



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 10, 2009 **REPORT NO. PC-09-097**

ATTENTION: Planning Commission, Agenda of December 17, 2009

SUBJECT: COMMUNITY WELLNESS CENTER - PROJECT NO. 129854
PROCESS FIVE

REFERENCE: Planning Commission Report No. PC-09-019
<http://www.sandiego.gov/planning-commission/pcreports/2009/april.shtml>

OWNER: Palomar Pomerado Health (PPH) (Attachment 15)

APPLICANT: MetroPlan, LLC., Richard L. Miller

SUMMARY

Issue(s): Should the Planning Commission reconfirm it's April 9, 2009 recommendation of approval to the City Council for a two-story Outpatient Clinic/Medical Office Building and a one-story Wellness Center located at 12855 Black Mountain Road within the Rancho Peñasquitos Community Plan area?"

Staff Recommendations:

1. Recommend **APPROVAL** to the City Council a resolution stating for the record that the City of San Diego as the responsible agency under the California Environmental Quality Act (CEQA) has reviewed and considered the Addendum to a Mitigated Negative Declaration prepared and certified on October 2, 2009, by Palomar Pomerado Health (PPH), and adopt the Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend **APPROVAL** to the City Council of a Community Plan Amendment from 'Religious Facility' to 'General Institutional' No. 448232.
3. Recommend **APPROVAL** to the City Council of a Rezone from RS-1-4 to

CC-1-1 No. 447406.

4. Recommend **APPROVAL** to the City Council of Water Easement Vacation No. 447488.
5. Recommend **APPROVAL** to the City Council of Site Development Permit No. 447403, Planned Development Permit No. 447402 and Neighborhood Use Permit No. 681661.

Community Planning Group Recommendation: On June 4, 2008, the Rancho Peñasquitos Community Planning Board voted to recommend approval by a vote of (14-0-1) with 10 conditions of approval. On May 6, 2009, the Planning Board reaffirmed their recommendation of approval with two conditions relating to height by a vote of 16-0-2.

Environmental Review: An Addendum to a Mitigated Negative Declaration (MND) has been prepared and was certified on October 2, 2009, by Palomar Pomerado Health (PPH) as Lead Agency in accordance with the California Environmental Quality Act (CEQA) Guidelines, which addressed the potential impacts to Air Quality, Biological Resources, Archaeological Resources, and Noise. The City of San Diego, as the Responsible Agency under CEQA, has reviewed and considered the Addendum to MND, State Clearing House No. 2007051052, dated October 2, 2009. Staff has determined that the Addendum to MND adequately addresses issues related to the project. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce the impacts to a level below significance.

Fiscal Impact Statement: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project would have a neutral impact on housing. The Rancho Peñasquitos Community Plan designates this site as 'Religious Facility' with the proposed project requesting a land use designation change to 'General Institutional-Healthcare Services'. The request includes the development of a total of 51,500 square feet of medical/clinic/office uses and would not remove or add any housing to the Rancho Peñasquitos community. Therefore, the proposed project would not result in an increase or decrease in existing or potential housing units.

BACKGROUND

On April 9, 2009, the Planning Commission voted 5-0-2 to recommend approval of this project with the following conditions:

1. That a café/food kiosk and pharmacy be allowed adequate for this facility.

2. That the applicant will consider further restrictions that will give the community some reassurance regarding uses and height for the rezoned parcel.
3. That reclaimed water be made available for use by this site.
4. That no Wireless facilities be allowed to locate at the site except for the private use by PPH.
5. That solar photovoltaic systems be considered for use on site.
6. That the Rancho Peñasquitos Planning Board be consulted regarding signage.
7. That they will work with Park Village or whoever has the City easement for irrigation landscaping north of the property line towards SR-56 to improve the landscaping.

Staff reviewed the recommended conditions from the Rancho Peñasquitos Community Planning Board and the Planning Commission, presented the following response to the City Council on June 2, 2009, and the following conditions were added to the revised draft permit:

1. A café and pharmacy is an allowed accessory use in the IL-3-1 zone and would be allowed with this project.
2. As a condition of approval the proposed development will be required to comply with Exhibit "A" and therefore will be limited to a height of 42'-0".
3. The Water Department has indicated that recycled water can be made available for this site and staff has included permit conditions to that effect.
4. Staff can not support the prohibition of wireless facilities as Federal Law prohibits local governments from such action.

The applicant has agreed to the Planning Commission's recommendations 5-7.

In addition, the Facilities Benefit Assessment will be charged as a Commercial project.

On June 2, 2009, the City Council returned the project to staff, to consider a commercial zone that would limit the height to 30 feet and limit the floor area ratio to 0.75. The Council stressed that additional deviations and permits might be needed for the project as presented to be developed on the site.

DISCUSSION

The proposed project would consist of development of an approximately 51,500 square foot healthcare facility to serve the Rancho Peñasquitos community on a previously developed site. The proposed project would include development of a two-story, 40,000 square foot Outpatient Clinic/Medical Office Building located in the northern portion of the site currently used for surface parking. In addition, the project would include partial demolition of the existing two-story building and redevelopment of the remaining portion of the structure into a one-story, 11,500 square-foot Community Wellness Center. The new outpatient clinic/medical office building would provide space for an outpatient urgent care facility and medical offices. The Community Wellness Center would provide educational classes such as Childbirth and behavioral health classes, as well as group activities and fitness programs, and include numerous meeting rooms of various seating capacities, waiting room, nurse's office, and dining/activity room. The project would provide a total of 206 onsite surface parking spaces.

A complete discussion of the project background and issues can be read on the original Report to the Planning Commission, No. PC-09-019, and located at <http://www.sandiego.gov/planning-commission/pcreports/2009/april.shtml>

This report limits the discussion to the issues related to the actions by the City Council in seeking a rezone for the property that meets the criteria as discussed in the background section of this report, the resultant changes, including deletions and additions to the permit, and related documents as a result of this modification (Attachments 1-7).

Rezone

The applicant, based on direction by the City Council, is now requesting to rezone the 4.45 acre site from RS-1-14 to CC-1-1. The CC-1-1 zone has a 30'-0" height limit, and a floor area ratio limit of 0.75. The purpose of the CC zones is to "accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of *development* patterns from pedestrian-friendly commercial *streets* to shopping centers and auto-oriented strip commercial *streets*. Some of the CC zones may include residential *development*. Property within the CC zones will be primarily located along collector *streets*, major *streets*, and public transportation lines" (SDMC Section 131.0507). Staff has determined that the proposed Outpatient/Medical Office Building and Wellness Center is consistent with the purpose of the proposed zone. The rezone to CC-1-1 would require additional deviations to the zone through a Planned Development Permit and the addition of a Neighborhood Use Permit for the proposed Urgent Care use as discussed below.

Planned Development Permit (PDP)

The project has not been revised, however due to the change in the requested zoning to CC-1-1 from the previously requested IL-3-1, three additional deviations are required. Justification for the deviations can be found in the findings for Site Development Permit No. 447403, Planned Development Permit No. 447402 and Neighborhood Use Permit No. 681661 (Attachment 3).

The following deviations would be now be required for the development and are supported by staff:

The retaining wall, which was a deviation prior this request, is located along the northern portion of the site and is approximately 510 feet long with a 293 foot portion varying in height from 10 to 14 feet. The portions of the retaining wall exceeding 12 feet require the requested deviation from the San Diego Municipal Code.

Maximum Lot Depth –The CC-1-1 zone has a maximum lot depth of 150 feet. The proposed Wellness Campus is situated on an existing legal parcel with a lot depth of approximately 675 feet.

Maximum Front Setback-The CC-1-1 zone has a maximum front setback of 100 feet. The proposed front setback for the new clinic building would be approximately 261 feet. The addition of a lobby area to the re-modeled Wellness Center would reduce the existing front setback for the second building from approximately 448 to 420 feet. The project will comply with all other setbacks standards.

Building Height-The applicable zoning standard is 30 feet. The proposed Wellness Campus includes two structures: a remodel of the existing building to a maximum height of 30 feet, 6-inches and a new clinic building with a maximum height of 42 feet.

Neighborhood Use Permit (NUP)

One of the elements of the Wellness Campus is Urgent Care which is proposed to be located on the ground floor of the new clinic building. The CC-1-1 zone allows Urgent Care with the approval of a Neighborhood Use Permit.

Upon the approval of the referenced deviations contained in the Planned Development Permit and a Neighborhood Use Permit, the project will fully comply with the Land Development Code.

Community Planning Group

The proposed project has been the subject of two recommendation of approval by the Rancho Peñasquitos Community Planning Board with conditions. By revising the project and permits to reflect a rezone of CC-1-1 most of the concerns of the Planning Board have been addressed.

Project-Related Issue:

On June 2, 2009, the City Council expressed concerns regarding traffic at the project driveway. Staff and the applicant's consultant have evaluated the issues and have the following considerations for the decision makers:

Based on a traffic analysis dated June 30, 2009 from LL&G Engineers, the following is staff's response to the questions regarding the project access options:

1. The original proposal to allow southbound left turns on Black Mountain Road into the site and right turns out only from the project site remains the recommended option from a traffic operation and vehicular safety standpoint. The original traffic impact study analyzed this option and found it to operate at an acceptable level of service D.
2. A full closure of the median on Black Mountain Road option would require a detour and a u-turn at the Park Village Road and Black Mountain Road signalized intersection for all southbound left turn trips into the project site. This option, with the additional u-turn trips, maintains an unacceptable level-of-service E at the signalized intersection.

3. The option of a new traffic signal at the proposed project access driveway on Black Mountain Road is not warranted. In addition, the distance between the project access and SR-56 eastbound on and off ramps is only 430 feet. Therefore, a traffic signal at this location should not be installed.

Due to these findings, staff recommends no change to the project access as proposed. Given the lower peak hour volumes expected with the project when compared to the existing school uses, no traffic operation problems are expected with the project.

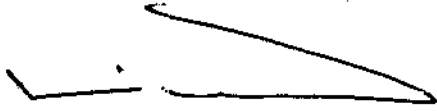
Conclusion:

Staff has determined the revised project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Community Plan Amendment, Rezone, Water Easement Vacation, Site Development Permit, Planned Development Permit, and Neighborhood Use Permit. An Addendum to a Mitigated Negative Declaration was prepared by PPH for this project, as the Lead Agency. The Mitigation, Monitoring and Reporting Program (MMRP) would reduce any potentially significant impacts to a level below significance.

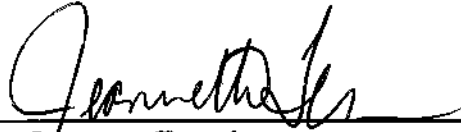
ALTERNATIVES:

1.
 - a. Recommend to the City Council **Adoption** of the Mitigation Monitoring and Reporting Program; and
 - b. Recommend to the City Council **Approval** of Community Plan Amendment, Rezone, Water Easement Vacation No. 447488, Site Development Permit No. 447403, Planned Development Permit No. 447402 and Neighborhood Use Permit No. 681661, with modifications; or,
2.
 - a. Recommend to the City Council they **Do Not Adopt** the Mitigation Monitoring and Reporting Program; and
 - b. Recommend to the City Council **Denial** of Community Plan Amendment, Rezone, Water Easement Vacation No. 447488, Site Development Permit No. 447403, Planned Development Permit No. 447402 and Neighborhood Use Permit No. 681661, with modifications, if the findings required to approve the project cannot be affirmed.

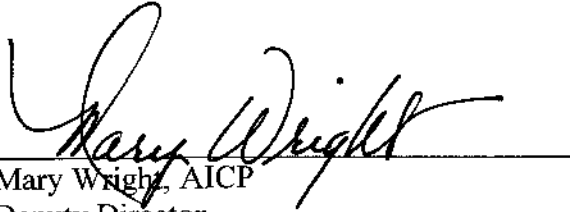
Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Jeannette Temple
Development Project Manager
Development Services Department



Mary Wright, AICP
Deputy Director
City Planning and Community Investment Department

MW/MW/JT

Attachments:

1. Draft Rezone Ordinance
2. Draft Permit with Conditions
3. Draft Resolution with Findings
4. Draft Community Plan Amendment Resolution
5. Draft Community Plan Amendment Documents (Strikeout/Underline and Clean Copy)
6. Rezone - B Sheet
7. Project Plans
8. Easement Vacation – B Sheet
9. Easement Vacation Resolution

Rezone Ordinance

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 4.45 ACRES LOCATED AT 12855 BLACK MOUNTAIN ROAD, WITHIN THE RANCHO PEÑASQUITOS COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-14 ZONE INTO THE CC-1-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0403 AND 131.0507; AND REPEALING ORDINANCE NO. R-301263, ADOPTED FEBRUARY 28, 2006, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT-HEREWITH.

