

BACKGROUND

The 37,662 square foot project site is currently vacant and is located at 6110 Fulmar Street on the north side of Fulmar Street, between Federal Boulevard and Tooley Street, within the Southeastern San Diego Community Plan, which designates the site for single family residential/rural residential at a rate of 0-5 dwelling units per acre, and the proposed development is consistent with this designation. The site is located in the SESDPD-SF-10000 zone of the Southeastern San Diego Planned District (SESDPD), which allows for single family development (Attachments 1-3).

The site is bordered by existing single family development on all sides. Environmentally Sensitive Lands (ESL) has been identified on the project site in the form of sensitive biological resources and steep hillsides within the northern portions of the project site. The site is accessed via an existing asphalt driveway that is shared with the adjacent site to the east. Both the project site and the site to the east are owned by the same property owners.

A Site Development Permit is required for move on (factory built) homes within the Southeastern San Diego Planned District and new construction on a site containing Environmentally Sensitive Lands (ESL).

DISCUSSION

A Site Development Permit (SDP) is required to install the factory built, one-story, 1,232 square foot single family residence with associated hardscape and landscape areas located on the vacant 37,662 square foot site. The site is south of State Route 94 and east of Interstate 805 within a single family residential area.

The proposed single-family residence would consist of the following: a living room, dining room, kitchen, two bedrooms and two bathrooms, with exterior deck areas on the eastern and western sides of the proposed residence. The flat roof would provide the required photovoltaic panels required for the sustainable expedite program. The proposed project would be consistent with the bulk and scale of the surrounding residential community. The roof line of the residence would barely be visible from the public right of way (Fulmar Street) as the site slopes downward from Fulmar Street. The one-story residence would have a height not greater than 24'-0" as defined, which would comply with the Southeastern San Diego Planned District maximum allowable height of 24 feet for a flat roof residence. Landscaping would conform to the City's Landscape Technical Manual.

The structure is a flat roofed single family residence with a maximum overall height of 12'- 6", where 24' is allowed. As designed, the project complies with the SESDPD requirements. The proposed floor area ratio (FAR) of 0.03 complies with the 0.50 maximum allowed (Attachments 5-6).

The project site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides within the northern portions of the project site. This area

will be preserved within a Covenant of Easement as identified within permit condition number 28 within the attached permit. Additionally, the proposed residence will not encroach into Environmentally Sensitive Lands and a modified brush management plan has been reviewed and approved by Fire Staff to allow brush management zone one with a depth of 41 feet and brush management zone two a depth of 58 feet, where 35 feet and 65 feet are required, respectively (Attachment 6).

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: Biological Resources and Historical Resources - Archaeology. Subsequent revisions in the project proposal created the specific mitigation identified in Section V of the Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified (Attachment 7).

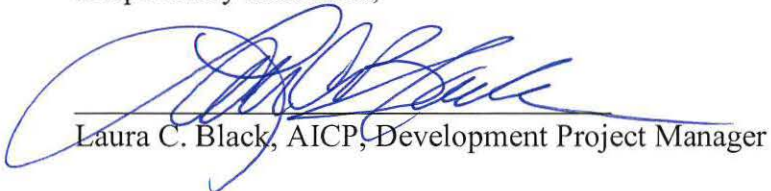
CONCLUSION

Staff has reviewed the application for the Site Development Permit and determined the project is consistent with the Southeastern San Diego Planned District, the applicable Environmentally Sensitive Lands (ESL) Regulations and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer certify the MND, adopt the MMRP and approve the Site Development Permit.

ALTERNATIVES

1. Approve Site Development Permit No. 1069049, with modifications.
2. Deny Site Development Permit No. 1069049, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Laura C. Black, AICP, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP

