 1"=20'

CROSS SECTION D-D'

SLOPE | AREA (SQ. FT.) | PERCENT |
0-25% | 717 | 2.5 |
25-35% | 12,921 | 45.1 |
GREATER THAN 35% | 15,002 |
TOTAL | 28,640 | 100.0

LOCATION: SOUTHEAST CORNER OF ALMAZAN STREET AND MEKNES STREET
RECORD FROM: CITY OF SAN DIEGO
ELEVATION: 708.20 DATUM M.S.L.

SCALE: 1"=20'

CROSS SECTION E-E'

SLOPE | AREA (SQ. FT.) | PERCENT |
0-25% | 717 | 2.5 |
25-35% | 12,921 | 45.1 |
GREATER THAN 35% | 15,002 |
TOTAL | 28,640 | 100.0

LOCATION: SOUTHEAST CORNER OF ALMAZAN STREET AND MEKNES STREET
RECORD FROM: CITY OF SAN DIEGO
ELEVATION: 708.20 DATUM M.S.L.
FIRE-RELATED CONSTRUCTION NOTE:
STRUCTURAL DRUINS MUST MEET THE REQUIREMENTS FOR FIRE-RESISTIVE CONSTRUCTION. IN ADDITION, ALL WINDOWS ALONG THE WESTERLY, EASTERLY, AND NORTHERLY SIDES OF THE STRUCTURE SHALL BE DUAL TEMPERED GLAZING TO COMPENSATE FOR LACK OF FULL, STANDARD BRUSH MANAGEMENT ZONES, SEE SHEET 5, MODIFIED BRUSH MANAGEMENT PROGRAM NOTES.

Prepared By:
Name: Mark Longstaff
Address: 1818 First Avenue
SAN DIEGO, CA 92101
Phone#: (619) 238-6036
Fax #: (619) 238-6036

Project Address:
1687 Alamar Street
San Diego, California 92129

Project Name:
One Residence

Sheet Title:
Building Elevation

Revision 10: OCTOBER 7, 2013
Revision 9: MARCH 20, 2013
Revision 8: JUNE 20, 2012
Revision 7: MARCH 30, 2012
Revision 6: SHEET 5, MODIFIED BRUSH MANAGEMENT PROGRAM NOTES.
Revision 5: JUNE 20, 2012
Revision 4: JUNE 20, 2012
Revision 3: MARCH 20, 2013
Revision 2: JUNE 20, 2012
Revision 1: MARCH 30, 2012

Sheet of: 282496

Page dimensions: 1226.9x794.9

This Site Development Permit is granted by the Hearing Officer of the City of San Diego to ANDRE ONG, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502(a)(2). The 0.67-acre site is located at 11490 Almazan Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan. The project site is legally described as Lot 209 of Penasquitos Glen, Unit No. 4, Map No. 6982.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee ANDRE ONG to construct one, single-family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 22, 2014, on file in the Development Services Department.

The project shall include:

a. The construction of an approximately 1,700-square-foot, two-story, single-family residence with garage;

b. Landscaping (planting, irrigation and landscape related improvements) and Brush Management;

c. Retaining walls on site would total approximately 78 feet in length up to a maximum height of 8 feet.
STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 5, 2017.

2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

7. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
ENVIRONMENTAL REQUIREMENTS:

9. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.

10. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 6017, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

11. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 6017, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer.

ENGINEERING REQUIREMENTS:

12. The project proposes to export 1040 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 16-foot wide driveway, adjacent to the site on Almazon Street, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
19. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

GEOLOGY REQUIREMENTS:

20. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

21. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards, the San Diego Low Impact Development Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

23. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

24. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan & Brush Management Program, on file in the Development Services Department.

25. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

26. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including within the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Landscape Development Plan on file in the Development Services Department.