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 4.45 acres located at 12855 Black Mountain Road and legally described as Parcel 2 of Map No. 14569, in the Rancho Peñasquitos Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4276 filed in the office of the City Clerk as Document No. OO- _____, is rezoned from the RS-1-14 Zone into the CC-1-1 Zone as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 5. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. (New Series), adopted XXXX, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Andrea Dixon
Deputy City Attorney

JCT
Or.Dept: INSERT~
Case No.129854
O-INSERT~

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-7821

SITE DEVELOPMENT PERMIT NO. 447403
PLANNED DEVELOPMENT PERMIT NO. 447402
NEIGHBORHOOD USE PERMIT NO. 681661
COMMUNITY WELLNESS CAMPUS
PROJECT NO. 129854 [MMRP]
CITY COUNCIL

This Site Development Permit No. 447403, Planned Development Permit No. 447402, and Neighborhood Use Permit No. 681661, is granted by the City Council of the City of San Diego to PALOMAR POMERADO HEALTH, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 4.45 acre site is located at 12855 Black Mountain Road within the Rancho Peñasquitos Community Plan. The project site is legally described as Parcel 2 of Map No. 14569.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish portions of the existing building, retain the nave portion of the existing chapel that will be incorporated into the wellness center and construct a 40,000 square foot urgent care facility and an 11,500 square foot wellness center, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated XXXX, 2009, on file in the Development Services Department.

The project shall include:

- a. Demolition of portions of the existing building, preserving the nave portion of the existing chapel to be incorporated in the wellness center building;
- b. Construction of a one-story, 11,500 square-foot wellness center and a two-story, 40,000 square-foot clinic;
- c. A retaining wall along the northern portion of the site 510 feet long and approximately 293 feet in length varying in height from 10 to 14 feet;

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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.
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 signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
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 modifications to the building and site

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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 applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

12. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in the Addendum to Mitigated Negative Declaration for PPH Rancho Penasquitos Satellite Medical Facility, prepared by PBS&J, and certified on October 2, 2009, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Addendum to Mitigated Negative Declaration for PPH Rancho Penasquitos Satellite Medical Facility, prepared by PBS&J, and certified on October 2, 2009, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Air Quality
- Biological Resources
- Archaeological Resources
- Noise

14. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

15. The Owner/Permittee shall dedicate 1/2 of a 142 foot wide right-of-way and shall provide 1/2 of 98 feet of pavement, curb, gutter, and five-foot wide sidewalk within a ten-foot curb to property line distance on Black Mountain Road, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall replace the existing driveway with City standard driveway, on Black Mountain Road, per Standard Drawing G-14A, G-16 and SDG-100, 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 Municipal Code, into the construction plans or specifications.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
20. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
22. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
23. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of construction permits, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A", on file in the Office of the Development Services Department.
25. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A", Landscape Development Plan, on file in the Office of the Development Services Department.
26. 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. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

27. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. A Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.
30. Prior to issuance of construction permits, the Owner/Permittee shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or Multiple Habitat Planning Area (MHPA), shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

31. The Owner/Permittee shall implement the following requirements in accordance with the Modified Brush Management Program shown on Exhibit "A", Brush Management Plan, on file in the Office of the Development Services Department.
32. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A".
33. The applicant shall work with the City of San Diego to provide additional irrigation and landscaping in the City easement between the site and SR-56 to the north.
34. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents 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 Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412.
35. The Modified Brush Management Program shall implement two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412(i) as follows: Brush Management Zone One shall fall between the proposed building and the top of slope. All Zone One landscaping shall be under a Modified Brush Management Program per the Fire

Marshall. Due to the limited property boundaries on the south side of the subject site, Brush Management Zone Two has been modified or reduced in width (less than 65 feet) per the Fire Marshall.

36. Fire-Rated construction materials shall be proposed for the clinic building in lieu of a Brush Management Program. These structural enhancements shall be in addition to the standard requirements found in LDC Section 145.0502 of the Building Regulations.

37. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and Development Services Department approval.

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

39. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS].

40. All new Zone Two planting shall be temporarily irrigated with an above-ground irrigation system until established. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining the temporary irrigation system. Only native vegetation shall be planted or hydroseeded. If Zone Two is being revegetated, 50% of the planting area shall be seeded with material that does not grow taller than 24 inches.

41. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Modified Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

42. No fewer than 206 off-street parking spaces shall be maintained 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 Development Services Department.

43. The following deviations are allowed with this project:

A retaining wall located along the northern portion of the site and approximately 510 feet long, with a 293 foot portion varying in height from 10 to 14 feet. The portions of the retaining wall exceeding 12 feet require the requested deviation from the San Diego Municipal Code.

Maximum Lot Depth –The CC-1-1 zone has a maximum lot depth of 150 feet. The proposed Wellness Campus is situated on an existing legal parcel with a lot depth of approximately 675 feet.

Maximum Front Setback-The CC-1-1 zone has a maximum front setback of 100 feet. The proposed front setback for the new clinic building would be approximately 261 feet. The addition of a lobby area to the re-modeled Wellness Center would reduce the existing front setback for the second building from approximately 448 to 420 feet. The project will comply with all other setbacks standards.

Building Height-The applicable zoning standard is 30 feet. The proposed Wellness Campus includes two structures: a remodel of the existing building to a maximum height of 30 feet, 6-inches and a new clinic building with a maximum height of 42 feet.

44. 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.

45. Prior to the issuance of construction permits, the Owner/Permittee shall file an application with the Development Services Department for the rescission of Conditional Use Permit Nos. C-19501 and 4792. The said development permits shall be rescinded in accordance with SDMC Section 126.0110(b).

46. An interior café/food kiosk and pharmacy are allowed accessory uses for this development.

47. The project shall be built in accordance with approved Exhibit “A,” with a maximum height of 42’-0”.

48. The owner/applicant shall apply for LEED Silver Certification and shall consider the use of a photovoltaic system.

49. The owner/applicant shall consult the Rancho Penasquitos Community Planning Board regarding the signage on site.

50. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

51. 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.

WASTEWATER REQUIREMENTS:

52. All onsite sewer facilities serving this site shall be private.

53. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall provide evidence of the private sewer easement across the adjacent lot to the southwest that benefits this project's lot, satisfactory to the City of San Diego Director of Public Utilities.

54. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall provide an Encroachment Maintenance and Removal Agreement for all private utilities installed in or over the public sewer easement.

55. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

56. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

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

WATER REQUIREMENTS:

58. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the cut & plug and abandonment of the easterly portion of the existing 8-inch PVC easement main.

59. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of recycled water facilities, identified in the "City of San Diego Recycled Water Master Plan" and accepted site specific studies, in a manner satisfactory to the Director of Public Utilities and the City Engineer. The pipe shall be extended easterly from the existing 8-inch stub to the east side of the intersection of Black Mountain Road and Pimpernel Drive. A tee shall be installed and the pipe shall be extended parallel to Black Mountain Road to the property's frontage and approximately 10 feet beyond the southerly project boundary. Both ends should be capped for future connection.

60. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the design and construction of reclaimed water irrigation service(s), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

61. All irrigation systems must be designed to utilize reclaimed water. This will necessitate a separate irrigation service.

62. Construction on the remaining portion of the easement main shall include removal of the 90 degree bend and replacement with an 8-inch tee and 8-inch gate valve.

63. To the north of the 8-inch tee, the existing 8-inch gate valve will be removed and replaced with a blind flange.

64. The Owner/Permittee will be required to process B-Sheet and D-Sheet drawings for the water easement abandonment, the cut & plug and abandonment of a portion of the easement water main and the proposed main additions/alterations.

65. An Encroachment, Maintenance and Removal Agreement will be required for all private encroachments into the existing 24-foot-wide City of San Diego water easement.
66. Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permits for the installation of appropriate private back flow prevention devices on all proposed water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Cross Connection Control Group, the Director of Public Utilities and the City Engineer.
67. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Director of Public Utilities and the City Engineer. Fire hydrants shall be located a minimum of five feet from any structures above, at or below grade. All on-site fire hydrants shall be private.
68. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall design and construct new public water facilities in acceptable alignments and rights-of-way.
69. Prior to the issuance of any certificates of occupancy all public water facilities necessary to serve this development, including meters and services, and the cut & plug and abandonment of the easterly portion of the easement main, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
70. All on-site water facilities shall be private including domestic, fire and irrigation systems.
71. Prior to the issuance of any building or engineering permits, except grading, the Owner/Permittee shall grant adequate water easements over all public water facilities that are not located within fully improved rights-of-way, satisfactory to the Director of Public Utilities and the City Engineer. All paving within easements shall conform to Schedule "J" or better. Easements, as shown on approved Exhibit "A", will require modification based on standards at final engineering.
72. It is the sole responsibility of the Owner/Permittee for any damage caused to or by public water facilities, adjacent to the project site, due to the construction activities associated with this development. In the event any such facility loses integrity then, prior to the issuance of any certificates of occupancy, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Water Department Director and the City Engineer.
73. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A", will require modification based on standards at final engineering.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within

ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.

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

APPROVED by the City Council of the City of San Diego on XXXX 2009, Resolution No. R-XXXX

Site Development Permit No. 447403
Planned Development Permit No. 447402
Neighborhood Use Permit No. 681661
Approved XXXX, 2009

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Mike Westlake
Program Manager, Development Services

**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.

PALOMAR POMERADO HEALTH
Owner/Permittee

By _____
Michael H. Covert
President and CEO

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

Resolution for Approving/Denying Permits

(R-XXXX)

RESOLUTION NUMBER R-XXXXX

ADOPTED ON XXXX, 2009

WHEREAS, Palomar Pomerado Health, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit No. 447403, Planned Development Permit No. 447402, and Neighborhood Use Permit No. 681661, to demolish portions of the existing building, retain the nave portion of the existing chapel that will be incorporated into the wellness center and construct a 40,000 square foot urgent care facility and an 11,500 square foot wellness center known as the Community Wellness Campus project, located at 12855 Black Mountain Road, and legally described as Parcel 2 of Map No. 14569, in the Rancho Peñasquitos Community Plan area, in the RS-1-14 zone which is proposed to be rezoned to the CC-1-1 zone; and

WHEREAS, on XXXX 2009, the Planning Commission of the City of San Diego considered Site Development Permit No. 447403, Planned Development Permit No. 447402, and Neighborhood Use Permit No. 681661 and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on XXXX, 2009, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 447403, Planned Development Permit No. 447402, and Neighborhood Use Permit No. 681661:

Site Development Permit - Section 126.0504

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road. The project site is designated "Religious Facilities" within the Rancho Peñasquitos Community Plan. The proposed project site would be re-designated in the Rancho Peñasquitos Community Plan as "General Institutional-Healthcare Services" from "Religious Facilities".

The proposed project is consistent with the use and intensity for the General Institutional-Healthcare Services land use designation. Palomar Pomerado Health (PPH), covering 800 square miles, is the largest healthcare district in California. The PPH District has an immediate need to modernize and expand the facilities and services available to serve their constituents. One of the district's key methods of improving service delivery is to establish satellite facilities to augment existing and proposed hospitals in order to improve access to local healthcare services and meet projected future demands. The District's adopted Facilities Master Plan has identified the need for a satellite facility in Rancho Peñasquitos, which is within the boundaries of the District's existing service area. PPH determined the need and community benefit of establishing Outpatient Satellite facilities in communities throughout the district to improve access to local healthcare services. Therefore, the project will not adversely affect the adopted land use plan.

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development has been designed and will be constructed to meet all applicable zoning codes, building, fire and other regulations applicable to this type of development as imposed by the City of San Diego, the State of California and all federal agencies. An Addendum to a Mitigated Negative Declaration (MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring Reporting Program (MMRP) will be implemented in the following issue areas: Air Quality, Biological Resources,

Historical Resources (Archaeology), and Noise. As such, the proposed development 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.

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development complies with General Institutional-Healthcare Services as the proposed designation within the Rancho Peñasquitos Community Plan. Further, the proposed development is consistent with the scale of the buildings adjacent to the project site. The proposed development is architecturally consistent in terms of style and materials with the surrounding development and the adjoining community.