8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Hearing



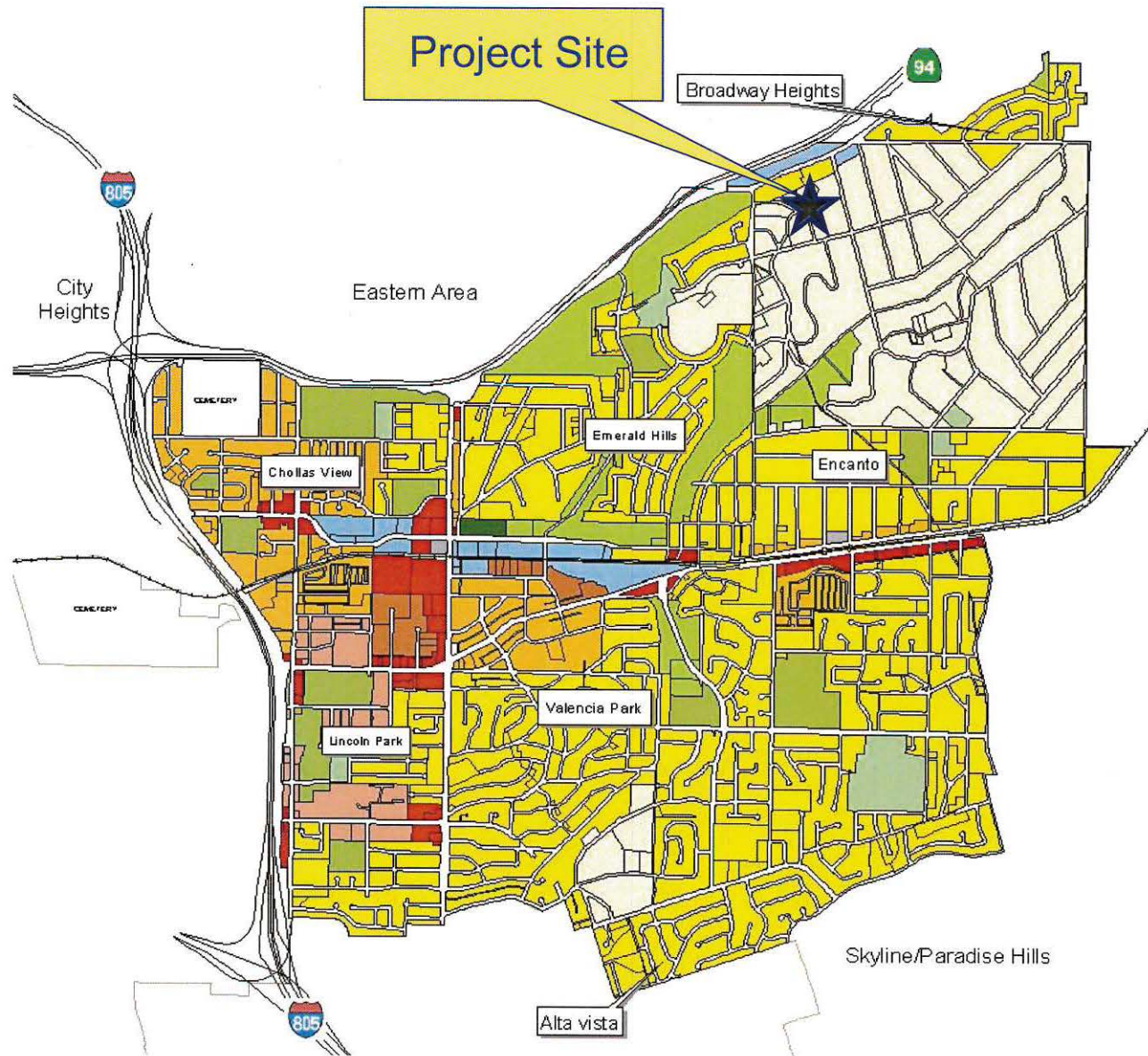
Project Site



Aerial Photo

GINGERY RESIDENCE- 6110 Fulmar Street
PROJECT NO. 305184

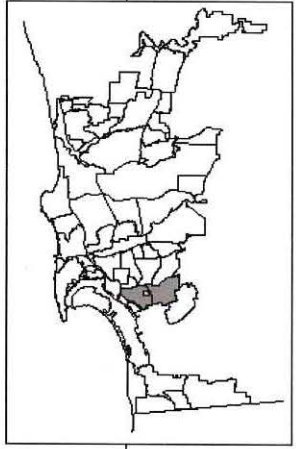




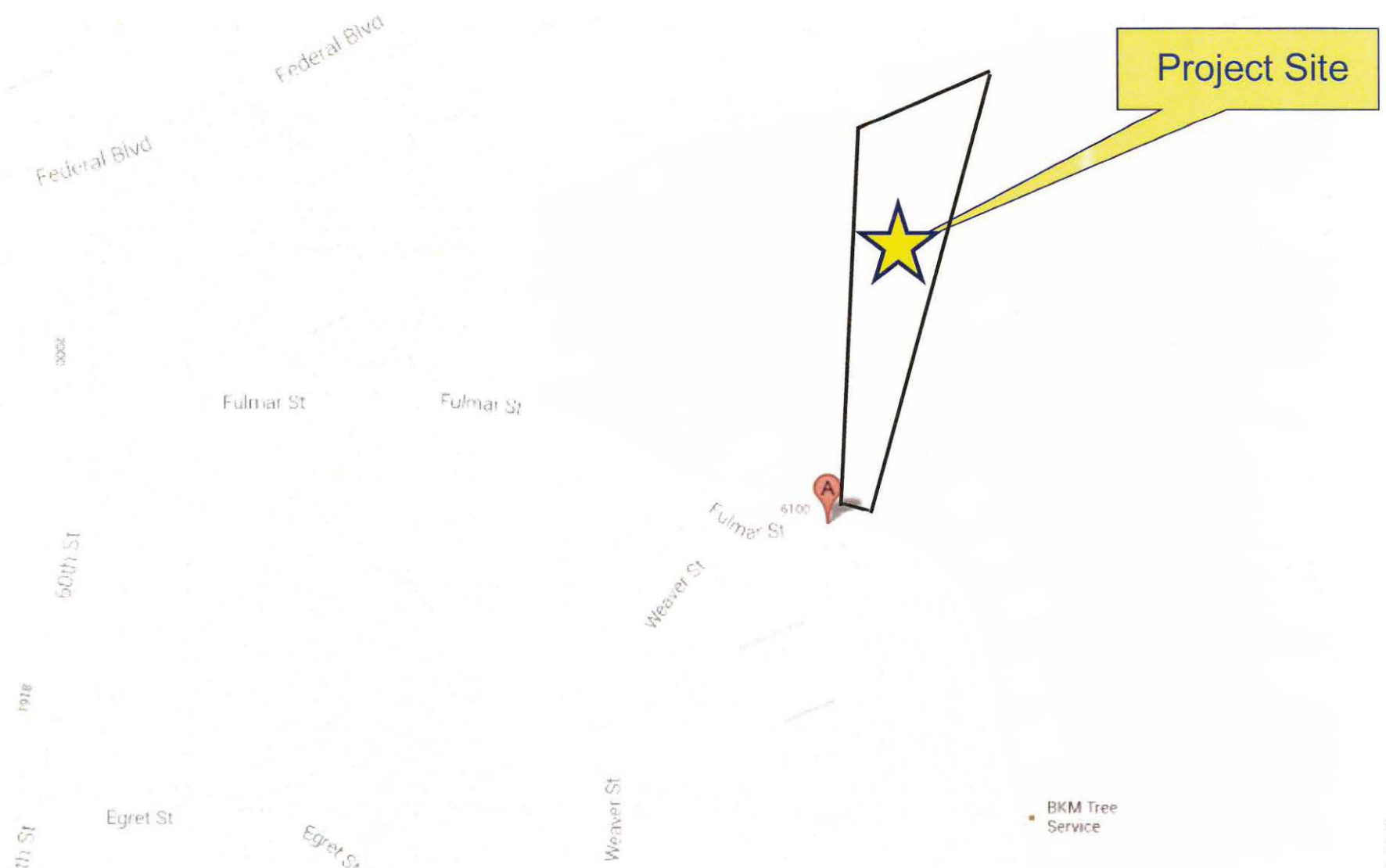
PLANNED LAND USE

LEGEND

| | |
|-------------------|---------------------------|
| [White Box] | Very Low (0-5 DU/AC) |
| [Yellow Box] | Low (5-10 DU/AC) |
| [Orange Box] | Low Medium (10-15 DU/AC) |
| [Red-Orange Box] | Medium (15-17 DU/AC) |
| [Red Box] | Medium High (15-30 DU/AC) |
| [Blue Box] | Industrial Parks |
| [Red Box] | Commercial |
| [Light Green Box] | H Senior High |
| [Light Green Box] | JH Junior High |
| [Light Green Box] | E Elementary |
| [Light Green Box] | Parks |
| [Light Green Box] | Openspace |
| [Dark Green Box] | Library |
| [White Box] | Trolley |



Land Use Map
GINGERY RESIDENCE – 6110 Fulmar Street
PROJECT NO. 305184



Project Location Map

GINGERY RESIDENCE – 6110 Fulmar Street
PROJECT NO. 305184



PROJECT DATA SHEET

| | | |
|---|---|--------------------------|
| PROJECT NAME: | Gingery Residence | |
| PROJECT DESCRIPTION: | Installation of a new 1,232 square foot, factory-built, single family residence on an existing vacant lot containing environmentally sensitive lands. | |
| COMMUNITY PLAN AREA: | Encanto Neighborhood within the Southeastern San Diego Community Plan | |
| DISCRETIONARY ACTIONS: | Site Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Single Family Residential (Allows residential development of 0-5 dwelling units per acre) | |
| <u>ZONING INFORMATION:</u> | | |
| <p style="text-align: center;">ZONE: SESDPD-SF-10000: (A single family residential zone located in the Southeastern San Diego Planned District)</p> <p style="text-align: center;">HEIGHT LIMIT: 24-Foot maximum height limit / proposed 12'6" max height</p> <p style="text-align: center;">LOT SIZE: 10,000 square foot minimum</p> <p style="text-align: center;">FLOOR AREA RATIO: 0.50 max / proposed 0.03</p> <p style="text-align: center;">FRONT SETBACK: 20 feet minimum</p> <p style="text-align: center;">SIDE SETBACK: 6 feet minimum</p> <p style="text-align: center;">STREETSIDE SETBACK: 10 feet minimum</p> <p style="text-align: center;">REAR SETBACK: 6 feet minimum</p> <p style="text-align: center;">PARKING: 2 parking spaces required / 2 parking spaces provided</p> | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Single Family Residential; SESDPD-SF-10000. | Single Family Residence |
| SOUTH: | Single Family Residential; SESDPD-SF-10000. | Single Family Residence |
| EAST: | Single Family Residential; SESDPD-SF-10000. | Single Family Residence |
| WEST: | Single Family Residential; SESDPD-SF-10000. | Single Family Residence |
| DEVIATIONS OR VARIANCES REQUESTED: | None | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On January 31, 2013, the Encanto Neighborhoods Community Planning Group voted 7-0-1 to recommend approval of the project with no conditions. | |

HEARING OFFICER RESOLUTION NO. HO-XXXX
SITE DEVELOPMENT PERMIT NO. 1069049
GINGERY RESIDENCE - PROJECT NO. 305184 [MMRP]

WHEREAS, Mark S. Gingery and Elaine E. Gingery, Owners/Permittees, filed an application with the City of San Diego for a permit to install a new 1,232 square foot, factory-built, single family residence (as described in and by reference to the approved Exhibits "A") and corresponding conditions of approval for the associated Permit No. 1069049 on portions of a 37,662 square foot site;

WHEREAS, the project site is located at 6110 Fulmar Street within the SESDPD-SF-10000 zone of the Encanto Neighborhood of the Southeastern San Diego Community Plan Area;

WHEREAS, the project site is legally described as Lot 209 of Empire Addition to Encanto Heights, Map No. 1254, filed in the Office of the County Recorder of San Diego County, April 26, 1910;

WHEREAS, on March 26, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1069049 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 March 26, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The Southeastern San Diego Community Plan designates the project site for residential use at a density of 0-5 dwelling units per acre. The project proposes a single dwelling unit on a 0.86 acre lot for a density of approximately 1.16 dwelling units per acre (du/acre). The project is consistent with the land use designation and density in the community plan. The community plan contains applicable policies related to respecting the housing character, scale, style and density of existing residential neighborhoods, improving the visual and physical character of the community, encouraging compatibility between new structures and existing neighborhoods, and preserving the existing single-family large lot development, which is characteristic of Encanto. Due to the existing topography and vegetation on the site and surrounding the site, views of the home are limited from the public right of way. Partially obstructed views of the building may possibly be seen by the immediate neighbors to the north and from SR-94. The proposed low-profile, one-story building is compatible, in terms of bulk, scale and height, with the surrounding residential buildings, which are comprised of mostly one-story buildings. Therefore, the proposed project will not adversely affect the Southeastern San Diego Community Plan Area.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

The project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. The proposed project will connect all necessary sewer and water facilities to serve the occupants of the development. The project will incorporate construction Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The project will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The project will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. The project will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ and Amended by Order No. 2010-0014-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 (NPDES General Permit No. CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed project. Therefore, the proposed project will 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, including any allowable deviations pursuant to the Land Development Code.

The project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. The proposed project complies with the relevant regulations of the Land Development Code. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1069049. The proposed project conforms to the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the Encanto neighborhood of the Southeastern San Diego Community Plan area.

B. 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 project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. The site is physically suitable for the design and siting of the proposed development and the development will result in minimal disturbance to ESL because the proposed development will retain natural vegetation through the recordation of a covenant of easement and limit disturbance to an area which do not contain ESL. While the property contains steep hillsides, the project will be limited to an area that has been disturbed and is relatively flat for the proposed residence to be sited for no disturbance to the existing ESL on the project site. Therefore, 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.

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 project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. The new residence will be sited in the area of the site that is previously disturbed and is relatively flat. The soils report for the project outlines grading techniques which will be implemented so as to prevent undue risk from geologic, erosion hazards. There are no known geologic or flood hazards in the area, and erosion will be minimized by directing flows to appropriate drainage areas including paved drives and streets. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosion 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 project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. The new residence will be sited in the area of the site that is previously disturbed and is relatively flat. Existing environmentally sensitive lands will be preserved through recordation of a covenant of easement. While the property contains steep hillsides, minimal grading and the home location will be in the area that were disturbed previously, are relatively flat, and are not designated as ESL. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any 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 project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. The proposed development is located within the Southeastern San Diego Community Plan in an area designated as single family residential; rural residential with the surrounding sites developed with single family residences. The project site is not located within the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, but there are environmentally sensitive lands located on the northern portion of the site and this portion of the site will be preserved within a covenant of easement.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. The proposed development is not located adjacent to public beaches or the shoreline. Nevertheless, the proposed development will not

alter the drainage patterns in the area and will not concentrate nor redirect runoff. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project proposes to install a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL) located at 6110 Fulmar Street. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared which identifies mitigation measures to address potentially significant impacts to Biological Resources and Historical Resources - Archaeology. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). Therefore, the nature and extent of the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1069049 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 1069049, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: March 26, 2014

Job Order No. 24003451

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003451

SITE DEVELOPMENT PERMIT NO. 1069049
GINGERY RESIDENCE - PROJECT NO. 305184 [MMRP]
HEARING OFFICER

This Site Development Permit No. 305184 is granted by the Hearing Officer of the City of San Diego to Mark S. Gingery and Elaine E. Gingery, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The vacant 37,662 square foot site is located at 6110 Fulmar Street. The site is in the SESDPD-SF-10000 zone of the Encanto Neighborhood of the Southeastern San Diego Community Plan Area. The project site is legally described as: Lot 209 of Empire Addition to Encanto Heights, Map No. 1254, filed in the Office of the County Recorder of San Diego County, April 26, 1910.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to install a new 1,232 square foot, factory-built, single family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 26, 2014, on file in the Development Services Department.

The project shall include:

- a. Install a new 1,232 square foot, factory-built, single family residence;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 April 9, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.

8. 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.

9. 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" condition(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.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration (MND) No. 305184, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration (MND) No. 305184, 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. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

Historical Resources – Archaeology

ENGINEERING REQUIREMENTS:

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. Prior to the issuance of any building permits, the Owner/Permittee shall reduce in height the existing landscaping in the visibility area triangles of the access driveway so that no landscaping exceeds 3 feet in height, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

18. 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.

19. 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.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction permits, Landscape and Brush Management Plans shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Land Development Code and applicable Building and Fire Codes.

21. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises and gazebos) shall not be permitted. Non-combustible accessory structures may be

approved within the designated Zone One area subject to Fire Marshall and Development Services Department approval.

22. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material, as determined by Development Services staff, shall be permitted.

23. Prior to Final Building Inspection, the modified Brush Management Program, consisting of a Zone One of 41 feet in depth, and a Zone Two of 58 feet in depth as approved by the Fire Marshal, shall be implemented.

24. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

PLANNING/DESIGN REQUIREMENTS:

25. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

26. 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.

27. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

28. 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 Hillides, 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."

29. 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.

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 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-section 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 March 26, 2014, and approved Resolution No. HO-XXXX.

Site Development Permit No. 1069049
Date of Approval: March 26, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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 _____
Mark S. Gingery
Owner/Permittee

By _____
Elaine E. Gingery
Owner/Permittee

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

RESOLUTION NUMBER HO-XXXX
MITIGATED NEGATIVE DECLARATION NO. 305184
GINGERY RESIDENCE
PROJECT NO. 305184 [MMRP]

WHEREAS, on December 20, 2012, Mark S. Gingery and Elaine E. Gingery submitted an application to Development Services Department for a Site Development Permit (SDP) for the Gingery Residence (Project); and

WHEREAS, the matter was set for a public Hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on March 26, 2014; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 305184 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will

have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project

By: _____
Laura C. Black, AICP
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM
SITE DEVELOPMENT PERMIT NO. 1069049
GINGERY RESIDENCE - PROJECT NO. 305184**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 305184 shall be made conditions of the Site Development Permit as may be further described below.