30. The Brush Management Program shall be based upon a standard Zone One of 35 feet with Zone Two of 65 feet, modified as follows: Zone One shall range in width from 13.52 feet to 40 feet, inclusive of permanently irrigated 1 ½ : 1 slopes, with corresponding Zone Two of 61.18 feet to 57.5 feet. The brush management shall extend out from the structure towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code, section 142.0412. Off-site easements and/or fire-rated construction shall be incorporated to compensate for the lack of full brush management zones.

31. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

32. Prior to issuance of any building permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

33. Prior to issuance of any building permits, recorded easements shall be obtained from adjacent property owners of Lots 208 and 210 of Map No. 6982 (APN's 313-180-06-00 and 313-180-08-00 respectively) for the purposes of performing off-site Zone Two brush management. Said easements shall remain in effect until such a time as the adjacent lots are developed and the fuel-load no longer exists. In the event that easements cannot be obtained, the structure on Lot 209 shall be upgraded along corresponding westerly or easterly faces to include sprinklers for opening protection to meet NFPA 13 Standards in addition to the architectural requirements set forth below.
34. Due to a lack of full brush management zones and Zone One being inclusive of 1 1/2 : 1 slopes, the following additional measures shall be required: In addition to the requirements of the CBC section 7, the structure adjacent to Zone 1 shall be one hour fire rated with flame resistive trim, posts, beams, concrete tile roof, and openings provided with dual tempered dual glazed panes along the westerly, easterly, and northerly sides of the structure.

35. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible and/or one-hour fire-rated accessory structures may be approved within the designated Zone One area subject to Fire Marshal's approval.

36. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

37. Prior to final inspection, the approved Brush Management Program shall be implemented.

PLANNING/DESIGN REQUIREMENTS:

38. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

39. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillsides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES REQUIREMENTS:

41. Sewer lateral connections shall be made in accordance with Table 2-6 of the City of San Diego sewer design guide. Lateral connections through a "Y" fitting or saddle type connections.

42. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed
by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on January 22, 2014, Resolution No. XXXX.
Site Development Permit No. 991960:  
Date of Approval: January 22, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Renee Mezo  
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

By __________________________

ANDRE ONG  
Owner/Permittee

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
WHEREAS, ANDRE ONG, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an approximately 2,900-square-foot, two-story, single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 991960), on portions of a 0.67-acre site (the Project);

WHEREAS, the project site is located at 11490 Almazon Street in the RS-1-14 Zone within the Rancho Penasquitos Community Plan (the Site);

WHEREAS, the Project Site is legally described as Lot 209 of Penasquitos Glen, Unit No. 4, Map 6982;

WHEREAS, on November 14, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, has determined that the proposed Site Development Permit does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 certified on December 17, 2003 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for this project.

WHEREAS, on January 22, 2014, the HEARING OFFICER of the City of San Diego considered Site Development Permit No. 991960 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following written Findings, dated January 22, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The Project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). The Site is in the Glens Neighborhood of the Rancho Penasquitos Community and is designated low density residential. The allowable density is 0-1 dwelling unit per acre. The proposed single-family residence on a 0.67-acre site is consistent with this designation. Therefore, the Project will not adversely affect the applicable land use plan.
2. **The proposed development will not be detrimental to the public health, safety, and welfare.**

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). On November 14, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, has determined that the proposed Site Development Permit does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 certified on December 17, 2003 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for this project.

The project would be required to obtain construction permits to show compliance with the applicable Building and Fire Code requirements including Brush Management. Therefore, the granting of the Site Development Permit would not be detrimental to the public health, safety and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). The project conforms with all applicable development regulations for this site and no deviations are requested. The project would be required to obtain construction permits to show that all construction complies with the applicable Building and Fire Code requirements. Therefore the project would conform to all applicable development regulations for this site.