As allowed through the approval of a Planned Development Permit, the proposed design of the Wellness Campus would comply with the regulations of the Land Development Code, including requirements for floor area ratio, setbacks, street design, open space, grading, landscaping, parking, etc. and the development criteria of the CC-1-1 zone. Implementation of the proposed project will require the following deviations:

- **Maximum Lot Depth** –The CC-1-1 zone has a maximum lot depth of 150 feet. The proposed Wellness Campus is situated on an existing legal parcel with a lot depth of approximately 675 feet.
- **Maximum Front Setback**-The CC-1-1 zone has a maximum front setback of 100 feet. The proposed front setback for the new clinic building would be approximately 261 feet. The addition of a lobby area to the re-modeled Wellness Center would reduce the existing front setback for the second building from approximately 448 to 420 feet. The project will comply with all other setbacks standards.
- **Building Height**-The applicable zoning standard is 30 feet. The proposed Wellness Campus includes two structures: a remodel of the existing building to a maximum height of 30 feet, 6-inches and a new clinic building with a maximum height of 42 feet.
- **Retaining Walls**- A proposed retaining wall of 510 lineal feet contains an approximately 293 foot segment which varies in height from 10 to 14 feet. The wall is located along the northern property line adjacent to CALTRANS property and State Route 56. The portions of the proposed retaining wall, which exceed 12

feet, require a deviation. All other proposed walls are consistent with the San Diego Municipal Code.

One of the elements of the Wellness Campus is Urgent Care which is proposed to be located on the ground floor of the new clinic building. The CC-1-1 zone allows Urgent Care with the approval of a Neighborhood Use Permit.

Upon the approval of the referenced deviations contained in the Planned Development Permit and a Neighborhood Use Permit, the project will fully comply with the Land Development Code.

Supplemental Site Development Permit Findings--Environmentally Sensitive Lands

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan.

The proposed development would result in impacts to 0.07 acres of Diegan coastal sage scrub (Tier II), in addition to 3.0 acres of impacts to developed areas of the site that are not considered sensitive. These impacts would not require mitigation, in accordance with the requirements of the MSCP and the Biology Guidelines. The proposed project impacts to habitat would be less than significant and none of the project features would directly impact any City wetlands. As such, the proposed buildings are sited in an appropriate location that is best physically suitable for development.

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed buildings are sited in an appropriate location that will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

- 3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed project would result in impacts to 0.07 acres of Diegan coastal sage scrub (Tier II), in addition to 3.0 acres of impacts to developed areas of the site that are not considered sensitive. These impacts would not require mitigation, in accordance with the requirements of the MSCP and the Biology Guidelines. The proposed project impacts to habitat would be less than significant and none of the project features would directly impact any City wetlands. As such, the proposed buildings are sited in an appropriate location that is the least impact on environmentally sensitive lands.

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed project would result in impacts to 0.07 acres of Diegan coastal sage scrub (Tier II), in addition to 3.0 acres of impacts to developed areas of the site that are not considered sensitive. These impacts would not require mitigation, in accordance with the requirements of the MSCP and the Biology Guidelines. The proposed project impacts to habitat would be less than significant and none of the project features would directly impact any City wetlands. As such, the proposed development will be fully consistent with the City of San Diego's MSCP Subarea Plan.

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development includes a number of best management practices (BMPs) that will be implemented both pre-and post-construction to reduce water onto the adjacent properties. The project isn't located near any public beaches or the local shoreline. As such, 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 proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. All mitigation measures identified within the Addendum to the Mitigated Negative Declaration (MND) have been incorporated into the permit conditions for the proposed development. The proposed development's mitigation measures reduce the impact of the proposed project to below a level of significance in all areas. As such, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been incorporated into the permit conditions for the proposed development.

Planned Development Permit - Section 126.0604

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road. The project site is designated "Religious Facilities" within the Rancho Peñasquitos Community Plan. The proposed project site would be re-designated in the Rancho Peñasquitos Community Plan as "General Institutional-Healthcare Services" from "Religious Facilities". The proposed project is consistent with the use and intensity for the General Institutional-Healthcare Services land use designation. Palomar Pomerado Health (PPH), covering 800 square miles, is the largest healthcare district in California. The PPH District has an immediate need to modernize and expand the facilities and services available to serve their constituents. One of the district's key methods of improving service delivery is to establish satellite facilities to augment existing and proposed hospitals in order to improve access to local healthcare services and meet projected future demands. The District's adopted Facilities Master Plan has identified the need for a satellite facility in Rancho Peñasquitos, which is within the boundaries of the District's existing service area. PPH determined the need and community benefit of establishing Outpatient Satellite facilities in communities throughout the district to improve access to local healthcare services. Therefore, the project will not adversely affect the adopted land use plan.

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development has been designed and will be constructed to meet all applicable zoning codes, building, fire and other regulations applicable to this type of development as imposed by the City of San Diego, the State of California and all federal agencies. An Addendum to a Mitigated Negative Declaration (MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring Reporting Program (MMRP) will be implemented in the following issue areas: Air Quality, Biological Resources, Historical Resources (Archaeology), and Noise. As such, the proposed development will not be detrimental to the public health, safety and welfare.

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development complies with General Institutional-Healthcare Services as the proposed designation within the Rancho Peñasquitos Community Plan. Further, the proposed development is consistent with the scale of the buildings adjacent to the project site. The proposed development is architecturally consistent in terms of style and materials with the surrounding development and the adjoining community.

As allowed through the approval of a Planned Development Permit, the proposed design of the Wellness Campus would comply with the regulations of the Land Development Code, including requirements for floor area ratio, setbacks, street design, open space, grading, landscaping, parking, etc. and the development criteria of the CC-1-1 zone. Implementation of the proposed project will require the following deviations:

- **Maximum Lot Depth** –The CC-1-1 zone has a maximum lot depth of 150 feet. The proposed Wellness Campus is situated on an existing legal parcel with a lot depth of approximately 675 feet.
- **Maximum Front Setback**-The CC-1-1 zone has a maximum front setback of 100 feet. The proposed front setback for the new clinic building would be approximately 261 feet. The addition of a lobby area to the re-modeled Wellness Center would

reduce the existing front setback for the second building from approximately 448 to 420 feet. The project will comply with all other setbacks standards.

- **Building Height-**The applicable zoning standard is 30 feet. The proposed Wellness Campus includes two structures: a remodel of the existing building to a maximum height of 30 feet, 6-inches and a new clinic building with a maximum height of 42 feet.
- **Retaining Walls-** A proposed retaining wall of 510 lineal feet contains an approximately 293 foot segment which varies in height from 10 to 14 feet. The wall is located along the northern property line adjacent to CALTRANS property and State Route 56. The portions of the proposed retaining wall, which exceed 12 feet, require a deviation. All other proposed walls are consistent with the San Diego Municipal Code.

One of the elements of the Wellness Campus is Urgent Care which is proposed to be located on the ground floor of the new clinic building. The CC-1-1 zone allows Urgent Care with the approval of a Neighborhood Use Permit.

Upon the approval of the referenced deviations contained in the Planned Development Permit and a Neighborhood Use Permit, the project will fully comply with the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development complies with General Institutional-Healthcare Services as the proposed designation within the Rancho Peñasquitos Community Plan. The project area was developed through Conditional Use Permit No. 4792, which allowed for the operation of a church, school and day care facility on the project site. The church has moved to another location and school/day care operations ceased in August 2006. There are no current active uses on site.

The proposed project has been designed and will be developed in accordance with the intent of the Rancho Peñasquitos Community Plan to assure that the theme, architectural character, development considerations and other functional concepts of the Plans are implemented. The proposed project would also be consistent with the General Plan.

Palomar Pomerado Health (PPH), covering 800 square miles, is the largest healthcare district in California. The PPH District has an immediate need to

modernize and expand the facilities and services available to serve their constituents. One of the district's key methods of improving service delivery is to establish satellite facilities to augment existing and proposed hospitals in order to improve access to local healthcare services and meet projected future demands. The District's adopted Facilities Master Plan has identified the need for a satellite facility in Rancho Peñasquitos, which is within the boundaries of the District's existing service area. PPH determined the need and community benefit of establishing Outpatient Satellite facilities in communities throughout the district to improve access to local healthcare services. As such, the proposed uses are appropriate at the proposed location and the proposed development will be beneficial to the entire community.

5. **Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The City of San Diego does not have zoning classifications that are specifically written for institutional uses. In this instance the CC-1-1 zone has been directed by the City Council to limit building height and floor area ratio, particularly if the proposed development permits that accompany the rezoning are never vested or expire.

The proposed zone of CC-1-1 is a community commercial zone which is intended to provide regulations for "development with strip commercial characteristics." Since the Wellness Campus is not a strip commercial or retail development, the project is proposing several deviations which will result in a more desirable project than would be achieved in strict conformance with the development regulations of the applicable zone.

- **Maximum Lot Depth**-The CC-1-1 zone has a maximum lot depth of 150 feet because this zone generally regulates small strip commercial centers which may be subdivided into multiple parcels. The proposed Wellness Campus is situated on a single legal parcel with a lot depth of approximately 675 feet. Creating several smaller lots on this property to strictly comply would make for illogically configured parcels, complicate access and parking by requiring reciprocal agreements and not offer any tangible benefits.
- **Maximum Front Setback**-The CC-1-1 zone has a maximum front setback of 100 feet. The primary objectives of having this standard are to: (1) promote locating commercial retail buildings along the frontage for a street presence and (2) limit large visible parking fields along a street frontage. Neither of these objectives is particularly applicable to the proposed medical use or the configuration of this specific site.

Both buildings have front setbacks exceeding 100 feet. The proposed front setback for the new clinic building would be approximately 261 feet. The addition of a

lobby area to the re-modeled wellness building would reduce the setback from approximately 448 to 420 feet. The proposed building setbacks are superior to the zone requirement from a design standpoint for several reasons. The site has irregular boundaries, limited street frontage and a single access point. Redesigning the site to move the buildings closer to the street to comply with the ordinance would: (1) not allow for the adaptive re-use of an existing building which is currently beyond the maximum setback standard, (2) make the two buildings prominently visible from Black Mountain Road rather than being screened by a hillside adjacent to State Route 56, (3) interfere with site access, and (4) improperly relocate parking spaces that have been situated in a convenient manner to serve patients with health problems.

- **Building Height** -The CC-1-1 zone has a maximum building height of 30 feet as this zone is typically applied to single-story strip commercial structures. The proposed Wellness Campus includes two structures: a remodel of the existing building to 30 feet, 6-inches and a new building with a maximum height of 42 feet on the north and south elevations. All structure heights would be limited by the approved Exhibit "A" for the life of the Planned Development Permit. If the permit ever expired, the CC-1-1 building height limit of 30 feet would govern.

The proposed two-story clinic building has been sited and designed in an optimal manner for purposes of minimizing the height. The structure is located adjacent to the freeway and near a LDS Church. The longer portions of the new building will be screened by an existing hillside which is adjacent to CALTRANS property and State Route 56. Newly proposed landscaping along the perimeter will include Bamboo, Eucalyptus and Carrotwood trees. The new structure will not be visible from adjacent residences which are on Pipilo Street due to the horizontal and vertical separation.

A significant portion of the structure height above 30 feet results from the necessity of screening mechanical equipment located on the rooftop. Floor to floor heights have been set as required to accommodate structural requirements and the building mechanical services necessary for the safe and comfortable operation of this type of facility. Literally complying with the zone's height limit could possibly be achieved by a combination of significant modifications. These changes could involve some or all of the following measures: (1) eliminating the screening for rooftop mechanical equipment which is not permitted by the Land Development Code, (2) increasing the amount of grading, retaining walls and ramps, (3) reducing the floor to ceiling heights which are essential for creating comfortable and inviting spaces to practice medicine and/or (4) creating a larger first floor footprint which will disrupt access, parking while also potentially impacting additional open space and the ability to preserve one of the two buildings.

- **Retaining Wall** – The project is requesting a deviation for a portion of the retaining wall height behind the proposed clinic building. The retaining wall, which is proposed within the northern portion of the site, is 510 feet long and an approximate length of 293 feet varies in height from 10 to 14 feet. The portions

of the wall exceeding 12 feet require the requested deviation from the San Diego Municipal Code. The proposed retaining wall allows for internal vehicular circulation and adequate separation from the proposed Wellness Center. All other proposed walls and retaining walls within the project site comply with the San Diego Municipal Code.

Additionally, this retaining wall and all others proposed within the proposed site have been designed throughout to minimize any potential visual impact to the maximum extent feasible.

The proposed project will be designed in conformance with applicable development regulations and the Rancho Peñasquitos Community Plan. The Rancho Peñasquitos Community Plan would re-designate the project site for General Institutional-Healthcare Services use with the proposed community plan amendment. The proposed project is consistent with the land use recommendation and development standards in effect for the subject property pursuant to the adopted Rancho Peñasquitos Community Plan.

Neighborhood Use Permit-126.0205

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

The Social Element of the Rancho Peñasquitos Community Plan notes the limited nature of social programs and institutions and advocates the need to expand health and mental health services. Other portions of the document indicate that consideration should be given to establishing a community health care clinic, centrally located in Rancho Peñasquitos to serve the North City area. The clinic, as envisioned by the community plan, could provide community health education and information services, as well as operate as a center for prevention and education services. Limited emergency, diagnosis and treatment services could also be possible. Palomar Pomerado, by establishing and operating the proposed satellite facility which includes Urgent Care will fulfill an important goal of the community plan.