- A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)**
1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
 2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
 3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
 4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
 5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **Not Applicable**

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE at the Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 305184 and/or Environmental Document Number 305184, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

| DOCUMENT SUBMITTAL/INSPECTION CHECKLIST | | |
|--|---|---|
| Issue Area | Document Submittal | Associated Inspection/Approvals/Notes |
| General | Consultant Qualification Letters | Prior to Preconstruction Meeting |
| General | Consultant Construction Monitoring Exhibits | Prior to or at Preconstruction Meeting |
| Biology | Biologist Limit of Work Verification | Limit of Work Inspection |
| Archaeology | Archaeology Reports | Archaeology/Historic Site Observation |
| Bond Release | Request for Bond Release Letter | Final MMRP Inspections Prior to Bond Release Letter |

C. **SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

BIOLOGICAL RESOURCES (RESOURCE PROTECTION DURING CONSTRUCTION)

I. **Prior to Construction**

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter

shall include the names and contact information of all persons involved in the biological monitoring of the project.

- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to

initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B. Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

BIOLOGICAL RESOURCES (GENERAL BIRD / RAPTOR)

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

HISTORICAL RESOURCES (ARCHAEOLOGY)

- I. Prior to Permit Issuance**
 A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
 3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist

and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **The Construction**

Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final

Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:

- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.

- a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring

Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. **THIS WOULD ALSO REQUIRE THE INCLUSION OF ALL PRIOR ARCHAEOLOGICAL WORK CONDUCTED WHERE MATERIALS WERE COLLECTED IN 1996 AND 2003 BY BFS. REFER TO HISTORICAL RESOURCES (CULTURAL RESOURCES/CURATION AND FINAL REPORT PREPARATION OF PREVIOUS ARCHAEOLOGICAL WORK CONDUCTED MMRP CONDITION).** This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after

- notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

ABBREVIATIONS

| | | | |
|-----------|-----------------------|----------|--------------------------|
| A.B. | ANCHOR BOLT | H.C. | HOLLOW CORE |
| ABV. | ABOVE | H.D. | HOLD DOWN |
| A.F.F. | ABOVE FINISH FLOOR | HDWD. | HARDWOOD |
| ALUM. | ALUMINUM | H.M. | HOLLOW METAL |
| ANOD. | ANODIZED | H.P. | HIGH POINT |
| A.V. | AUDIO VISUAL | I.D. | INSIDE DIAMETER |
| BEL. | BELOW | INSUL. | INSULATION |
| BLK'G. | BLOCKING | INT. | INTERIOR |
| BM. | BEAM | JT. | JOINT |
| BOT. | BOTTOM | LAM. | LAMINATE |
| BSMT. | BASEMENT | LAV. | LAVATORY |
| CAB. | CABINET | LP. | LOW POINT |
| CALCS. | CALCULATIONS | LT. WT. | LIGHT WEIGHT |
| CEM. | CEMENT | MACH. | MACHINE |
| CER. TILE | CERAMIC TILE | MATL. | MATERIAL |
| CLG. | CEILING | M.B. | MACHINE BOLT |
| CLR. | CLEAR | MECH. | MECHANICAL |
| CMU | CONCRETE MASONRY UNIT | MFCTR. | MANUFACTURER |
| COL. | COLUMN | MOD. | MODULE |
| CONC. | CONCRETE | MULL. | MULLION |
| CONST. | CONSTRUCTION | (N) | NEW |
| CONT. | CONTINUOUS | N.I.C. | NOT IN CONTRACT |
| CONTR. | CONTRACT / CONTRACTOR | N.T.S. | NOT TO SCALE |
| CORR. | CORRIDOR | O.C. | ON CENTER |
| CORR. | CORRUGATED | O.D. | OUTSIDE DIAMETER |
| DAT. | DATUM | PL | PROPERTY LINE |
| DET. | DETAIL | PLAM. | PLASTIC LAMINATE |
| DIA. | DIAMETER | PLAS. | PLASTER |
| DIM(S) | DIMENSION(S) | PLUMB. | PLUMBING |
| DR. | DOOR | PLYWD. | PLYWOOD |
| DWG. | DRAWING | PROP. | PROPERTY |
| D.S. | DOWNSPOUT | PT | PRESSURE TREATED |
| E.J. | EXPANSION JOINT | PTD. | PAINTED |
| ELEC. | ELECTRICAL | R.A.G. | RETURN AIR GRILL |
| ELEV. | ELEVATION | R.D. | ROOF DRAIN |
| EQ. | EQUAL | REF. | REFERENCE |
| EQUIP. | EQUIPMENT | RET. | RETAINING |
| EXPAN. | EXPANSION | R.O. | ROOF OPENING |
| EXIST. | EXISTING | S & P | SHELF AND POLE |
| EXT. | EXTERIOR | SGL. | SINGLE |
| F.B. | FLOOR BAR | S.O.G. | SLAB ON GRADE |
| F.F. | FLOOR FINISH | ST. STL. | STRUCTURAL STEEL |
| F.G. | FIXED GLASS | STOR. | STORAGE |
| FIN. | FINISH | STRUCT. | STRUCTURE |
| FLASH. | FLASHING | T & G | TONGUE AND GROOVE |
| FLR. | FLOOR | TEMP. | TEMPERATURE |
| FTG. | FOOTING | T.O. | TOP OF |
| F.O.B. | FACE OF BLOCK | T.O.C. | TOP OF CONCRETE |
| F.O.C. | FACE OF CONCRETE | T.O.M. | TOP OF MASONRY |
| F.O.S. | FACE OF STUD OR STEEL | T.O.S. | TOP OF SLAB |
| FT. | FEET | T.O.W. | TOP OF WALL |
| GA. | Gauge | TYP. | TYPICAL |
| GALV. | GALVANIZED | U.L. | UNDERWRITER'S LABORATORY |
| G.C. | GENERAL CONTRACTOR | U.N.O. | UNLESS NOTED OTHERWISE |
| GL. | GLASS | W/C | WATER CLOSET |
| GLM. BM. | GLUE LAMINATED BEAM | WD. | WOOD |
| GRD. | GRADE | W.O. | WINDOW OPENING |
| GWB | GYPSUM WALL BOARD | W.P. | WATERPROOF |

DEVELOPMENT SUMMARY

SCOPE OF WORK:
A NEW SINGLE FAMILY RESIDENCE, FACTORY BUILT, FULLY SPRINKLERED (NFPA 13D), STATE APPROVED AND INSPECTED BY HCD.
SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LAND
DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
AMY SIMS
2910 LINCOLN BLVD.
SANTA MONICA, CA 90405
(310) 581-8500 x13
amy@livinghomes.net

HCD CERTIFIED DESIGN APPROVAL AGENCY (DAA):
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FABRICATOR:
CAVCO
CONTACT: GARY BROWN
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PHOENIX, AZ 85009
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garyb@cavco.com

LEGAL DESCRIPTION:
MAP REFERENCE: MAP 1254
TRACT: ENCANTO HEIGHTS,
EMPIRE ADDITION
LOT #: 209
APN #: 543-034-4700
PROPERTY OWNER:
MARK & LAINE GINGERY
6118 FULMAR ST
SAN DIEGO, CA 92126

CLIENT:
LORIE SILVERLEAF & LARRY WILSON
11380 TRAVIS PL
SAN DIEGO, CA 92126

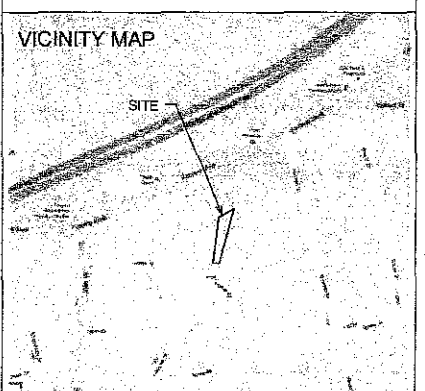
ADDRESS AND ZONING INFORMATION:
ADDRESS: 6110 FULMAR ST
SAN DIEGO, CA
92114
ZONING: SESDPD-
SF-10000
OCCUPANCY: R1
USE: SFD
LOT SIZE: 37,862SF (0.86 ACRES)
FRONT YARD: 20'
SETBACK
SIDE YARD: 6' SETBACK
BACK YARD: 6'
SETBACK
DISCRETIONARY PERMITS: NONE
EXISTING FLOORS: 0
PROPOSED FLOORS: 1
PROPOSED HEIGHT: 12' - 6"
GROSS FLOOR AREA: 1232 S.F.
EXISTING USE OF SITE: VACANT
MAX. ALLOWABLE FAR: 0.50
PROPOSED FAR: 0.03
MAX. ALLOW. BLDG HEIGHT: 24'
A SITE DEVELOPMENT PERMIT IS THE REQUIRED DISCRETIONARY PERMIT.

PARCEL COVERAGE:
LOT SIZE: 37862 S.F.
NEW HOME COVERAGE: 1232 S.F.
TOTAL COVERAGE: 1232 S.F.
TOTAL %: 3.3%

APPLICABLE CODES:
2012 SAN DIEGO MUNICIPAL CODE
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA ENERGY CODE

CONDITION OF SOIL:
UNDISTURBED, LOOSE FILL
(SEE SOILS REPORT SECTION 4.0)

BUILDING DATA:
TYPE OF CONSTRUCTION: VB
BUILDING CODE OCCUPANCY: R3U
SPRINKLERS: YES



SUSTAINABILITY NOTES

Compliance with Green Expert Program (per CP 900-14):

- Minimum Silver level certification in the US Green Building Council Leadership in Energy and Environmental Design (LEED®) program.
 - Compliance: The Fulmar residence is designed to attain a Platinum level certification.
 - 15% less energy consumption than Title 24 requirements.
 - Compliance: Initial energy analysis for the Fulmar Residence by Alternative Energy Systems estimates that the home will be 45% better than minimum Title 24 energy requirements.
 - 15% minimum on-site energy generation.
 - Compliance: The Fulmar residence will have a solar array designed and installed by Sharp Electronics Inc., designed to meet the average requirements for the family (estimated at ~4KW.)
 - Standard: 20% less water use than baseline.
 - Compliance: All of the faucets in the Fulmar residence are low flow (1.5 gpm) and 1.75 gpm for the showerheads. The toilets are Water Sense dual-flush toilets, using at least 20% less water than baseline.
- Storm Water Management.
 - Compliance: a storm water management plan has been submitted with the permit application. The project will comply with all stormwater development requirements in the Storm Water Management and Discharge Control Ordinance and the San Diego Municipal Code Land Development Manual Storm Water Standards.
- San Diego Recycling Ordinance.
 - Compliance: Because the house is modular, construction waste has been reduced to nearly 5%, as opposed to an average of 50% for site built homes. In addition, there will be a specified area for recycling paper, corrugated cardboard, glass, plastic and metals. Owners are also planning to compost their organic waste.
- Use of non-CFC based fire-suppression and refrigerant products.
 - Compliance: The fire suppression system installed in the home is a water sprinkler system. In addition, the specified heat pump for HVAC uses R-410A, a chlorine-free refrigerant.
- Additional sustainable building measures:
 - Indoor air quality is improved by using all no-VOC paints and stains, and formaldehyde- and urea-free flooring, cabinets, and countertops. In addition, a whole-house vent is provided for continual ventilation.
 - The building location has been identified to minimize grading and disturbance to the rest of the property.
 - The home includes many products with recycled and renewable content, including:
 - Cradle-to-Cradle certified Royal Mosa tile in all bathrooms.
 - CaesarStone counters with minimum 50% recycled content in kitchen and bathrooms.
 - Floors made of renewable cork plank.
 - Owens-Corning insulation in the walls and ceiling with recycled content.
 - All appliances in the home are Energy Star rated.
 - All lighting fixtures in the home are high-efficiency LED.
 - All windows in the home have low-e insulated glazing.
 - An extra 1" layer of rigid insulation is applied on the exterior walls and roof cavity to improve energy performance.