**Supplemental Findings--Environmentally Sensitive Lands**

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). The site is rectangular in shape and slopes upwards from Almazan Street to the south, to Paseo Montanosos to the north. The single-family residence would be oriented towards the front of the lot. The lots measures 421 feet in length and all development is within the first 100 feet of the lot. Access to the lot is from the front, the structure is situated so it results in the least impacts to the steep hillsides and sensitive biological resources. The 0.67-acre lot would result in impacts to only 0.1-acres of sensitive biological resources,
and combined with the siting of the structure to the front of the lot, the Project will result in only minimum disturbance to Environmentally Sensitive Lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). The Environmental Analysis Section has determined that the proposed Site Development Permit to construct a new single-family dwelling at 11490 Almazon Street does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project. The project adheres to all requirements in regards to erosion control and brush management. Therefore, the siting of the project towards the front of the lot will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). All development is within the first 100 feet of the lot and since access to the lot is from the front, the structure is situated so it results in minimized impacts to the canyon area and would include a conservation easement for the remainder of the lot not affected by development. The Project is sited to the front of the lot and is designed to prevent adverse impacts to adjacent Environmentally Sensitive Lands.

4. The proposed development will be consistent with the City of San Diego’s Multiple Species Conservation Program (MSCP) Subarea Plan.

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). The property is neither in nor adjacent to the Multiple Species Conservation Plan (MSCP)/Multi-Habitat Planning Area (MHPA). Because the Project need not comply with the MSCP/MHPA regulations, the consistency requirement is not applicable.

When considering the project as a whole, the requested Site Development Permit would allow for reasonable development of the property. The project would be consistent with the RS-1-14 Zone by providing a single-family residential project that relates in scale and
design with the surrounding area. The project also allows for reasonable use of the property as well as reducing impacts to Environmentally Sensitive Lands (ESL).

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 991960 is hereby GRANTED by the Hearing Officer, to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 991960, a copy of which is attached hereto and made a part of.

Renee Mezo
Development Project Manager
Development Services

Adopted on: January 22, 2014

Job Order No. 24002710
Renee,

Thanks for the clarification as last night I did cite the City's Cycle comment stating exactly what you've just stated. However, it was overshadowed by the fact that for the adjacent Khouli Residence (now trying to obtain a building permit) it has an Amendment to the MND and that was the basis of the conversation and motion.

As Jorge stated, the Board did approve the project last night.

Thom

On Thursday, January 9, 2014, Mezo, Renee wrote:

Thom,

Just as a clarification, there is no amendment or new MND being prepared for this project. The Environmental Analysis Section has determined that the proposed Site Development Permit to construct a new single-family residence at 11490 Almazon Street does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.

I have attached the MND No. 6107. Please let me know if you have any questions.

Thank you,

Renee Mezo

City of San Diego

Development Services

Development Project Manager

1222 First Ave. MS501
Hi Renee,

The Rancho Penasquitos Planning Board unanimously approved our project. However, the Board will not send the letter to the City until they get a copy of the Amendment to the Mitigated Negative Declaration. Could you let me know when that will be done so I can email it to the Chairman.

Thank you.

Sincerely,

Jorge H. Palacios, RCE

JP Engineering, Inc.

4849 Ronson Court, Suite 105
Mitigated Negative Declaration

SUBJECT: **Almazon Residences.** SITE DEVELOPMENT PERMIT (SDP No. 10179) to grade seven (7) contiguous undeveloped lots and construct seven (7) individual single-family residences. The entire 4.51-acres project site is comprised of seven legal lots (Lots 205 through 211 of the Peñasquitos Glens Subdivision) and is located along the north side of Almazon Street, between Andorra Way and Paymogo Street, within the Rancho Peñasquitos Community Planning Area. Applicant: James Freitas.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): biological resources, paleontological resources, and hydrology/water quality. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

**General**

1. After project approval by the Decision-maker and prior to issuance of any discretionary approval(s), the applicant shall submit a deposit of **$900.00** to the Development Project
Manager in Development Services Department to cover the City’s costs associated with implementation of the Mitigation, Monitoring and Reporting Program (MMRP).