Palomar Pomerado Health, as a public health care district, offers services to the community regardless of insurance status. One of the elements of the proposal is Urgent Care which is located on a portion of the ground floor of the new clinic building. Urgent Care will be used to treat patients with routine injuries or illnesses on an unscheduled, walk-in basis. Serious cases such as emergencies will continue to be served by Pomerado Hospital, Palomar Hospital or other providers. It should be noted the proposed facility will not be licensed by the State of California as an emergency room or a hospital.

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

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development has been designed and will be constructed to meet all applicable zoning codes, building, fire and other regulations applicable to this type of development as imposed by the City of San Diego, the State of California and all federal agencies. An Addendum to a Mitigated Negative Declaration (MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring Reporting Program (MMRP) will be implemented in the following issue areas: Air Quality, Biological Resources, Historical Resources (Archaeology), and Noise. As such, the proposed development 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.

The proposed development is to demolish portions of the existing building on site, retaining the nave portion of the existing chapel that will be incorporated into the wellness center and construction of a 40,000 square foot urgent care facility and an 11,500 square foot wellness center on an existing 4.45 acre site located at 12855 Black Mountain Road, east of Black Mountain Road and south of State Route 56, within the Rancho Peñasquitos Community Plan. The proposed development complies with General Institutional-Healthcare Services as the proposed designation within the Rancho Peñasquitos Community Plan. Further, the proposed development is consistent with the scale of the buildings adjacent to the project site. The proposed development is architecturally consistent in terms of style and materials with the surrounding development and the adjoining community.

As allowed through the approval of a Planned Development Permit, the proposed design of the Wellness Campus would comply with the regulations of the Land Development Code, including requirements for floor area ratio, setbacks, street design, open space, grading, landscaping, parking, etc. and the development criteria of the CC-1-1 zone. Implementation of the proposed project will require the following deviations:

- **Maximum Lot Depth** –The CC-1-1 zone has a maximum lot depth of 150 feet. The proposed Wellness Campus is situated on an existing legal parcel with a lot depth of approximately 675 feet.
- **Maximum Front Setback**-The CC-1-1 zone has a maximum front setback of 100 feet. The proposed front setback for the new clinic building would be approximately 261 feet. The addition of a lobby area to the re-modeled Wellness Center would reduce the existing front setback for the second building from approximately 448 to 420 feet. The project will comply with all other setbacks standards.

- **Building Height-**The applicable zoning standard is 30 feet. The proposed Wellness Campus includes two structures: a remodel of the existing building to a maximum height of 30 feet, 6-inches and a new clinic building with a maximum height of 42 feet.
- **Retaining Walls-** A proposed retaining wall of 510 lineal feet contains an approximately 293 foot segment which varies in height from 10 to 14 feet. The wall is located along the northern property line adjacent to CALTRANS property and State Route 56. The portions of the proposed retaining wall, which exceed 12 feet, require a deviation. All other proposed walls are consistent with the San Diego Municipal Code.

One of the elements of the Wellness Campus is Urgent Care which is proposed to be located on the ground floor of the new clinic building. The CC-1-1 zone allows Urgent Care with the approval of a Neighborhood Use Permit.

Upon the approval of the referenced deviations contained in the Planned Development Permit and a Neighborhood Use Permit, the project will fully comply with the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Site Development Permit No. 447403, Planned Development Permit No. 447402, and Neighborhood Use Permit No. 681661 is granted to Palomar Pomerado Health, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Andrea Dixon
Deputy City Attorney

Or.Dept:Clerk
R-XXXX
Reviewed by Jeannette Temple

(R-2009-INSERT)

RESOLUTION NUMBER R-
ADOPTED ON

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Rancho Peñasquitos Community Plan; and

WHEREAS, Palomar Pomerado Health (PPH), requested an amendment to the Rancho Peñasquitos Community Plan to designate the site located at 12855 Black Mountain Road, from Religious Facility to General Institutional-Healthcare Services, the site is legally described as Parcel 2 of Map No. 14569, City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and there is no required amendment to the General Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the Rancho Peñasquitos Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: JAN GOLDSMITH, City Attorney

By _____

Deputy City Attorney

JCT
Or.Dept:DSD
R-2009- INSERT

Proposed CPA-Palomar Pomerado Health



Rancho Peñasquitos

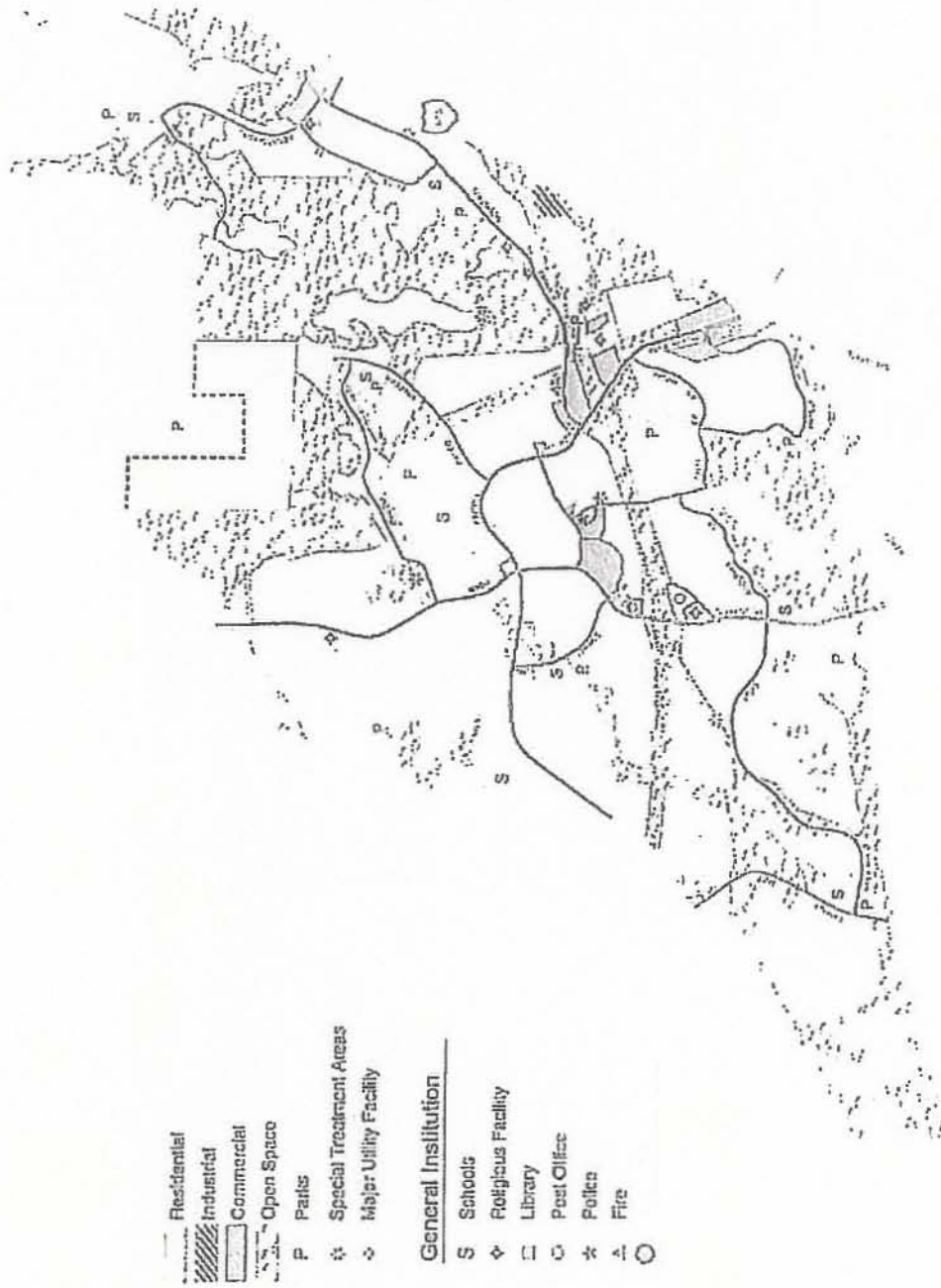
COMMUNITY PLAN

**Key –Strike-out/Underline Version
Palomar Pomerado Health
Community Plan Amendment**

~~Red Strikeout~~-Deletions from Text/Graphics for Health Care
Services and Staff Recommended Changes

Blue Underline-Additions to Text/Graphics for Health Care
Services

Green Underline-Proposed City Staff Recommended Changes
Unrelated to Health Care Services



- Residential
 - Industrial
 - Commercial
 - Open Space
 - P Parks
 - Special Treatment Areas
 - Major Utility Facility
- General Institution**
- S Schools
 - Religious Facility
 - Library
 - Post Office
 - Police
 - Fire

Land Use Map
 Rancho Peñasquitos Community Plan
 FIGURE 4

**TABLE 1
RECOMMENDED LAND USE ALLOCATIONS**

LAND USE	ACRES	PERCENT
<u>Residential</u>		
Very Low-Density Residential (0-1*)	175+/-	2.7
Low-Density Residential (1-5**)	2,873+/-	43.9
Low-Medium-Density Residential (5-10**)	150+/-	2.3
Medium-Density Residential (10-22**)	134+/-	2.0
Medium-High Density (22-45**)	8+/-	0.1
SUBTOTAL	3,340	51.3
<u>Commercial/Industrial</u>		
Neighborhood Commercial	17+/-	0.3
Community Commercial	52+/-	0.8
General Commercial	50 +/-	0.8
Commercial Recreation	9+/-	0.1
Industrial (Recreational Vehicle and Mini-Storage)	10+/-	0.1
SUBTOTAL	128 138***	2.0 2.1
<u>Parks/Open Space</u>		
Industrial (Recreational Vehicle and Mini-Storage)	10 +/-	0.1
Neighborhood Parks	57+/-	0.9
Community Parks	53+/-	0.7
Black Mountain Park/Open Space	480+/-	7.4
Small Parks/Special Treatment Areas	12+/-	0.2
Golf Course	121+/-	1.9
Open Space	1,525+/-	23.4
SUBTOTAL	2,258 2,248	34.6 35.5
<u>General Institutional</u>		
Schools	130+/-	2.0
Religious Facility	32 28+/-	0.5 0.4
Civic Buildings (Fire, Library, Post Office, etc)	8+/-	0.1
Health Care Services	4+/-	0.1
SUBTOTAL	170	2.6
<u>Miscellaneous</u>		
Utilities and Easements	165+/-	2.5
Streets and Other Public Rights-of-Way	450+/-	7.0
SUBTOTAL	615	9.5
TOTAL	6,511+/-	100.0

*DU/ACRE=Dwelling units per acre

**DU/DA=Dwelling units per developable acre

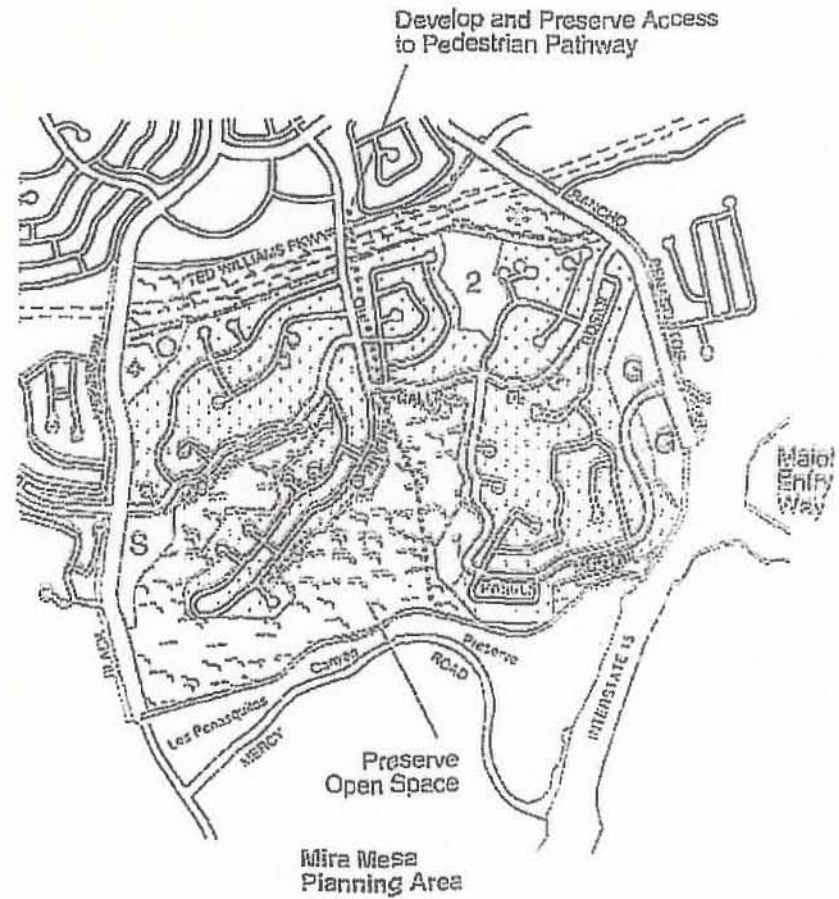
***31 acres have been developed residentially.