Additional Sustainable Features in Compliance with General Plan:

Photovoltaic System
Photovoltaic arrays produce energy from the sun, reducing the amount of energy coming from carbon-producing energy sources like coal plants. They are durable and long lasting, with very low maintenance. They will even pay for themselves after a certain amount of time (usually around 15 years), providing a reliable return on investment.

Anderson Windows
Featured throughout the home, these glass windows are simple to operate and are made with Fibrex® composite recycled wood, making them eco-friendly. The highly efficient low-e SmartSun™ windows seal heat and cool air into the home, reducing the energy needed to maintain interior temperature. The windows also allow breezes to naturally cool the home when the windows on each side of the home are fully opened, further reducing the need to keep the home comfortable.

Owens Corning Blow-In Insulation
The fiberglass batts in the wall are Owens Corning EcoTouch PINK FIBERGLAS insulation with PureFiber Technology. The blown-in insulation in the roof cavity is AttiCat® Expanding Blow-In PINK Fiberglas™ insulation, which is Cradle to Cradle certified. Owens' glass fiber products use an average of 40% recycled glass content, and their rigid foam insulation uses an average of 18% recycled content. All foam scraps are recycled back into the process instead of going to landfills. When it comes to distribution, Owens' compression packaging means they can ship more insulation per truckload, resulting in 25% fewer transportation miles and less pollution from truck emissions.

Glidden No-VOC Paints/ Sansin No-VOC Stains
Most conventional paints and stains contain high levels of VOCs (volatile organic compounds) that produce toxic off-gases that are harmful to your health. The interior paints and stains used in the C6 are free of these harmful ingredients, leaving your indoor air fresh, clean, and healthy.

Broom-NuTone Ventilation
Mold inside of homes can cause infections, allergies, asthma, and other breathing problems. Broom- NuTone fans in the bathrooms vent moisture outside to avoid creating an environment where mold can grow.

Rinnai Tankless Water Heater
A tankless water heater can produce more hot water, while using less energy. The Rinnai tankless water heater can use up to 40% less energy than a conventional water heater, because it heats water only when you need it, for an "on-demand" basis. Its compact size also makes it easy to locate on the exterior wall of the home, and its low-maintenance design means it's more reliable than conventional water heaters.

GE Energy Star Appliances
Energy Star-qualified appliances incorporate advanced technologies that use 10-50% less energy and water than standard models. The C6 contains GE appliances that are highly energy efficient. The gas range uses far less energy than electric stovetops. The dishwasher contains a two-pump system, reducing water and energy use; the Energy Star-qualified front-loading washer and dryer include efficient steam technology; and the refrigerator is one of the most energy efficient on the market.

Valux Solar Lighting
The solar tunnels installed in the home bring sunlight into the interior corners of the C6, even into the closets! This means electric lights are not required during the day, and energy-saving lights are included for nighttime use.

Kohler Dual Flush Toilets
The Kohler toilets installed throughout the home are designed around the principle that a toilet should use less water when eliminating less waste. The toilets have two flush modes, one for liquid waste and one for solid waste, creating a significant water savings over time.

Kohler Low-Flow Bathroom Sink and Shower Fixtures
Kohler Low-Flow faucets substitute water with high air pressure to perform the same tasks at a fraction of the water consumption. Homeowners can easily and affordably save water by installing low-flow aerators on new and existing faucets throughout the home. Kohler low-flow aerators feature a 1.5 gpm flow rate, which represents a 30% reduction over other models, without sacrificing performance.

Grey Water Ready
While functioning grey water systems are not yet allowed in many municipalities, this LivingHome is fully equipped with all of the plumbing necessary to install a grey water system. Grey water from laundry, sink, bath, and shower can be re-used for irrigation of the home's landscaping.

HardiePanel
The James Hardie products used on the exterior of the home are extremely durable and come with a 30 year warranty. They are made at plants that use local materials and resources to reduce waste. And the low-maintenance requirements means less material waste in repainting and replacing panels.

Trex Decking
Trex is the leading brand of alternative decking, railing, fencing, and trim products designed to maximize outdoor living experiences. Trex composite products are made of a unique combination of wood and plastic fibers. Trex gets its plastic and wood fibers from reclaimed or recycled resources, including sawdust and used pallets from woodworking operations, as well as recycled plastic grocery bags, from all over the country.

Royal Mosa Tile
The Global Series Royal Mosa tile used in the home is certified Cradle to Cradle Silver, meaning that it contains recycled material and is itself recyclable. The production facilities also use a closed water cycle, source 95% of the materials locally, and use recycled packaging.

Armstrong Cabinets
Armstrong's Origins Series combines durability with the environmental benefits of sustainable, low emitting materials. All of the cabinets are constructed of PureBond®, utilizing a urea- and formaldehyde-free, soy-based adhesive to eliminate harmful off-gassing.

Caesarstone Countertops
The countertops in the kitchen and bathrooms from Caesarstone include 25-40% recycled content. In addition, quartz, the primary component, is an abundant natural resource and by-product from mining for other minerals. The countertops are also no-VOC, unlike some other composite materials.

DRAWING INDEX

| SITE PLAN PACKAGE | ISSUE FOR SITE DEVELOPMENT PERMIT | | | |
|--|-----------------------------------|---------------|----------------|-----------------|
| | 20 DECEMBER 2012 | 10 APRIL 2013 | 12 AUGUST 2013 | 1 NOVEMBER 2013 |
| A0.1 TITLE SHEET | ☒ | ☒ | ☒ | ☒ |
| A1.1 SITE PLAN | ☒ | ☒ | ☒ | ☒ |
| A1.2 WATER POLLUTION CONTROL PLAN (WPPCL) | ☒ | ☒ | ☒ | ☒ |
| A1.2 BRUSH MANAGEMENT PLAN | | | ☒ | ☒ |
| A1.3 BRUSH MANAGEMENT PLAN | ☒ | ☒ | | |
| A1.3 SITE SECTIONS / ELEVATIONS / SLOPE ANALYSIS | | | ☒ | ☒ |
| A1.4 SITE SECTIONS | ☒ | ☒ | | |
| A2.1 FLOOR PLAN / ROOF PLAN AND DETAILS | ☒ | ☒ | ☒ | ☒ |
| A2.1 ELEVATIONS | ☒ | ☒ | | |
| A2.2 ELEVATIONS | ☒ | ☒ | | |
| 1 TOPOGRAPHIC SURVEY | ☒ | | | |
| 2 FLOOR PLAN / ROOF PLAN AND DETAILS | ☒ | | | |

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PROJECT:
C6_Fulmar

OWNER:
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SAN DIEGO, CA 92126

PROJECT ADDRESS:
6110 FULMAR ST
SAN DIEGO, CA 92114
LOT 209, ENCANTO HEIGHTS EMPIRE ADDITION
APN 543-034-4700

DATE:
DESIGNED BY: SM
CHECKED BY: AS

REVISIONS:
REVISION FOR SITE DEVELOPMENT PERMIT - 04 DECEMBER 2012
REVISION FOR SITE DEVELOPMENT PERMIT - 10 APRIL 2013
REVISION FOR SITE DEVELOPMENT PERMIT - 02 AUGUST 2013
REVISION FOR SITE DEVELOPMENT PERMIT - 01 NOVEMBER 2013

SHEET NUMBER: A0.1
TITLE SHEET

REVISION FOR SITE DEVELOPMENT PERMIT - 23 OCTOBER 2013

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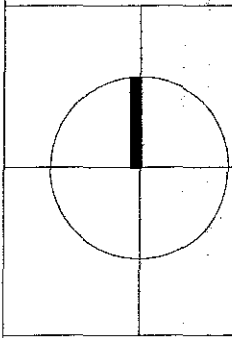
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APN 543-034-4700

DATE:
DRAWN BY: BH
CHECKED BY: AB
REVISIONS:
REVISION FOR PRELIMINARY PERMIT - 10 AUGUST 2018
REVISION FOR PRELIMINARY PERMIT - 10 AUG 2018
REVISION FOR SITE DEVELOPMENT PERMIT - 10 AUG 2018
REVISION FOR SITE DEVELOPMENT PERMIT - 10 AUG 2018