2. Prior to issuance of any construction permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the monitoring biologist, and staff from the City’s Mitigation Monitoring Coordination (MMC) Section.

3. Prior to the issuance of any construction permits, the Environmental Review Manager (ERM) of the Land Development Review Division (LDR) shall verify the following mitigation measures are noted on a separate sheet of the construction/grading plans submitted and included in the specifications under the heading **Environmental Mitigation Requirements**.

**Biological Resources**

4. Prior to the issuance of the first grading permit, the Environmental Review Manager (ERM) of Land Development Review (LDR) Division shall verify that the applicant/permittee has mitigated for direct impacts of 0.60 acre of coastal sage scrub habitat (Tier II) at the appropriate mitigation ratios defined by the City's Biological Resource Guidelines, by either one of the following measures:

   A. The applicant shall acquire 0.60 acre of off-site upland habitat (Tiers I - III) within the City of San Diego Multi-Habitat Planning Area (MHPA) for impacts to 0.60 acre of coastal sage scrub (Tier II) habitat impacted by the proposed development. The applicant shall provide the ERM legal documentation (i.e. land title, deed, etc.) that verifies the appropriate upland habitat within the City's MHPA has been acquired in conformance with the City's Biological Guidelines. - or-

   B. The applicant shall pay into the City's Habitat Acquisition Fund the amount necessary to purchase 0.60 acre plus a 10 percent administration fee. Said payment is currently estimated at $45,000 per acre for the Del Mar Mesa area.

5. Prior to the issuance of any grading permits, the owner/permittee shall provide a letter to the ERM verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see A through D):

   A. The qualified biologist (project biologist) shall attend the first preconstruction meeting.

   B. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved Exhibit A.

   C. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the
limits of disturbance as shown on the approved Exhibit A. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A.

D. The project biologist shall direct the placement of gravel bags, straw logs, silt fences or equivalent erosion control measures adjacent to all graded areas, and identify locations where trench spoil may be stockpiled in order to prevent sedimentation of the habitat. The project biologist shall oversee implementation of best management practices (BMPs) as needed to prevent any significant sediment transport.

Paleontological Resources

PRIOR TO PRECONSTRUCTION (PRECON) MEETING

6. LAND DEVELOPMENT REVIEW (LDR) PLAN CHECK

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

7. LETTERS OF QUALIFICATION HAVE BEEN SUBMITTED TO ERM

Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

8. SECOND LETTER CONTAINING NAMES OF MONITORS HAS BEEN SENT TO MITIGATION MONITORING COORDINATION (MMC)

A. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.

B. MMC will provide Plan Check with a copy of both the first and second letter.

9. RECORDS SEARCH PRIOR TO PRECON MEETING

At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not
limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

PRECON MEETING

10. MONITOR SHALL ATTEND PRECON MEETINGS

A. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.

B. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor’s representatives to meet and review the job on-site prior to start of any work that requires monitoring.

11. IDENTIFY AREAS TO BE MONITORED

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17 inches) that identifies areas to be monitored.

12. WHEN MONITORING WILL OCCUR

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

DURING CONSTRUCTION

13. MONITOR SHALL BE PRESENT DURING GRADING/EXCAVATION

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

14. DISCOVERIES

A. Minor Paleontological Discovery

In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify
the RE, or BI as appropriate, that a minor discovery has been made. The
determination of significance shall be at the discretion of the qualified
Paleontologist. The Paleontologist will continue to monitor the area and
immediately notify the RE, or BI as appropriate, if a potential significant
discovery emerges.

B. Significant Paleontological Discovery

In the event of a significant Paleontological discovery, and when requested by the
Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert,
direct, or temporarily halt construction activities in the area of discovery to allow
recovery of fossil remains. The determination of significance shall be at the
discretion of the qualified Paleontologist. The Paleontologist with Principal
Investigator (PI) level evaluation responsibilities shall also immediately notify
MMC staff of such finding at the time of discovery. MMC staff will coordinate
with appropriate LDR staff.