- Residential
 - Low Density
 - Medium Density
- Commercial
 - General Commercial
- Education
 - Canyonview Elementary School

- General Institution
 - Religious Facilities
 - Community Services

- Recreation
 - Open Space
 - Ridgewood Neighborhood Park
 - View West Neighborhood Park
 - Special Treatment Area

- Pedestrian Pathway (SDCW Easement)
- SDG&E Easement



Ridgewood 40
 Rancho Peñasquitos Community Plan FIGURE

RIDGEWOOD

The Ridgewood neighborhood is located in the south-central portion of the community, west of I-15. It is served by Rancho Peñasquitos Boulevard on the ~~north east~~ and Black Mountain Road on the west. State Route 56 is situated to the north ~~with Salmon River Road providing access to the community facilities in the Town Center development area, and T~~ to the south lies Peñasquitos Canyon and the Mira Mesa community. Salmon River Road provides access to the community facilities in the Town Center development area. The land area is totally developed with approximately 1,513 single-family units and 426 multifamily units. The neighborhood is proposed as predominately single-family in nature. Recommended uses other than residential include general commercial development along Rancho Peñasquitos Boulevard and one religious facility site off Black Mountain Road. Adjacent to the religious facility are health care services and related uses. In addition, two neighborhood parks (Ridgewood and Views West) are located ~~recommended for development~~ in the central portion of the neighborhood.

Safe and convenient pedestrian access to commercial facilities south of Rancho Peñasquitos Boulevard and to the proposed neighborhood parks in the Ridgewood neighborhood should be provided. Noise attenuation barriers should be provided to mitigate noise impacts from SR-56 on adjacent residential development.

Since the southern portion of this neighborhood lies adjacent to the Los Peñasquitos Canyon Preserve, care must be taken to ensure that the interface between existing or proposed development (whether residential, park, trails or other use) and the preserve remain as nonintrusive as possible. In particular, the use of native plant species should be encouraged in these areas; non-natives are discouraged and invasive species should be removed. Wildlife corridors must remain wide, provide adequate cover and be protected from excessive noise, night lighting and domestic animals.

The proposed vehicular, bicycle and pedestrian routes discussed in the **Transportation Element** are important in adequately linking Ridgewood with community facilities.

YMCA

In January 1995, ~~the~~ the YMCA of San Diego County opened the "Rancho Family YMCA" ~~plans to construct a Teen and Recreation Center~~ in the Rancho Peñasquitos Town Center. ~~Facilities were added to the center when an expansion was completed in 2000.~~ These facilities ~~will~~ provide both indoor and outdoor recreation opportunities for Rancho Peñasquitos residents and ~~will~~ supplement the public park and recreation needs of the community.

Health Care Services

~~Most of the~~ health care services needs of the Rancho Peñasquitos community are currently met by facilities in Escondido, Poway and the north-central portion of the City of San Diego. The community can be expected to be adequately served in the future, in regards to diagnosis and treatment services, emergency medical service, mental health services and long-term care services. ~~However, some consideration should be given to a community health clinic, centrally located in Rancho Peñasquitos, to serve the North City area. This clinic could provide community health education and information services, as well as operate as a center for prevention and detection services provided by the county. An area located south of State Route 56 and east of Black Mountain Road is designated as "General Institutional", which allows for a health care services and related uses. This facility will offer community health education and information services and operate as a center for prevention and detection services. Limited emergency, diagnosis and treatment services will also be available. could be possible. The clinic could use existing buildings, such as schools or the golf course complex, to provide intermittent services, or it could be housed in rented facilities in commercial office space on an interim or permanent basis.~~

In addition, other possible locations for a clinic include existing buildings such as schools or the golf course complex, to provide intermittent services or it could be housed in rented facilities in commercial office space on an interim or permanent basis.

Utilities

Utilities in the Rancho Peñasquitos community include water provided by the City of San Diego, storm and sanitary sewers maintained by the City and gas and electricity supplied by the SDG&E Company. Advance planning is ongoing to ensure that adequate utility capacities are available to accommodate the community growth proposed in this Plan. The present practice of undergrounding all service distribution lines should be continued, as called for in Council Policy 600-10. Similarly, City efforts to mandate the use of reclaimed water shall be continued, as set forth in Council Ordinance 0-17327.

At this time, the Peñasquitos Trunk Sewer is approaching its ultimate capacity. Any future developments in this area which would discharge sewage into the Peñasquitos Trunk Sewer may have limited connections.

The two viable alternatives for upgrading the Peñasquitos Trunk Sewer are:

- Construct a second parallel interceptor gravity sewer in the canyon.

- Construct a pump station at Poway Road and I-15 or at Black Mountain Road and Mercy Road to divert the flow through Black Mountain Road south to Miramar Road and then west to the future North City Plant proposed by the Clean Water Program.

In addition to this interceptor, the Carmel Valley Trunk Sewer is proposed for rehabilitation. The trunk sewer traverses the City's Future Urbanizing Area to the west of Ranch Peñasquitos and terminates at the western boundary of the Bluffs Neighborhood.

- ⊙ Post Office
- ⊙ Police Substation
- ⊙ Fire Station
- ⊙ Library



Public Facilities and Services **35**
 Rancho Peñasquitos Community Plan **FIGURE**

Recreational Programs and Facilities

Both private and public recreational programs and facilities are encouraged, as described in the **Parks and Recreation Element**. Recreational programs should consider overall community requirements as well as serving individual neighborhood and target group needs.

A senior center should be sited in the community center or in a community recreation center or teen center.

The major community recreation building proposed for the Hilltop Community Park should develop a range of recreational programs for children, youths, adults and the elderly, as well as provide meeting space for community groups. Sports leagues and scout programs should be provided.

Civic Activities and Buildings

Continuation of activities by the planning board, other civic groups and renter and neighborhood association is essential. These organizations allow residents to participate in decision-making for their community or neighborhood. Participation is also encouraged in the planning and decision-making activities and community relations programs of public and semipublic service agencies, such as the Poway Unified School District, Palomar Pomerado Health, and the San Diego Police Department.

Religious Groups and Buildings

~~Eight~~ Seven religious institutional sites from three to seven acres in size are designated in the Plan. Other sites may be designated in residential or commercial zones as the community grows. Plans for religious building development should provide for adequate landscaping and maintenance, and sufficient parking so as not to disrupt surrounding uses. Religious facilities are encouraged to offer meeting rooms, develop day care programs, set up children and teen recreational and educational activities and provide supportive care for individual community members, as well as conduct religious activities.

Public Services

The establishment and operation of social services funded partially or fully by the public is recommended when needed by the community. Such services may include emergency hotlines, health and mental health services, youth employment programs, dial-a-ride and carpool matching and other similar services. These programs may use the community facilities outlined above or rented space in commercial centers.

Self-Organized Activities and Facilities

The community currently supports few formal self-organized activities and services. Such programs can be organized and managed by community residents to serve their own needs. Opportunities for self-organized activities and facilities included such things as neighborhood gardens, cultural events, cooperatives, communitywide events and development corporations.

Recreational Programs and Facilities

Palomar Pomerado Health
Community Plan Amendment

Final Version (Without Strike-out/Underline)

**TABLE 1
RECOMMENDED LAND USE ALLOCATIONS**

LAND USE	ACRES	PERCENT
<u>Residential</u>		
Very Low-Density Residential (0-1*)	175+/-	2.7
Low-Density Residential (1-5**)	2,873+/-	43.9
Low-Medium-Density Residential (5-10**)	150+/-	2.3
Medium-Density Residential (10-22**)	134+/-	2.0
Medium-High Density (22-45**)	8+/-	0.1
SUBTOTAL	3,340	51.3
<u>Commercial/Industrial</u>		
Neighborhood Commercial	17+/-	0.3
Community Commercial	52+/-	0.8
General Commercial	50 +/-	0.8
Commercial Recreation	9+/-	0.1
Industrial (Recreational Vehicle and Mini-Storage)	10+/-	0.1
SUBTOTAL	138***	2.1
<u>Parks/Open Space</u>		
Neighborhood Parks	57+/-	0.9
Community Parks	53+/-	0.7
Black Mountain Park/Open Space	480+/-	7.4
Small Parks/Special Treatment Areas	12+/-	0.2
Golf Course	121+/-	1.9
Open Space	1,525+/-	23.4
SUBTOTAL	2,248	34.5
<u>General Institution</u>		
Schools	130+/-	2.0
Religious Facility	28+/-	0.4
Civic Buildings (Fire, Library, Police, etc.)	8+/-	0.1
Health Care Services	4+/-	0.1
SUBTOTAL	170	2.6
<u>Miscellaneous</u>		
Utilities and Easements	165+/-	2.5
Streets and Other Public Rights-of-Way	450+/-	7.0
SUBTOTAL	615	9.5
TOTAL	6,511+/-	100.0

*DU/ACRE=Dwelling units per acre.

**DU/DA=Dwelling units per developable acre

***31 acres have been developed residentially.

Residential

[] Low Density

[] Medium Density

Commercial

[G] General Commercial

Education

[S] Canyonview Elementary School

General Institution

◇ Religious Facilities

○ Health Care Services

Recreation

[] Open Space

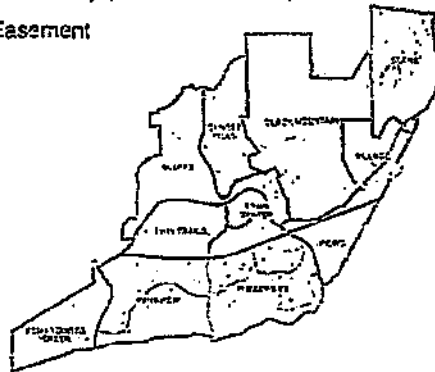
[1] Ridgewood Neighborhood Park

[2] View West Neighborhood Park

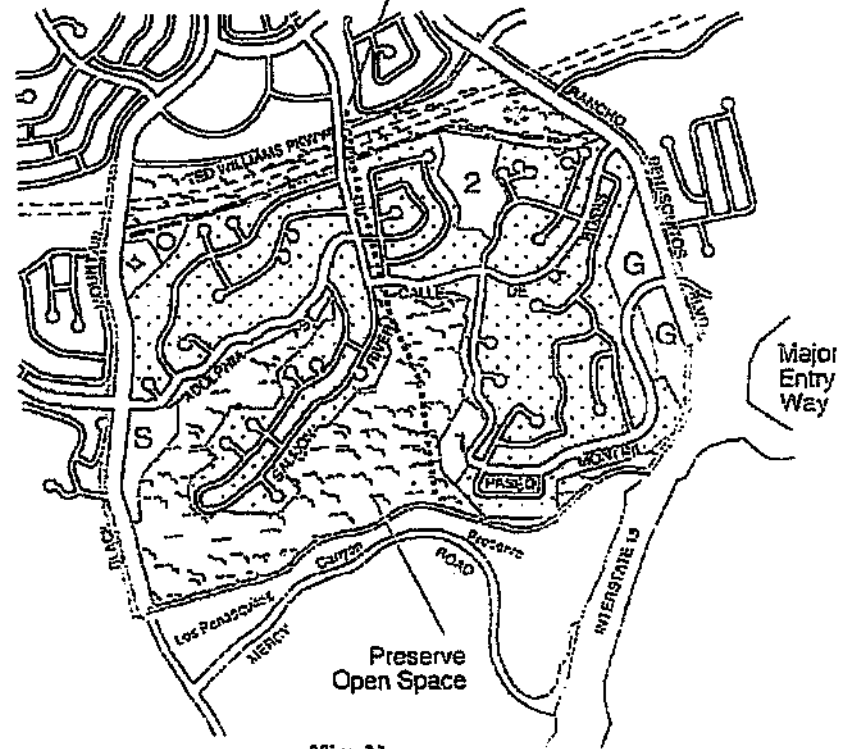
⊗ Special Treatment Area

..... Pedestrian Pathway (SDCW Easement)

SDG&E Easement



Develop and Preserve Access to Pedestrian Pathway



Preserve Open Space
Mira Mesa Planning Area

Ridgewood
Rancho Peñasquitos Community Plan
FIGURE 5

RIDGEWOOD

The Ridgewood neighborhood is located in the south-central portion of the community, west of I-15. It is served by Rancho Peñasquitos Boulevard on the east and Black Mountain Road on the west. State Route 56 is situated to the north to the south lies Peñasquitos Canyon and the Mira Mesa community. Salmon River Road provides access to the community facilities in the Town Center development area. The land area is totally developed with approximately 1,513 single-family units and 426 multifamily units. The neighborhood is proposed as predominately single-family in nature. Recommended uses other than residential include general commercial development along Rancho Peñasquitos Boulevard and one religious facility site off Black Mountain Road. Adjacent to the religious facility are health care services and related uses. In addition, two neighborhood parks (Ridgewood and Views West) are located in the central portion of the neighborhood.