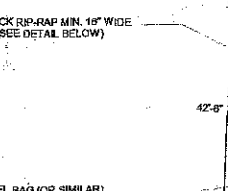
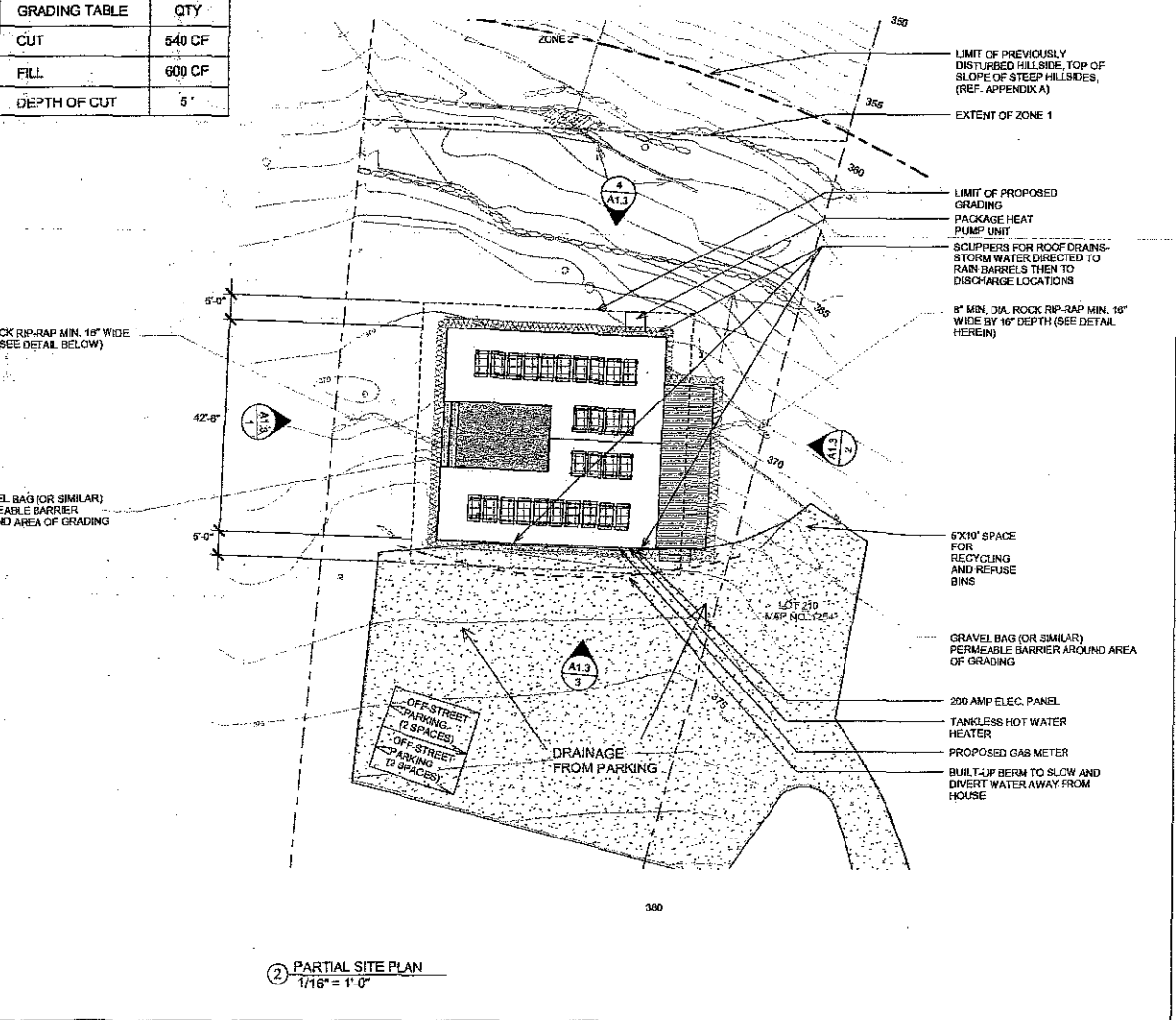
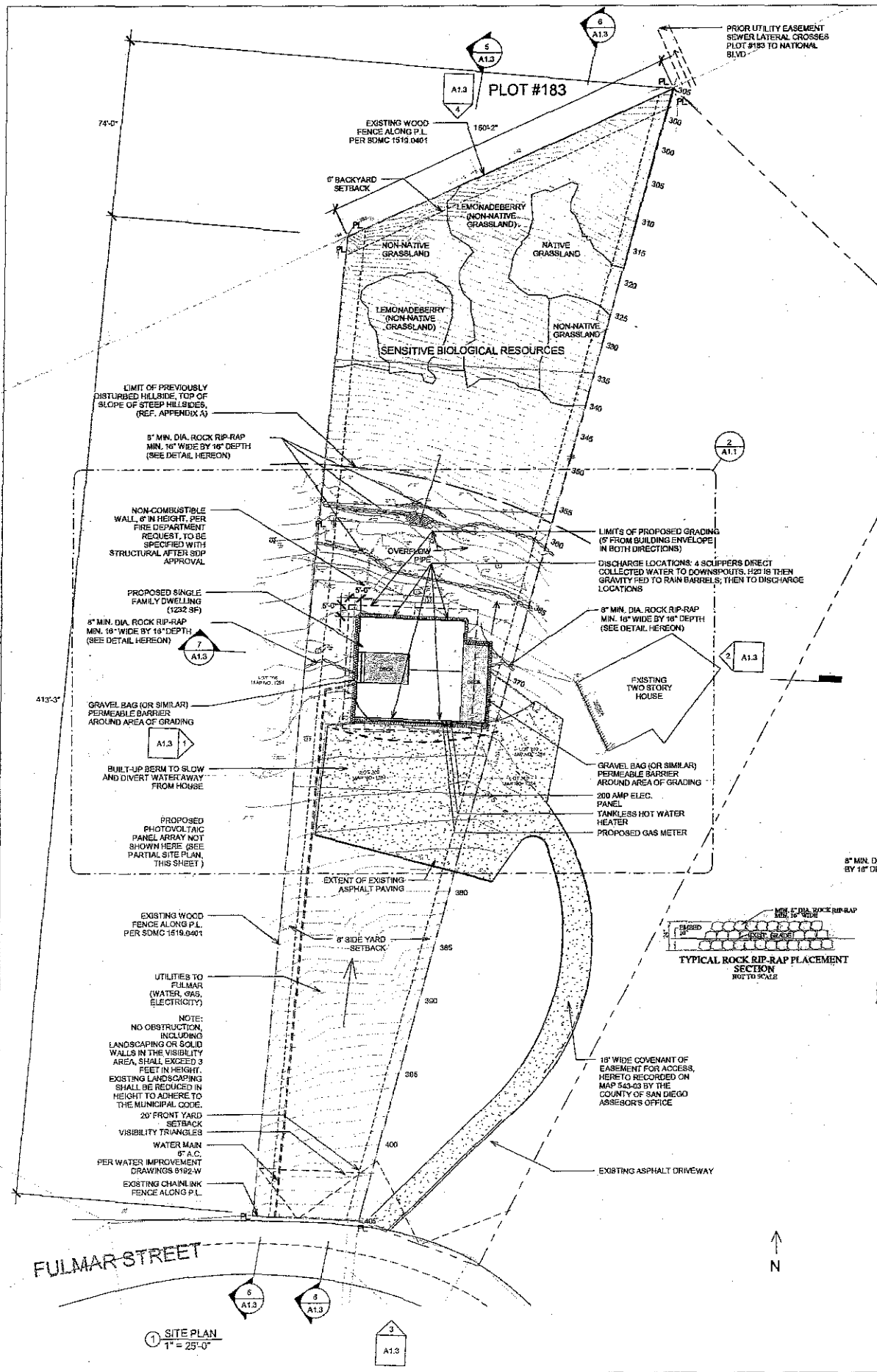
SHEET NUMBER: **A1.1**
SITE PLAN

- NOTES:**
1. NO EXISTING OR PROPOSED BUS STOPS LOCATED NEAR THE PROPERTY.
 2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
 3. ONE STREET TREE IS REQUIRED FOR EACH 50' OF PROPERTY FRONTAGE.
 4. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
 5. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE.
 6. NO ADDITIONAL RUN-OFF IS PROPOSED FOR DISCHARGE LOCATIONS.
 7. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
 8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 10. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

- NOTES:**
1. Refer to the City of San Diego Storm Water Standards Guide for reference.
 2. Perimeter protection Best Management Practices (BMPs) must be installed and maintained to comply with performance standards from Section 5.1.
 3. Sediment control BMPs must be installed and maintained to comply with performance standards from Section 5.1.
 4. BMPs to control sediment tracking must be installed and maintained at entrances/exits to comply with performance standards from Section 5.1.
 5. Materials needed to install standby BMPs necessary to completely protect the exposed portions of the site from erosion, and to prevent sediment discharges, must be stored on site. Areas already protected from erosion through implementation of physical stabilization or established vegetation stabilization BMPs (as described below) are not considered to be "exposed" for purposes of this requirement.
 6. Deployment of physical or vegetation erosion control BMPs must commence as soon as grading and/or excavation is completed for any portion of the site. The project proponent may not continue to rely on the ability to deploy standby BMP materials to prevent erosion of graded areas that have been completed.
 7. Protect and stabilize all slopes during rain events.
 8. A washout area shall be designated and maintained for materials such as concrete, stucco, paint, caulking, sealants, drywall plaster, etc.
 9. Properly protected designated storage areas are required for materials and wastes.
 10. Trash and debris shall be removed and properly stored or disposed of daily.
 11. Storage, service, cleaning and maintenance areas for vehicles and equipment shall be identified and protected accordingly.
 12. Materials for spill control/containment must be stockpiled onsite.
 13. Non-storm water discharges must be eliminated or controlled to the maximum extent practicable.
 14. Owner shall provide archaeological monitoring during grading activities.

- Additional requirements for the rainy season (October 1 to April 30) include but are not limited to:
15. Erosion control BMPs must be upgraded, if necessary, to provide sufficient protection for storms likely to occur during the rainy season.
 16. Perimeter protection and sediment control BMPs must be upgraded, if necessary, to provide sufficient protection for storms likely to occur during the rainy season.
 17. Adequate physical or vegetation erosion control BMPs must be installed and established for all graded areas prior to the start of the rainy season. These BMPs must be maintained throughout the rainy season. If a selected BMP fails, it must be repaired or improved, or replaced with an acceptable alternate as soon as it is safe to do so. The failure of a BMP shows that the BMP, as installed, was not adequate and the design should be corrected or modified as necessary. Repairs or replacements must therefore implement a more effective BMP.
 18. All vegetation erosion control must be established prior to the rainy season to be considered as a BMP.
 19. Maximum Disturbed Area Limitations of five acres apply during the rainy season. Should the contractor elect to exceed the maximum disturbed area limitation, a Weather Triggered Action Plan must be implemented in accordance with Section 5.3.1 below.
 20. Plan must be implemented in accordance with Section 5.3.1 below.
 21. A disturbed area, that is not completed but is not being actively graded, must be fully protected from erosion if left idle for 14 or more calendar days. The ability to deploy standby BMP materials is not sufficient for these areas. BMPs must actually be deployed.

| GRADING TABLE | QTY |
|---------------|--------|
| CUT | 540 CF |
| FILL | 600 CF |
| DEPTH OF CUT | 5' |



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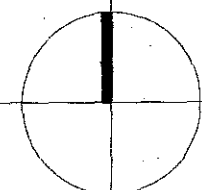
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 LOT 208, ENCANTO HEIGHTS EMPIRE ADDITION
 APN 543-034-4700

DATE
 DRAWN BY: DN
 CHECKED BY: AE
 REVISIONS:
 ISSUE FOR DEVELOPMENT PERMIT - 04 DECEMBER 2012
 RECALL FOR DEVELOPMENT PERMIT - 18 APR 2013
 RECALL FOR SITE DEVELOPMENT PERMIT - 18 APR 2013
 RECALL FOR SITE DEVELOPMENT PERMIT - 01 MAY 2013



SHEET NUMBER: **A1.2**
 BRUSH MANAGEMENT
 PLAN

GENERAL NOTES:
 (SEE SDMC 1519.0302 FOR REFERENCE)

- One tree shall be provided in the right-of-way for every 50 feet of street frontage.
- Groundcover shall be installed and maintained for all unpaved or undeveloped land area.
- The required front yard shall contain a maximum of 30 percent hardscape.
- Preconstruction meeting shall be held prior to work beginning. Meeting required to outline Brush Management Program.