15. NIGHT WORK

A. If night work is included in the contract
   a. When night work is included in the contract package, the extent and
timing shall be presented and discussed at the precon meeting.
   b. The following procedures shall be followed:
      (1) No Discoveries
          In the event that nothing was found during the night work, The PI
          will record the information on the Site Visit Record Form.
      (2) Minor Discoveries
          All Minor Discoveries will be processed and documented using the
          existing procedures under During Construction with the exception
          that the RE will contact MMC by 9 A.M. the following morning.
      (3) Potentially Significant Discoveries
          If the PI determines that a potentially significant discovery has
          been made, the procedures under During Construction, will be
          followed, with the exception that the RE will contact MMC by 8
          A.M. the following morning to report and discuss the findings.

B. If night work becomes necessary during the course of construction
   a. The Construction Manager shall notify the RE, or BI, as appropriate, a
      minimum of 24 hours before the work is to begin.
   b. The RE, or BI, as appropriate, will notify MMC immediately.

C. All other procedures described above will apply, as appropriate.

16. NOTIFICATION OF COMPLETION

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of
monitoring.
POST CONSTRUCTION

17. The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

18. SUBMIT LETTER OF ACCEPTANCE FROM LOCAL QUALIFIED CURATION FACILITY

The Paleontologist shall be responsible for submittal of a letter of acceptance to ERM of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

19. IF FOSSIL COLLECTION IS NOT ACCEPTED, CONTACT LDR FOR ALTERNATIVES

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

20. RECORDING SITES WITH SAN DIEGO NATURAL HISTORY MUSEUM

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

21. FINAL RESULTS REPORT

A. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.

B. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

Hydrology/Water Quality

PRE-CONSTRUCTION

22. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit" for the grading proposed for this project. All grading shall conform to the requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, the Environmental Review Manager (ERM) of Land Development Review Division (LDR), shall verify that the owner/permittee/subdivider has incorporated any construction Best Management
Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, in the construction plan or specifications, satisfactory to the City Engineer.

29. Development of this project shall comply with all the requirements of the State Water Resources Control Board (SWRCB) Order No: 99-08 and the Municipal Storm Water Permit, Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity.

In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities. The SWPPP shall identify all applicable erosion control devices to be used during construction. These may include (but may not be limited to) earthen berms, gravel bags, silt fences, temporary storm drains, desilting basins, energy dissipating devices, bladed swales, geotextile mats, plastic sheeting, and hyrdoseeding or other vegetation and irrigation practices.

30. In addition, the owner(s) and the subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order NO. 99-08-DWQ, and any subsequent amendment thereto, shall comply with special provisions set forth in Section C.7 of SWRCB Order No. 99-08-DWQ.

31. A complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; furthermore, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

32. The owner/permittee shall note the following on the construction plans: “The applicant and/or contractor shall post the City/State approved SWPPP on the job site during all construction activities.”

POST-CONSTRUCTION

33. Prior to the issuance of any construction permit, the owner/permittee/subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, consistent with the registered civil engineering stamped Water Quality Technical Report, approved by the City Engineer.

34. Prior to the issuance of any construction permit, the Environmental Review Manager (ERM) of the Land Development Review (LDR) shall verify that these comprehensive permanent post-construction Best Management Practices (BMPs) have been incorporated into the construction plans to reduce the amount of pollutants and sediments discharged from the project site into the City's storm drain system. BMPs may include but are not limited to catch basins fitted with oil/sediment filters to filter runoff from the development prior to the discharge into the storm drain system.
35. Prior to the issuance of any construction permit, the owner/permittee/subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

The maintenance agreement shall be prepared satisfactory to the City Engineer and shall define the owner/permittee/subdivider as the responsible party for the permanent maintenance of the hydrology/water quality controls. As part of the permanent maintenance agreement, any oil/sediment filters and/or proposed clean-outs (grease, oil, and heavy metal particulate traps) which are installed on-site shall be cleaned and maintained by the owner/permittee/subdivider as necessary, to the satisfaction of the City Engineer. Equivalent alternative available technologies and BMPs may be approved by the City Engineer.