Safe and convenient pedestrian access to commercial facilities south of Rancho Peñasquitos Boulevard and to the proposed neighborhood parks in the Ridgewood neighborhood should be provided. Noise attenuation barriers should be provided to mitigate noise impacts from SR-56 on adjacent residential development.

Since the southern portion of this neighborhood lies adjacent to the Los Peñasquitos Canyon Preserve, care must be taken to ensure that the interface between existing or proposed development (whether residential, park, trails or other use) and the preserve remain as nonintrusive as possible. In particular, the use of native plant species should be encouraged in these areas; non-natives are discouraged and invasive species should be removed. Wildlife corridors must remain wide, provide adequate cover and be protected from excessive noise, night lighting and domestic animals.

The proposed vehicular, bicycle and pedestrian routes discussed in the Transportation Element are important in adequately linking Ridgewood with community facilities.

YMCA

In January 1995, the YMCA of San Diego County opened the "Rancho Family YMCA" in the Rancho Peñasquitos Town Center. Facilities were added to the center when an expansion was completed in 2000. These facilities provide both indoor and outdoor recreation opportunities for Rancho Peñasquitos residents and supplement the public park and recreation needs of the community.

Health Care Services

Most of the health care services needs of the Rancho Peñasquitos community are currently met by facilities in Escondido, Poway and the north-central portion of the City of San Diego. The community can be expected to be adequately served in the future, in regards to diagnosis and treatment services, emergency medical service, mental health services and long-term care services. An area located south of State Route 56 and east of Black Mountain Road is designated as "General Institutional", which allows for a health care services and related uses. This facility will offer community health education and information services and operate as a center for prevention and detection services. Limited emergency, diagnosis and treatment services will also be available.

In addition, other possible locations for a clinic include existing buildings such as schools or the golf course complex, to provide intermittent services or it could be housed in rented facilities in commercial office space on an interim or permanent basis.

Utilities

Utilities in the Rancho Peñasquitos community include water provided by the City of San Diego, storm and sanitary sewers maintained by the City and gas and electricity supplied by the SDG&E Company. Advance planning is ongoing to ensure that adequate utility capacities are available to accommodate the community growth proposed in this Plan. The present practice of undergrounding all service distribution lines should be continued, as called for in Council Policy 600-10. Similarly, City efforts to mandate the use of reclaimed water shall be continued, as set forth in Council Ordinance 0-17327.

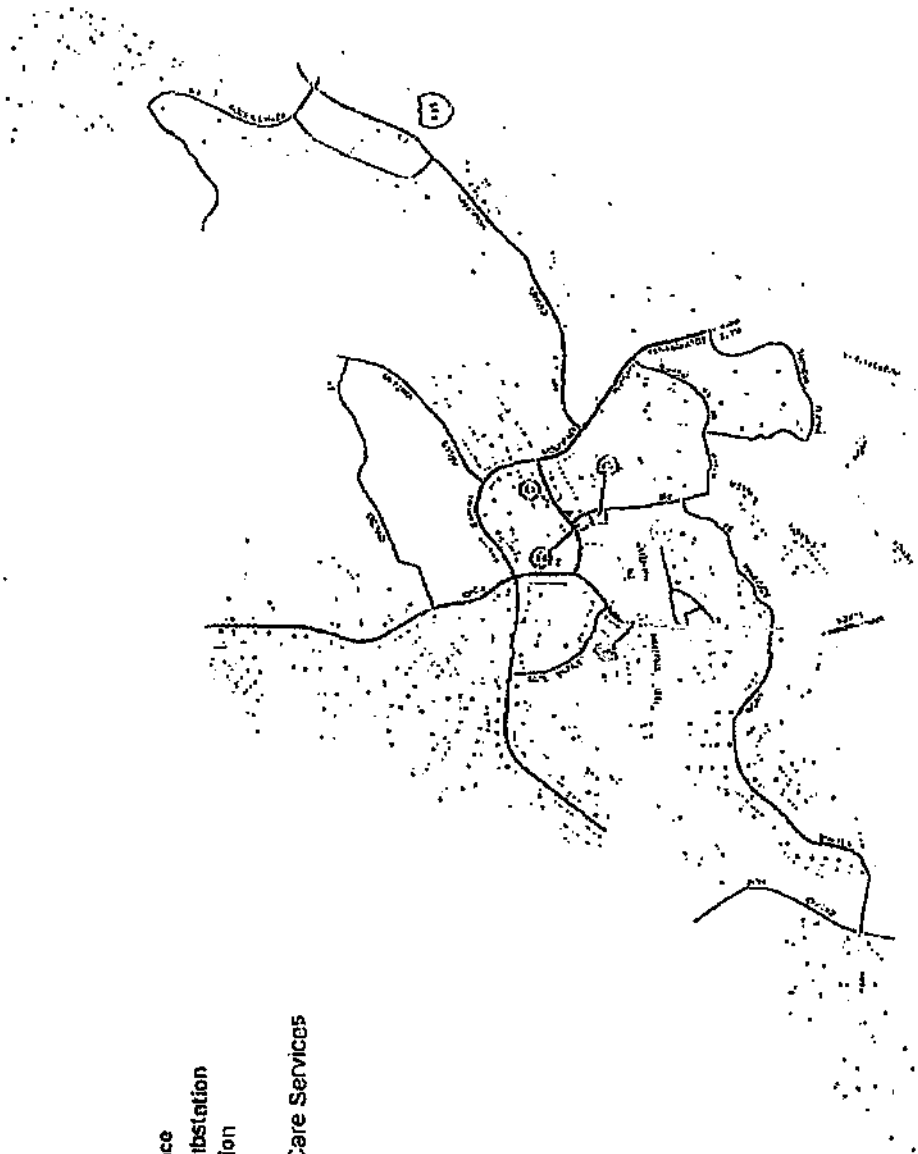
At this time, the Peñasquitos Trunk Sewer is approaching its ultimate capacity. Any future developments in this area which would discharge sewage into the Peñasquitos Trunk Sewer may have limited connections.

The two viable alternatives for upgrading the Peñasquitos Trunk Sewer are:

- Construct a second parallel interceptor gravity sewer in the canyon.
- Construct a pump station at Poway Road and I-15 or at Black Mountain Road and Mercy Road to divert the flow through Black Mountain Road south to Miramar Road and then west to the future North City Plant proposed by the Clean Water Program.

In addition to this interceptor, the Carmel Valley Trunk Sewer is proposed for rehabilitation. The trunk sewer traverses the City's Future Urbanizing Area to the west of Ranch Peñasquitos and terminates at the western boundary of the Bluffs Neighborhood.

- ⊙ Post Office
- ⊙ Police Substation
- ⊙ Fire Station
- ⊙ Library
- ⊙ Health Care Services



Public Facilities and Services
Rancho Peñasquitos Community Plan

Both private and public recreational programs and facilities are encouraged, as described in the **Parks and Recreation Element**. Recreational programs should consider overall community requirements as well as serving individual neighborhood and target group needs.

A senior center should be sited in the community center or in a community recreation center or teen center.

The major community recreation building proposed for the Hilltop Community Park should develop a range of recreational programs for children, youths, adults and the elderly, as well as provide meeting space for community groups. Sports leagues and scout programs should be provided.

Civic Activities and Buildings

Continuation of activities by the planning board, other civic groups and renter and neighborhood association is essential. These organizations allow residents to participate in decision-making for their community or neighborhood. Participation is also encouraged in the planning and decision-making activities and community relations programs of public and semipublic service agencies, such as the Poway Unified School District, Palomar Pomerado Health and the San Diego Police Department.

Religious Groups and Buildings

Seven religious institutional sites from three to seven acres in size are designated in the Plan. Other sites may be designated in residential or commercial zones as the community grows. Plans for religious building development should provide for adequate landscaping and maintenance, and sufficient parking so as not to disrupt surrounding uses. Religious facilities are encouraged to offer meeting rooms, develop day care programs, set up children and teen recreational and educational activities and provide supportive care for individual community members, as well as conduct religious activities.

Public Services

The establishment and operation of social services funded partially or fully by the public is recommended when needed by the community. Such services may include emergency hotlines, health and mental health services, youth employment programs, dial-a-ride and carpool matching and other similar services. These programs may use the community facilities outlined above or rented space in commercial centers.

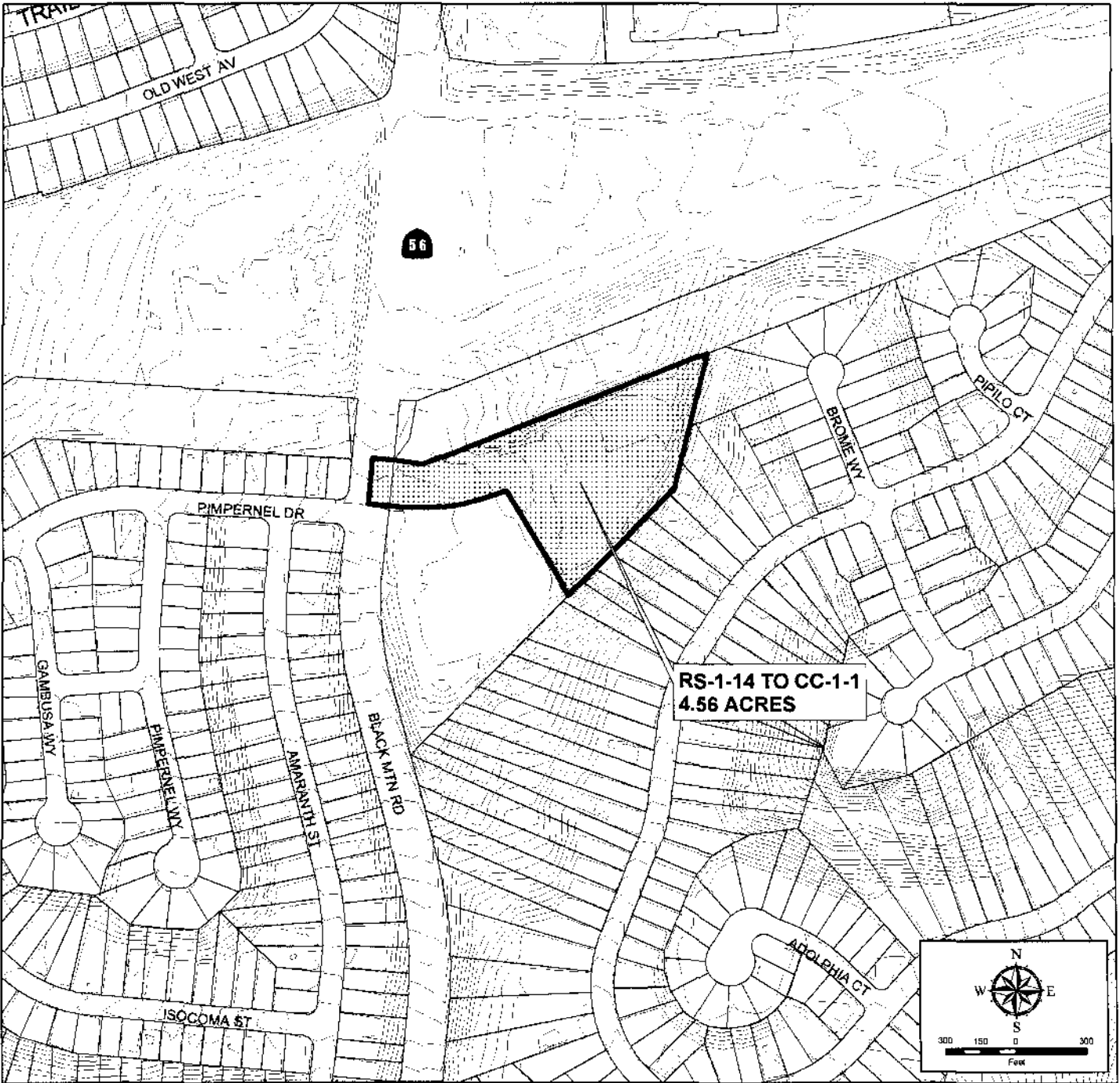
Self-Organized Activities and Facilities

The community currently supports few formal self-organized activities and services. Such programs can be organized and managed by community residents to serve their own needs. Opportunities for self-organized activities and facilities included such things as neighborhood gardens, cultural events, cooperatives, communitywide events and development corporations.