ZONE ONE NOTES:
 (SEE SDMC 142-0412 FOR REFERENCE)

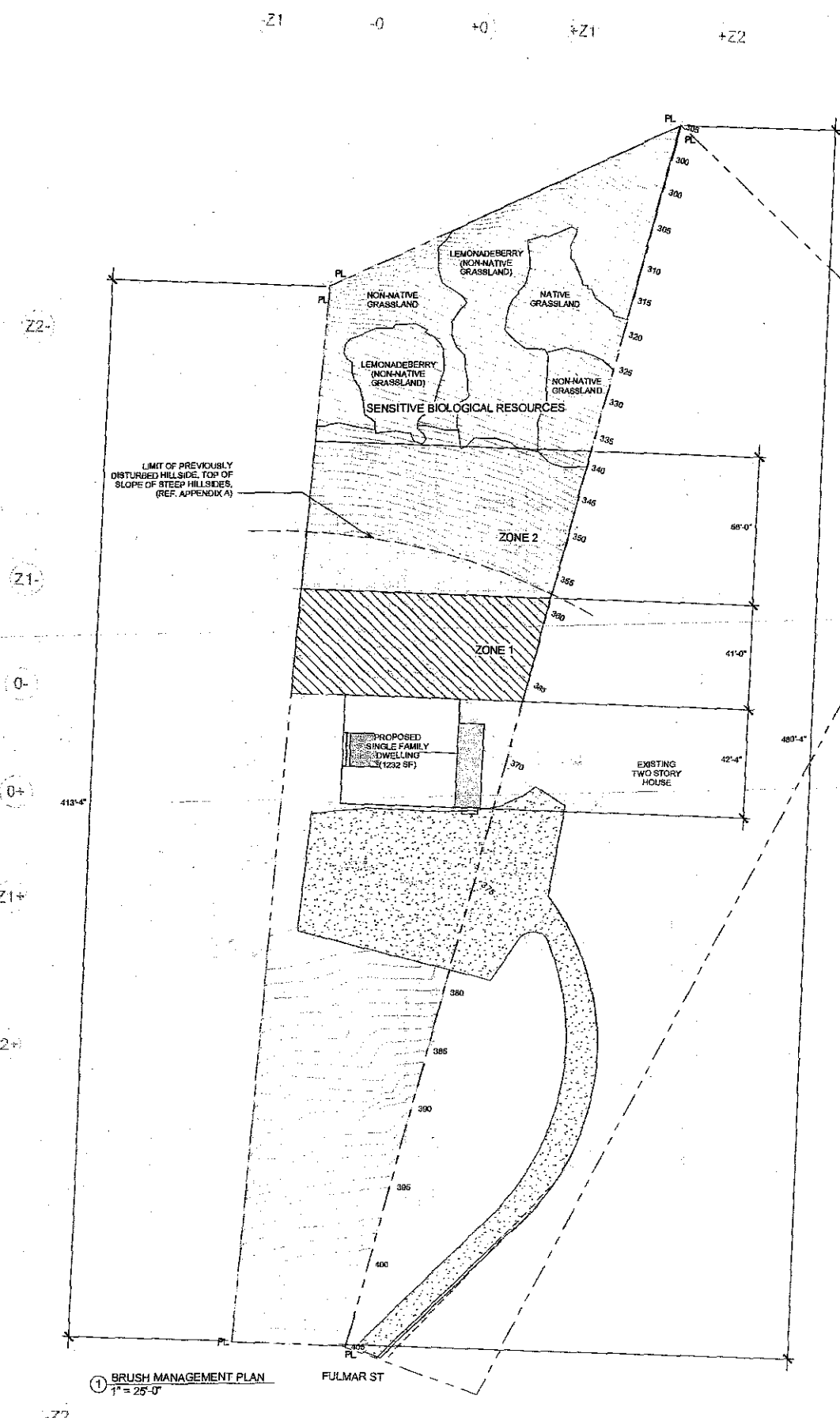
- The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- Permanent irrigation is required for all planting areas within Zone One except as follows:
 A. When planting areas contain only species that do not grow taller than 24 inches in height, or
 B. When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- The area of Zone One is 9307 SF. The overall site area is 37,862 SF. With a Zone 1 of 41' depth, the percentage of overall proposed development area is 24.7%.

ZONE TWO NOTES:
 (SEE SDMC 142-0412 FOR REFERENCE)

- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- No structures shall be constructed in Zone Two.
- Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

SDMC TABLE 142-04H

| CRITERIA | ZONE WIDTH |
|----------------|------------|
| ZONE ONE WIDTH | 41' |
| ZONE TWO WIDTH | 58' |



1 BRUSH MANAGEMENT PLAN
 1" = 25'-0"

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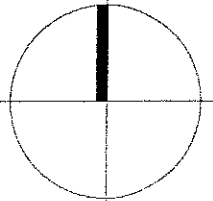
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PROJECT:
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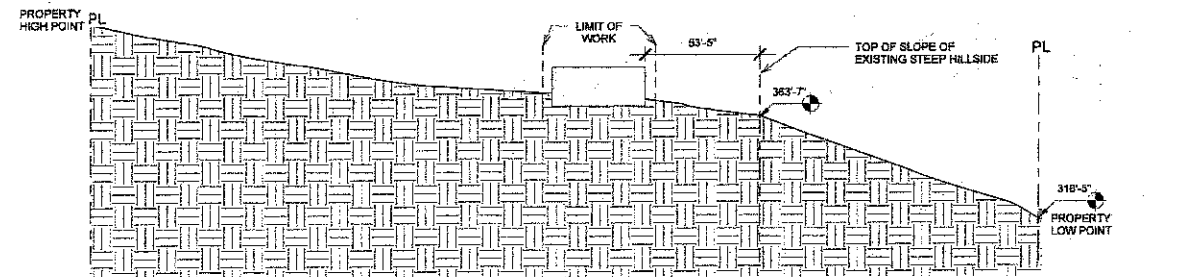
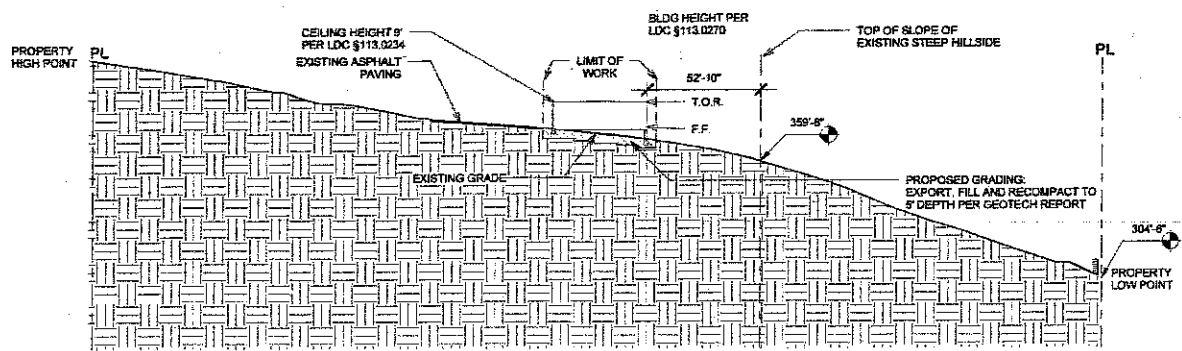
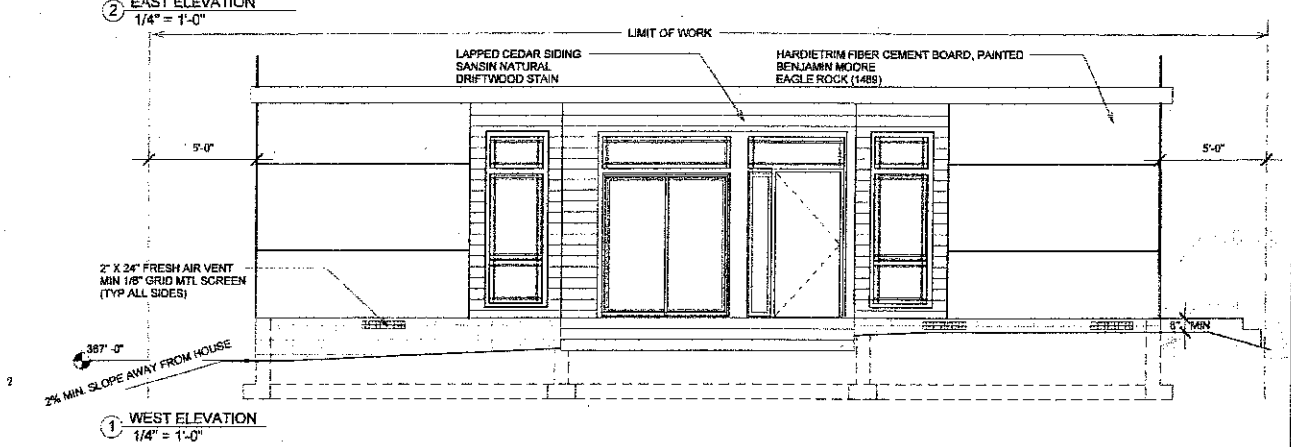
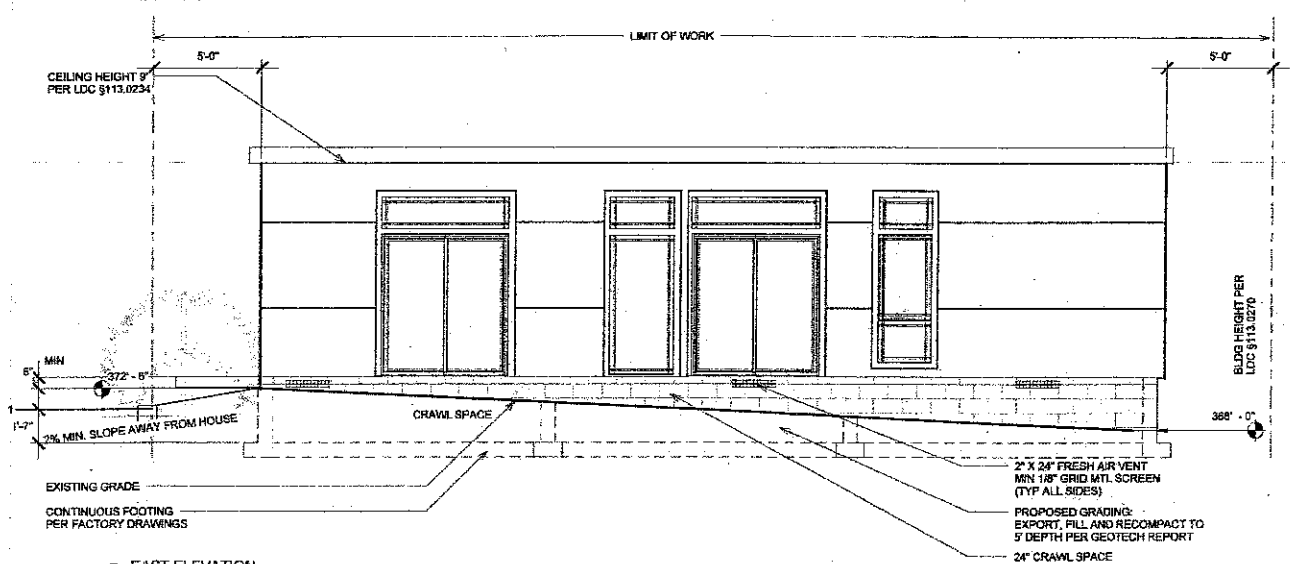
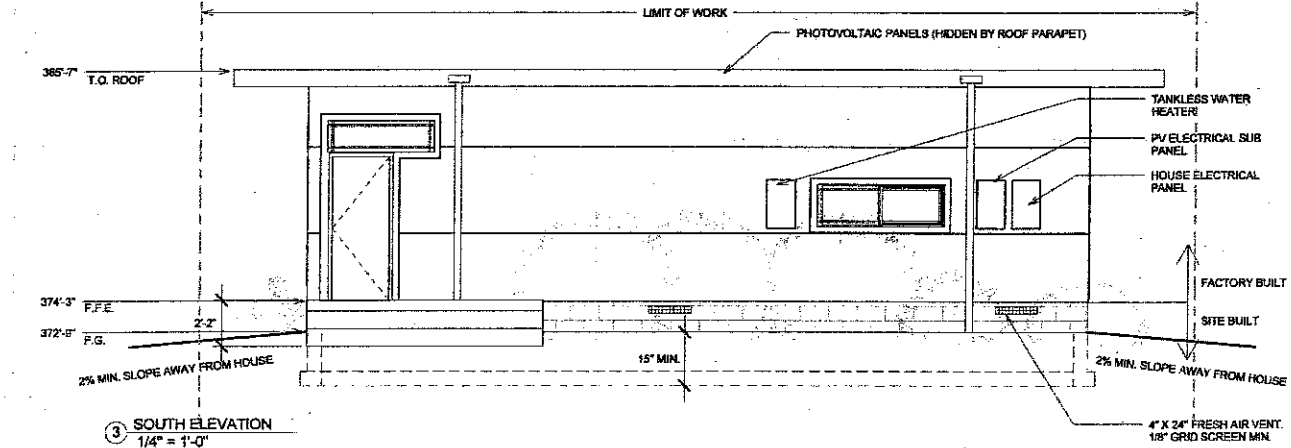
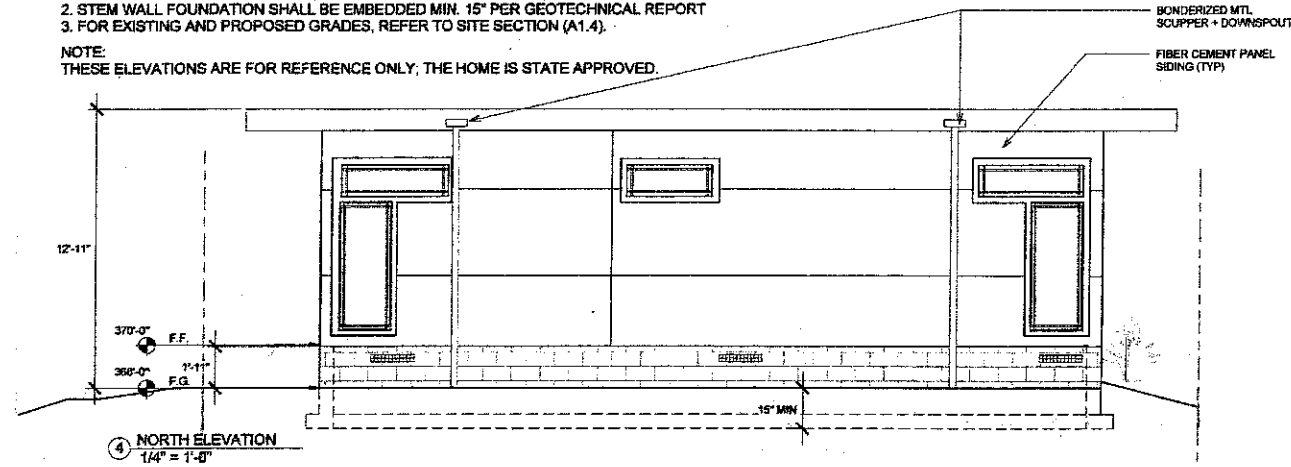
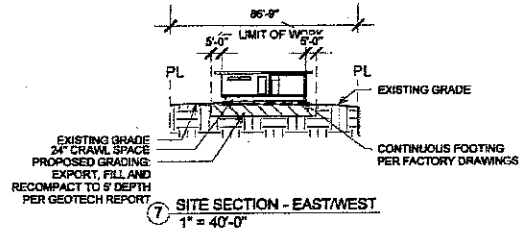
DATE:
 DRAWN BY: EPI
 CHECKED BY: AS
 REVISIONS:
 REVISION FOR SITE DEVELOPMENT PERMIT - 24 NOVEMBER 2013
 REVISION FOR SITE DEVELOPMENT PERMIT - 16 APRIL 2013
 REVISION FOR SITE DEVELOPMENT PERMIT - 02 AUGUST 2013