36. Prior to the issuance of Certificates of Occupancy, the City Engineer shall inspect the permanent post-construction hydrology and/or water quality controls to ensure the system functions properly. Equivalent alternative available technologies and BMPs may be required by the City Engineer based on the field inspection.

37. The drainage system proposed with this development shall be subject to approval by the City Engineer.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego
  Council Member Peters, District 1
  Development Services Department (78, 78A)
  Planning Department, MSCP
  Library (81)

Other Entities/Organizations
  U.S. Fish & Wildlife Service (23)
  California Department of Fish & Game (32)
  California Regional Water Quality Control Board (44)
  Sierra Club (165/165A)
  Audubon Society (167)
  California Native Plant Society (170)
  Center for Biological Diversity (176)
  Endangered Habitats League (182)
  Historical Resources Board (87)
  Jerry Schaefer, Ph.D. (208A)
  South Coastal Information Center @ San Diego State University (210)
  San Diego Archaeological Center (212)
  Save Our Heritage Organisation (214)
  Ron Christman (215)
  Louie Guassac (215A)
  San Diego County Archaeological Society (218)
  Kumeyaay Cultural Repatriation Committee (225)
Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Cuyapaipe Band of Mission Indians (225C)
Inaja and Cosmit Band of Mission Indians (225D)
Jamul Indian Village (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Santa Ysabel Band of Diegueño Indians (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
San Luiseno Band of Mission Indians/Rincon (225Q)
Los Coyotes Band of Indians (225R)
Rancho Peñasquitos Community Council (378)
Rancho Peñasquitos Planning Board (380)
Rancho Peñasquitos Town Council (383)

VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Signed: Terri Bumgardner, Senior Planner
Development Services Department

Date of Draft Report: October 17, 2003
Date of Final: November 19, 2003

Analyst: JARQUE
DATE OF NOTICE: January 7, 2014

**NOTICE OF PUBLIC HEARING**

**HEARING OFFICER**

**DEVELOPMENT SERVICES DEPARTMENT**

<table>
<thead>
<tr>
<th>DATE OF HEARING:</th>
<th>January 22, 2014</th>
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<tbody>
<tr>
<td>TIME OF HEARING:</td>
<td>8:30 A.M.</td>
</tr>
<tr>
<td>LOCATION OF HEARING:</td>
<td>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</td>
</tr>
<tr>
<td>PROJECT TYPE:</td>
<td>SITE DEVELOPMENT PERMIT, PROCESS 3, NO ENVIRONMENTAL DOCUMENT</td>
</tr>
<tr>
<td>PROJECT NO:</td>
<td>282496</td>
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<tr>
<td>PROJECT NAME:</td>
<td>ONG RESIDENCE</td>
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<tr>
<td>APPLICANT:</td>
<td>GEORGE PALACIO</td>
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<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>RANCHO PENAQUITOS</td>
</tr>
<tr>
<td>COUNCIL DISTRICT:</td>
<td>District 5</td>
</tr>
<tr>
<td>CITY PROJECT MANAGER:</td>
<td>RENEE MEZO, Development Project Manager</td>
</tr>
<tr>
<td>PHONE NUMBER/E-MAIL:</td>
<td>(619) 446-5001, <a href="mailto:rmezo@sandiego.gov">rmezo@sandiego.gov</a></td>
</tr>
</tbody>
</table>

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application to construct a new single-family residence which has environmentally sensitive lands on a vacant 0.65-acre site. The property site is located at 11490 Almazon Street in the RS-1-14 Zone, the Airport Influence Area, and the Airport Land Use Compatibility Overlay within the Rancho Penasquitos Community Plan.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 “Appeal Procedure”, available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.
If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24002710

Revised 04/08/10 HRD