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



PAR 2 (EX ST), PM 14569

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST CC-1-1
 PLANNING COMM. RECOMMENDATION
 CITY COUNCIL ACTION

CASE NO. 42-7821

DEVELOPMENT SERVICES MANAGER

B- 4276

APN: 315-490-37

(286-1728) 08-31-09 ldj

PALOMAR POMERADO HEALTH RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER

PLANNED DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT / NEIGHBORHOOD USE PERMIT

DEVELOPMENT SUMMARY

GENERAL NOTES:

1. THE PROPOSED SITE IS AN IMPROVED SITE.
2. THE PROPOSED SITE IS THE MAIN PORTION OF THE EXISTING TRACT, WITH A PORTION OF THE TRACT BEING USED FOR THE PROPOSED PROJECT. THE TRACT IS BOUND BY THE PALOMAR AVENUE TO THE NORTH, THE RANCHO PENASQUITOS AVENUE TO THE SOUTH, THE PALOMAR AVENUE TO THE WEST, AND THE PALOMAR AVENUE TO THE EAST.
3. A GENERAL LAYOUT OF THE PROPOSED PROJECT IS SHOWN ON THE ATTACHED SITE PLAN. THE PROPOSED PROJECT IS A CLINIC AND COMMUNITY WELLNESS CENTER.
4. APPROXIMATELY 200,000 SQUARE FEET OF THE TRACT IS TO BE USED FOR THE PROPOSED PROJECT. THE REMAINING PORTION OF THE TRACT IS TO BE USED FOR OTHER PURPOSES.
5. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

PROPOSED ACTIVITIES:

CLINIC AND COMMUNITY WELLNESS CENTER.

DEVELOPMENT SUMMARY:

THE PROPOSED PROJECT IS A CLINIC AND COMMUNITY WELLNESS CENTER. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

DEVELOPMENT SUMMARY:

THE PROPOSED PROJECT IS A CLINIC AND COMMUNITY WELLNESS CENTER. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

DEVELOPMENT SUMMARY:

THE PROPOSED PROJECT IS A CLINIC AND COMMUNITY WELLNESS CENTER. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

FIRE DEPARTMENT NOTES

1. THE PROPOSED PROJECT IS A CLINIC AND COMMUNITY WELLNESS CENTER. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.
2. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.
3. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.
4. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.
5. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT IS TO BE USED FOR THE PROPOSED PROJECT.

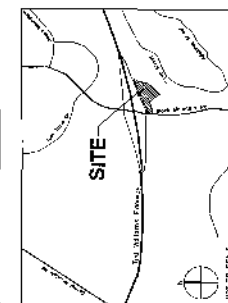
SHEET INDEX

1. SITE PLAN
2. GENERAL NOTES
3. FIRE DEPARTMENT NOTES
4. SITE DEVELOPMENT PERMIT
5. NEIGHBORHOOD USE PERMIT
6. PLANNING
7. CIVIL ENGINEERING
8. LANDSCAPE ARCHITECTURE
9. UTILITIES
10. CONSTRUCTION
11. FINANCIAL STATEMENT
12. ENVIRONMENTAL IMPACT STATEMENT
13. COMMUNITY WELLNESS CENTER
14. COMMUNITY WELLNESS CENTER
15. THE DEVELOPMENT PERMIT

PROJECT DIRECTORY

- ARCHITECT: [FIRM NAME], [ADDRESS], [PHONE]
- ENGINEER: [FIRM NAME], [ADDRESS], [PHONE]
- LANDSCAPE ARCHITECT: [FIRM NAME], [ADDRESS], [PHONE]
- UTILITIES: [FIRM NAME], [ADDRESS], [PHONE]
- CONSTRUCTION: [FIRM NAME], [ADDRESS], [PHONE]
- FINANCIAL STATEMENT: [FIRM NAME], [ADDRESS], [PHONE]
- ENVIRONMENTAL IMPACT STATEMENT: [FIRM NAME], [ADDRESS], [PHONE]
- COMMUNITY WELLNESS CENTER: [FIRM NAME], [ADDRESS], [PHONE]
- COMMUNITY WELLNESS CENTER: [FIRM NAME], [ADDRESS], [PHONE]
- THE DEVELOPMENT PERMIT: [FIRM NAME], [ADDRESS], [PHONE]

VICINITY MAP

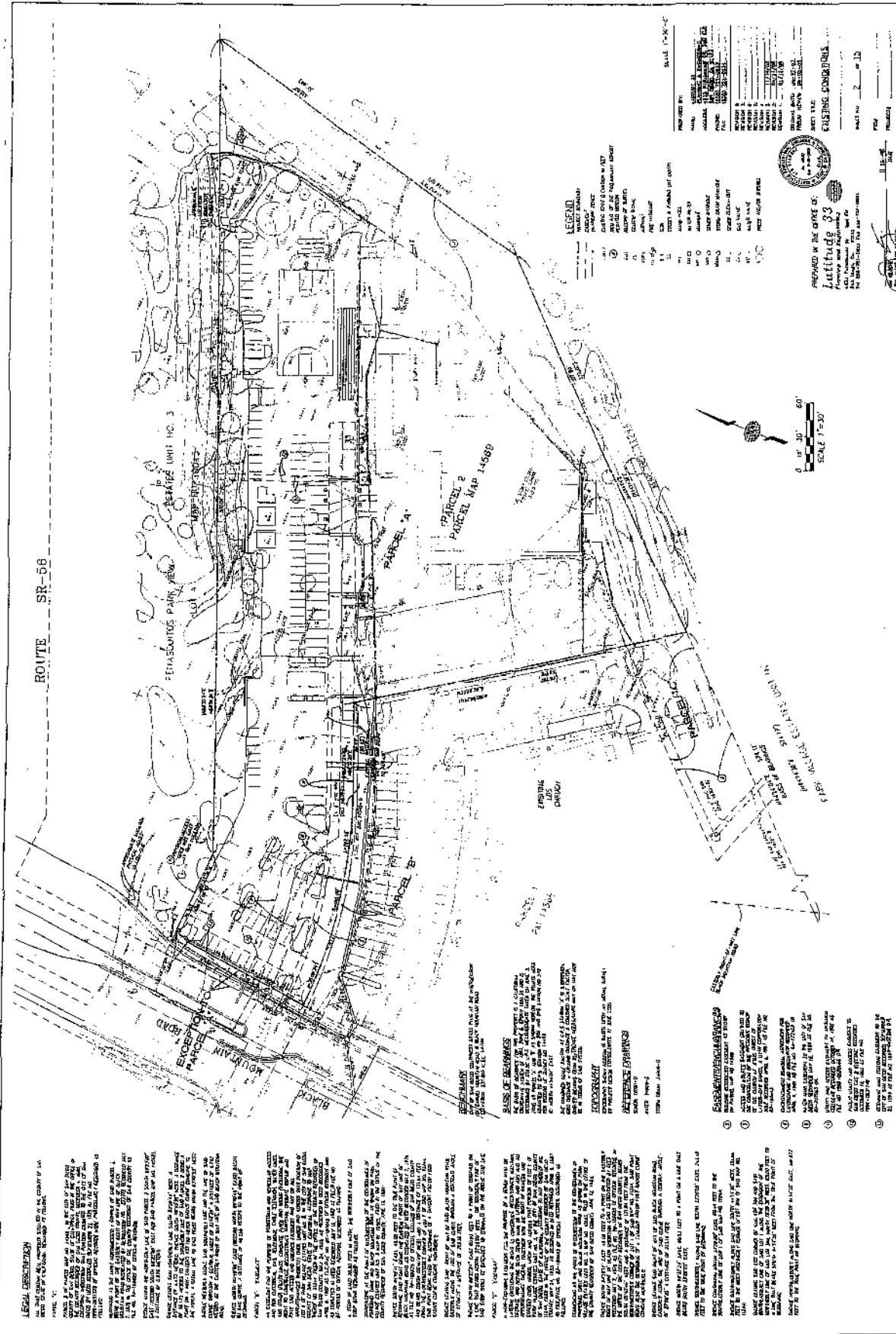


CHILDS MASCARI WARNER
architects
1211 PENASQUITOS AVENUE
SAN DIEGO, CALIFORNIA 92108

PALOMAR
POMERADO
HEALTH
SPECIALIZING IN YOU

RANCHO PENASQUITOS
CLINIC & COMMUNITY WELLNESS CENTER C
12855 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA

ATTACHMENT 7
ATTACHMENT 8



ROUTE SR-56

PENASQUITOS PARK VIEW RESERVE UNIT NO. 3

PARKING LOT 1

PARKING LOT 2

PARKING LOT 3

PARKING LOT 4

PARKING LOT 5

PARKING LOT 6

PARKING LOT 7

PARKING LOT 8

PARKING LOT 9

PARKING LOT 10

PARKING LOT 11

PARKING LOT 12

PARKING LOT 13

PARKING LOT 14

PARKING LOT 15

PARKING LOT 16

PARKING LOT 17

PARKING LOT 18

PARKING LOT 19

PARKING LOT 20

PARKING LOT 21

PARKING LOT 22

PARKING LOT 23

PARKING LOT 24

PARKING LOT 25

PARKING LOT 26

PARKING LOT 27

PARKING LOT 28

PARKING LOT 29

PARKING LOT 30

PARKING LOT 31

PARKING LOT 32

PARKING LOT 33

PARKING LOT 34

PARKING LOT 35

PARKING LOT 36

PARKING LOT 37

PARKING LOT 38

PARKING LOT 39

PARKING LOT 40

PARKING LOT 41

PARKING LOT 42

LEGAL DESCRIPTION

THE EAST CORNER 660 FEET PORTION OF THE EAST 1/4 OF SECTION 18, T22N, R11E, S4E, COUNTY OF SAN DIEGO, CALIFORNIA, AND THE EAST CORNER 660 FEET PORTION OF THE EAST 1/4 OF SECTION 19, T22N, R11E, S4E, COUNTY OF SAN DIEGO, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

BASES OF DIMENSIONS

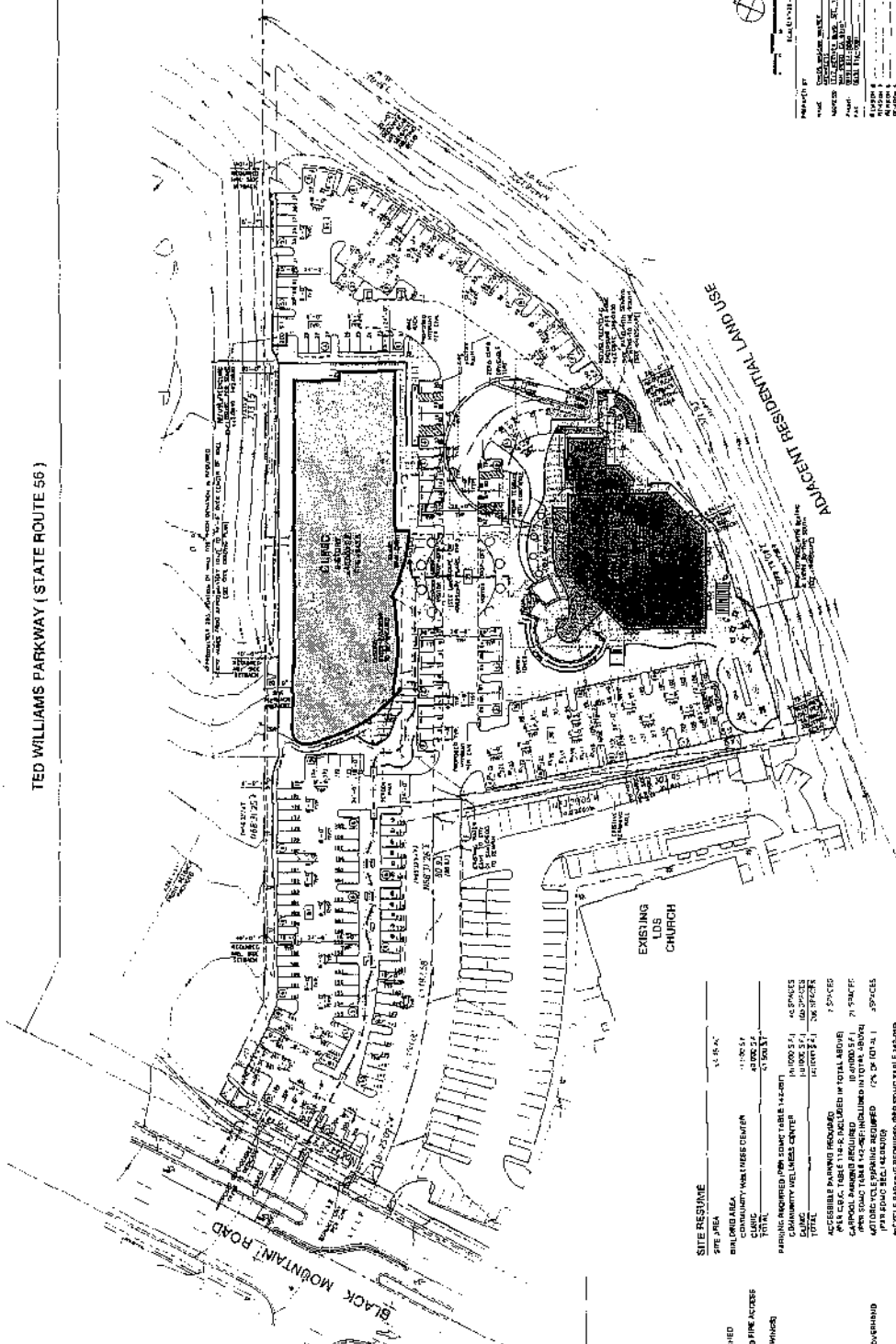
EXISTING DRIVE

BASES OF DIMENSIONS

PALOMAR RANCHO PENASQUITOS
POMERADO CLINIC & COMMUNITY WELLNESS CENTER
HEALTH SPECIALIZING IN YOU

CHIDS MASCARI WARNER
b e t t e r s
1317 Kellum Blvd, Suite 100
San Diego, California 92101
619.616.1190 Fax: 619.616.1191