SITE BUILT
 SHEET NUMBER: **A1.3**
 SITE SECTIONS/
 ELEVATIONS/SLOPE
 ANALYSIS

- NOTES:
 1. REMOVE AND RECOMPACT SOIL, 5' BEYOND BLDG BOUNDARIES, PER GEOTECHNICAL REPORT
 2. STEM WALL FOUNDATION SHALL BE EMBEDDED MIN. 15" PER GEOTECHNICAL REPORT
 3. FOR EXISTING AND PROPOSED GRADES, REFER TO SITE SECTION (A1.4).

NOTE:
 THESE ELEVATIONS ARE FOR REFERENCE ONLY; THE HOME IS STATE APPROVED.



NOTE: SECTION CUTS SHOWN ON SHEET A1.1

livinghomes.

2910 lincoln blvd
santa monica, ca 90405
p: 310.581.8800 f: 310.496.2167
www.livinghomes.net

GENERAL CONTRACTOR:
T.B.D.

FABRICATOR:
CAVCO
GARY BROWN
2522 W DURANGO ST
PHOENIX, AZ 85009
(602) 278.3554 / (800) 422.8264
garyb@cavco.com

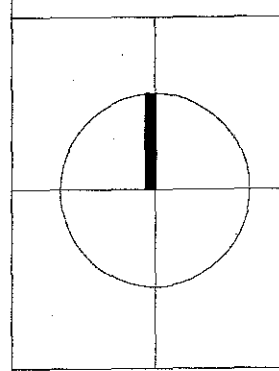
STATE PERMITTING AGENCY:
RADC
3220 E 98TH ST
LONG BEACH, CA 90805
PHONE: (562) 272.7231
FAX: (562) 526.7513

PROJECT:
C6_Fulmar

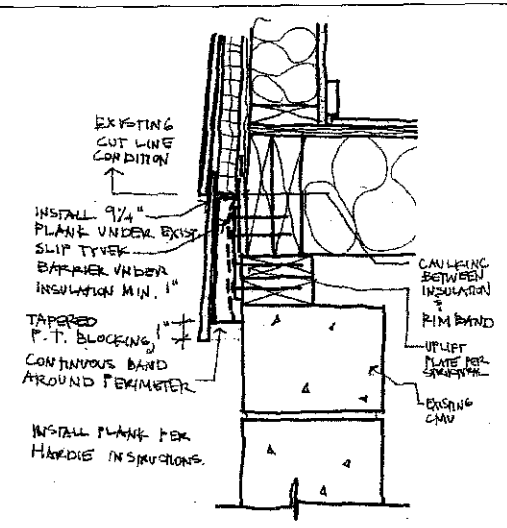
OWNER:
LORIEN SILVERLEAF & LARRY WILSON
11380 TRAVIS PL
SAN DIEGO, CA 92126

PROJECT ADDRESS:
6110 FULLMAR ST
SAN DIEGO, CA 92114
LOT 209, ENCANTO HEIGHTS EMPIRE ADDITION
APN 543-034-4700

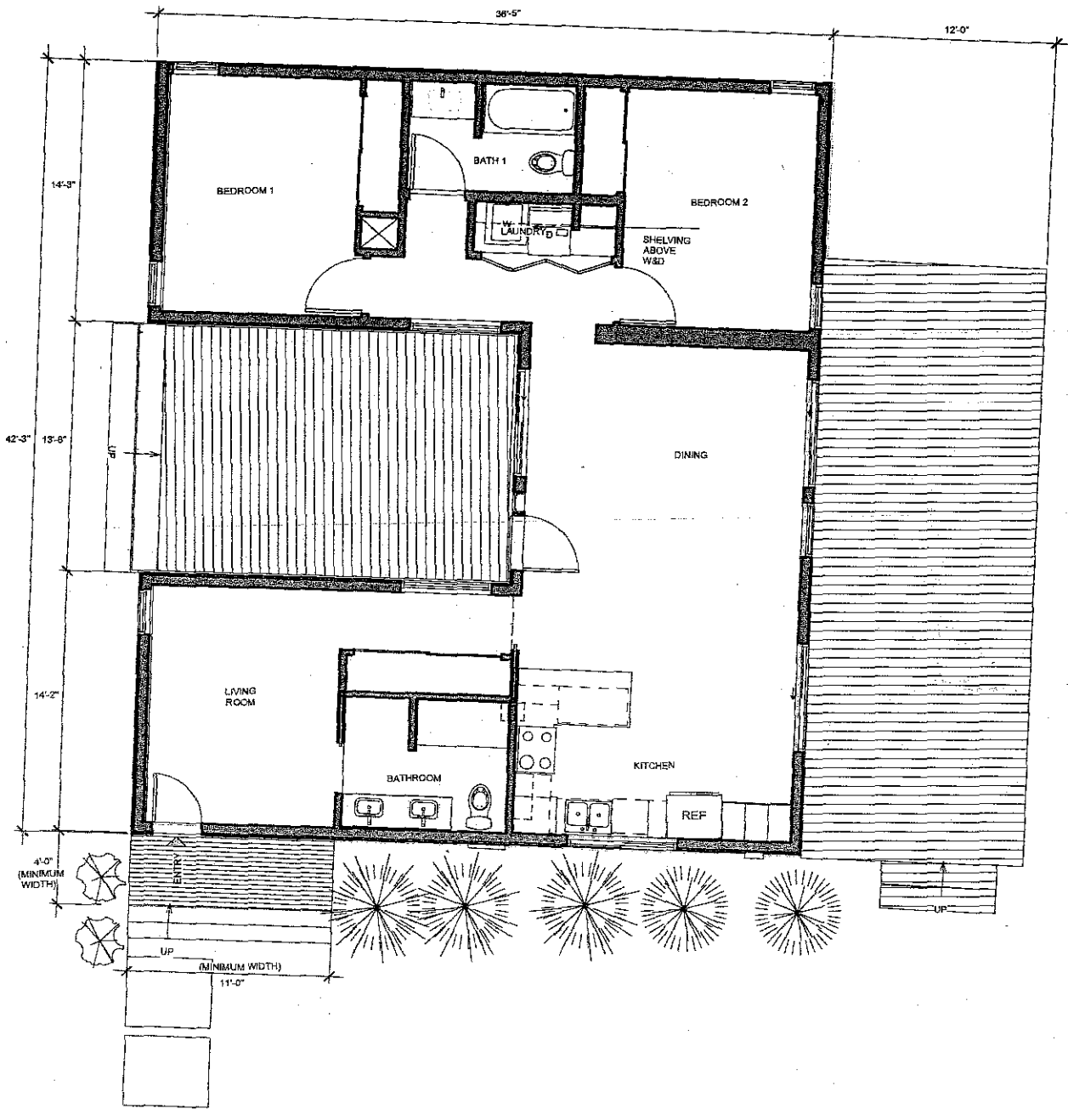
DATE:
DRAWN BY: BH
CHECKED BY: AS
REVISIONS:
ISSUE FOR SITE DEVELOPMENT PERMIT - 04 DECEMBER 2012
RE-ASSIGN FOR SITE DEVELOPMENT PERMIT - 19 APRIL 2013
RE-ASSIGN FOR SITE DEVELOPMENT PERMIT - 02 AUGUST 2013
RE-ASSIGN FOR SITE DEVELOPMENT PERMIT - 01 NOVEMBER 2013



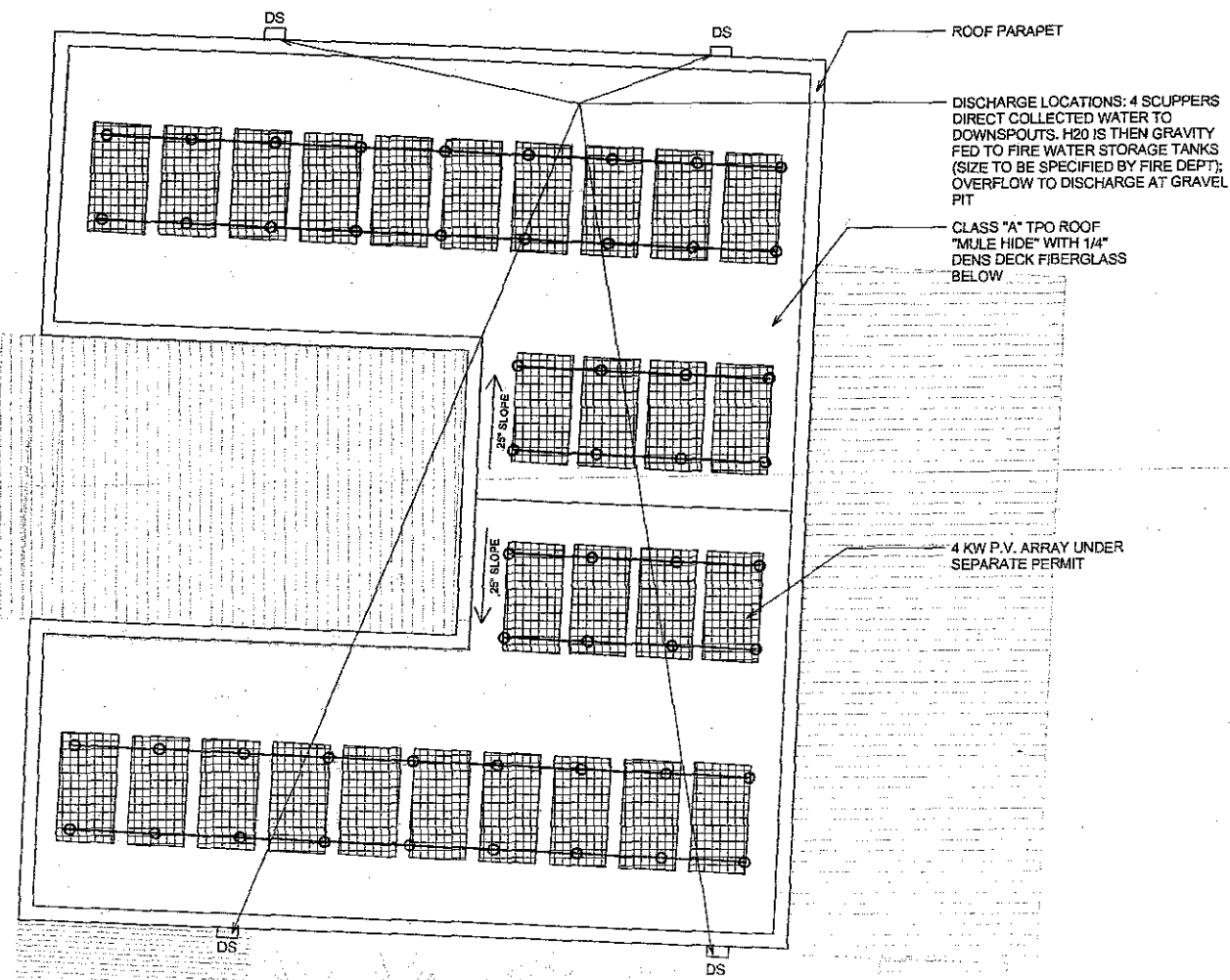
SHEET NUMBER: **A2.1**
FLOOR / ROOF PLAN



SECTION & SITE CONDITION:
CUT PANEL, C. PLATE INSTALL
N.T.S.



2 FLOOR PLAN
1/4" = 1'-0"



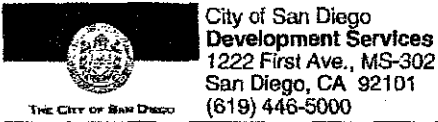
1 ROOF PLAN
1/4" = 1'-0"



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning
 Committee
 Distribution Form Part 2

| | | | |
|---|--|--|---|
| Project Name: Gingery Residence | | Project Number: 305184 | Distribution Date: 12/20/2012 |
| Project Scope/Location: ENCANTO NEIGHBORHOOD: *** SUSTAINABLE BUILDING EXPEDITE PROGRAM *** Site Development Permit (Process 3) for new 1,232 square foot, modular single family residence on 37,662 square foot, vacant lot containing Environmentally Sensitive Lands, located at 6110 Fulmar Street. The site is zoned SF10000 in the SESDPDO within the Encanto Neighborhood of the SESD Community Plan, Brush Management, and CD 4. Notice Card-1. | | | |
| Applicant Name: Alan Hotchkiss | | Applicant Phone Number: (424) 238-1376 | |
| Project Manager: Laura C. Black | Phone Number: (619) 236-6327 | Fax Number: (619) 446-5245 | E-mail Address: lblack@sandiego.gov |
| Committee Recommendations (To be completed for Initial Review): None | | | |
| <input checked="" type="checkbox"/> Vote to Approve | Members Yes 7 | Members No 0 | Members Abstain 1 |
| <input type="checkbox"/> Vote to Approve With Conditions Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Deny | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | | <input type="checkbox"/> Continued |
| CONDITIONS: None | | | |
| NAME: Kenneth Malbrough | | TITLE: ENCPG Chair Person | |
| SIGNATURE: | | DATE: 01/31/2013 | |
| <i>Attach Additional Pages If Necessary.</i> | | Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 | |
| Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. | | | |



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: FULMAR RESIDENCE Project No. For City Use Only

Project Address:
6110 FULMAR ST, SAN DIEGO, CA 92114

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
Mark Gingery
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
6118 Fulmar Street
 City/State/Zip:
San Diego, CA 92114
 Phone No: (858) 735-1782 Fax No:
 Signature: Date: 12/5/12

Name of Individual (type or print):
Elaine Gingery
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
6118 Fulmar Street
 City/State/Zip:
San Diego, CA 92114
 Phone No: (619) 800-6352 Fax No:
 Signature: Date: 12/5/12

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

DEVELOPMENT SERVICES
Project Chronology
Gingery Residence – Project No. 305184

| Date | Action | Description | City Review Time (Working Days) | Applicant Response (Working Days) |
|-----------------------------------|---|--|--|--|
| 12/20/2012 | First Submittal | Project Deemed Complete | | |
| 01/24/2013 | First Assessment Letter | | 18 days | |
| 04/19/2013 | Second Submittal | | | 59 days |
| 05/03/2013 | Second Assessment Letter | | 10 days | |
| 08/02/2013 | Third Submittal | | | 63 days |
| 08/16/2013 | Third Assessment Letter | | 10 days | |
| 11/01/2013 | Fourth Submittal | | | 53 days |
| 11/15/2013 | Fourth Review Completed/ Reviews Complete | | 9 days | |
| 11/15/2013 | Environmental Determination –Mitigated Negative Declaration (MND) | | | |
| 02/07/2014 | Environmental Determination – Draft Mitigated Negative Declaration (public review starts) | | 51 days | |
| 03/05/2014 | Environmental Determination – Final Mitigated Negative Declaration | | 17 days | |
| 03/26/2014 | Hearing Officer - Public Hearing | | 15 days | |
| TOTAL STAFF TIME | | (Does not include City Holidays or City Furlough) | 130 days | |
| TOTAL APPLICANT TIME | | (Does not include City Holidays or City Furlough) | | 175 days |
| TOTAL PROJECT RUNNING TIME | | | 305 days | |



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 12, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: March 26, 2014
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT TYPE: Site Development Permit, Mitigated Negative Declaration
Process Three
PROJECT NO: 305184
PROJECT NAME: GINGERY RESIDENCE

APPLICANT: Eric Hawkins, Living Homes
COMMUNITY PLAN AREA: Encanto Neighborhood of the Southeastern San Diego
Community Plan
COUNCIL DISTRICT: District Four

CITY PROJECT MANAGER: Laura C. Black, AICP, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 236-6327 / lblack@sandiego.gov

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 for a new 1,232 square foot, factory-built, single family residence, and associated improvements, on a 37,662 square foot, vacant lot containing Environmentally Sensitive Lands (ESL), located at 6110 Fulmar Street. The site is in the SESDPDO-SF-10000 zone of the Encanto Neighborhood of the Southeastern San Diego Community Plan Area. The project shall integrate photovoltaic panels consistent with council policy 900-14. This application was filed on December 20, 2012.

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.

ATTACHMENT 1 2

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: 24003451