TED WILLIAMS PARKWAY (STATE ROUTE 56)



Project No. 123456789
 Date: 12/15/2023
 Author: J. Smith
 Title: Site Plan
 Scale: 1/8" = 1'-0"

GENERAL NOTES

- ALL NOTES SHALL BE READ AND INTERPRETED ACCORDING TO THE INTENT AND SCOPE OF THE PROJECT AND THE SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
- ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AND STATE AUTHORITIES.

PALOMAR POMEARDO HEALTH
 SPECIALTY IN-TOWN
RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
 12355 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA

SITE RESUME

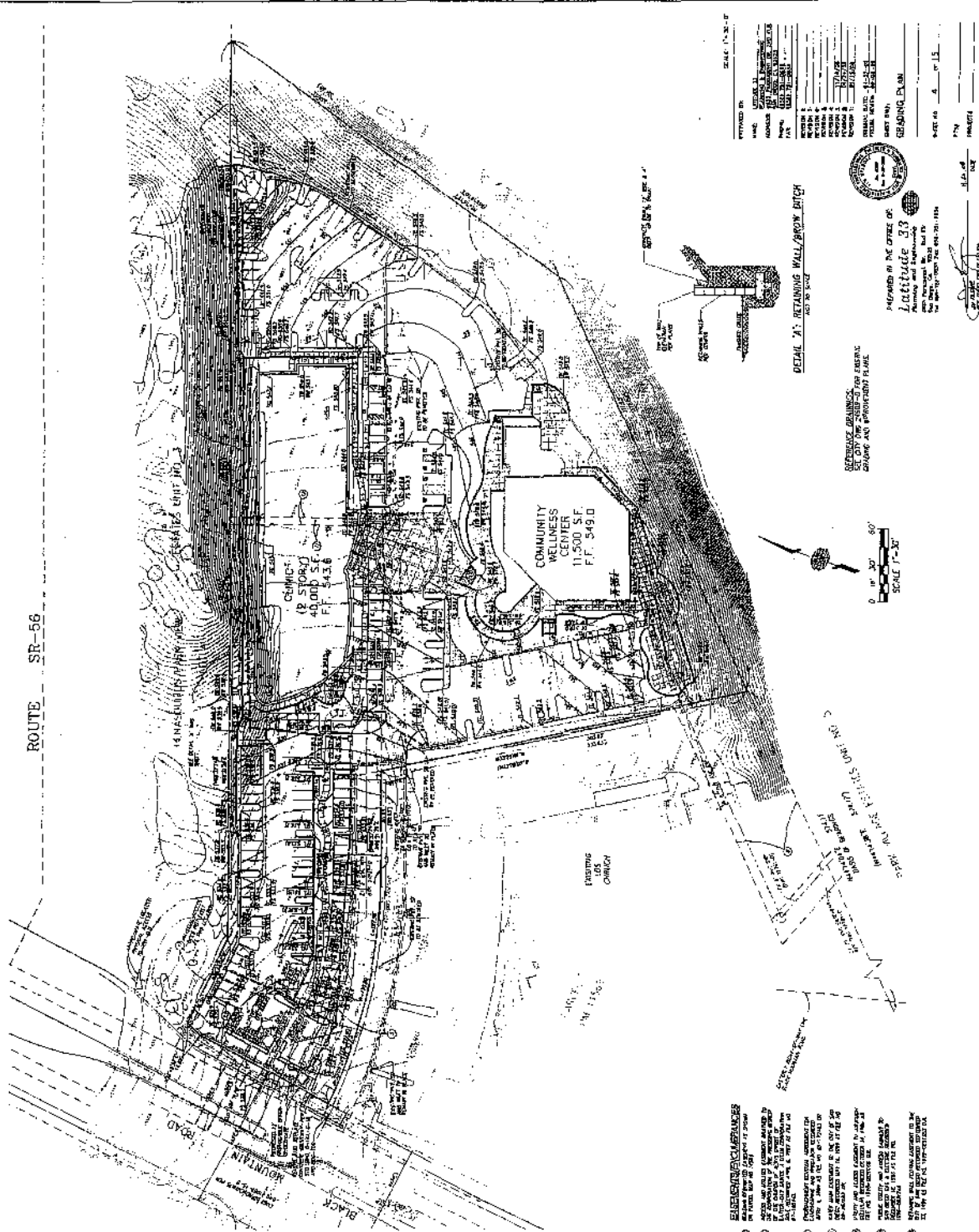
PROPERTY AREA	1.5 AC.
EXISTING BUILDINGS	11,000 SF
NEW BUILDINGS	40,000 SF
TOTAL	51,000 SF
EXISTING PARKING	100 SPACES
NEW PARKING	150 SPACES
TOTAL	250 SPACES

ACCESSIBLE PARKING REQUIRED: 15 SPACES
 CARPOOL SPACES REQUIRED: 10 SPACES
 MOTORCYCLE SPACES REQUIRED: 5 SPACES
 BICYCLE SPACES REQUIRED: 10 SPACES
 VAN ACCESSIBLE PARKING SPACES: 2 SPACES
 BIKES LOCKERS: 10 BIKES

- GRAPHIC LEGEND**
- PROPERTY LINE
 - REQUIRED SETBACKS
 - SITE FURNISHINGS (SEE CIVIL)
 - NEW RETAINING WALL
 - EXISTING RETAINING WALL
 - ACCESSIBLE PAIR OF TRAVEL
 - EXISTING UTILITIES TO REMAIN
 - PROPOSED BUILDING
 - PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY FOR LOADING AND FIRE ACCESS
 - PROPOSED TREE LANDSCAPE (DIMENSIONS)
 - FIRE ACCESS DRIVE
 - PAINTED DRIVEWAY
 - STANDARD PARKING SPACE (8'-0" x 18'-0")
 - STANDARD PARKING SPACE W/ 2 OVERHEAD (8'-0" x 15'-0")
 - VAN ACCESSIBLE PARKING SPACE (8'-0" x 20'-0")
 - ACCESSIBLE PARKING SPACE (8'-0" x 15'-0")
 - PARKING COURT BY AISLE
 - PARKING COURT BY ROW
 - MOTORCYCLE PARKING COURT BY ROW
 - GEOMETRIC CARPOOL PARKING

CHIEFS MASCARI WARNER
 ARCHITECTS
 12345 MAIN STREET
 SAN DIEGO, CA 92101

ROUTE SR-56



GENERAL NOTES
 1. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 2. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 3. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 4. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
SURVEY ACCESS NOTICE
 5. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
LEGAL DESCRIPTION
 6. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
ASSESSOR'S PARCEL NUMBERS
 7. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.

CREATING NOTES
 8. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
REFERENCE DRAWINGS
 9. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
ENGINEERING NOTES
 10. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.

LEGEND
 11. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 12. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 13. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 14. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 15. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.

REVISIONS
 16. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 17. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 18. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 19. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.
 20. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF SAN DIEGO.

SCALE: 1" = 30'

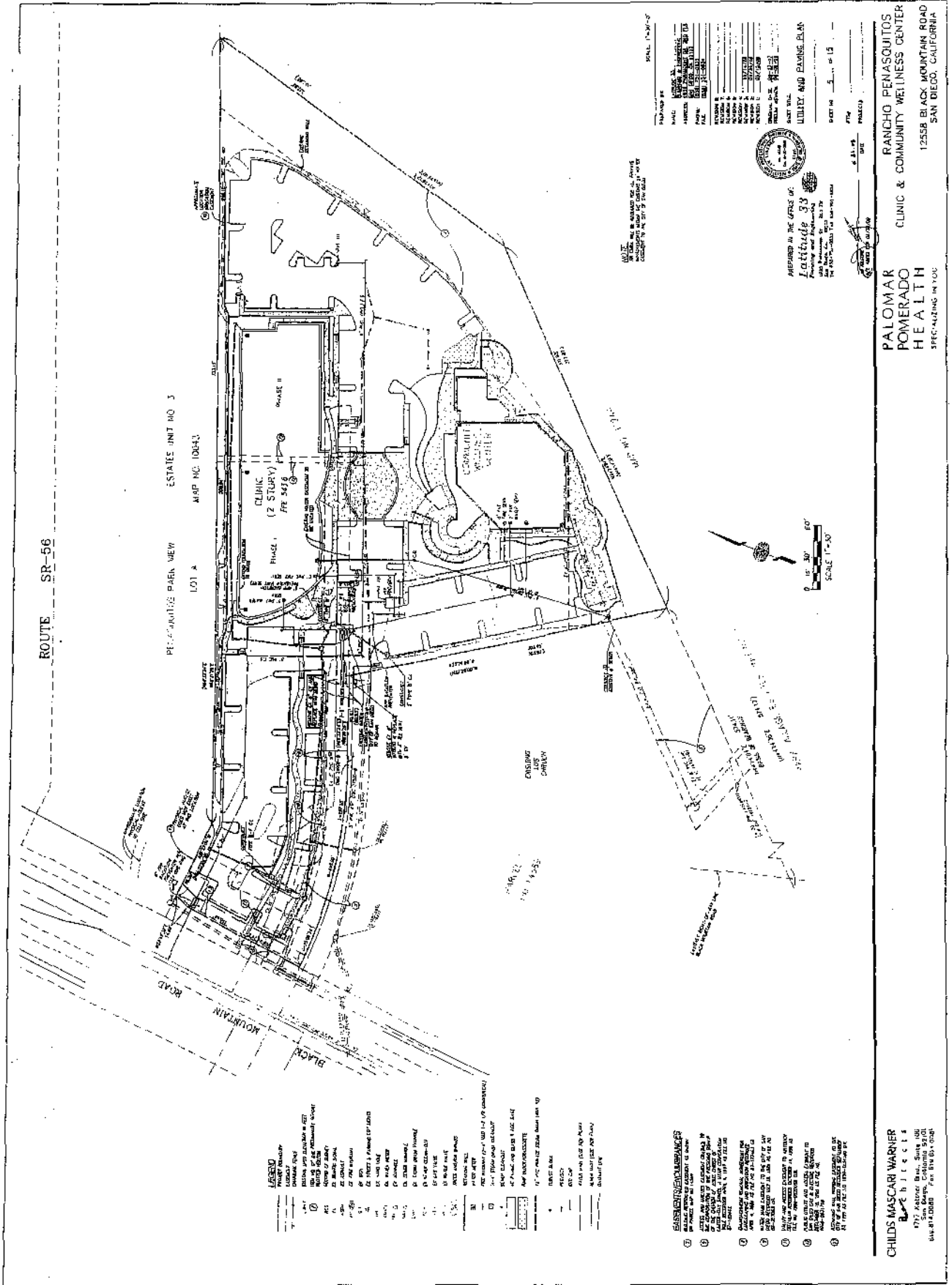
DATE	11/11/11
PROJECT	COMMUNITY WELLNESS CENTER
CLIENT	CHILD'S MASCARI WARNER ARCHITECTS
DESIGNER	CHILD'S MASCARI WARNER ARCHITECTS
ENGINEER	CHILD'S MASCARI WARNER ARCHITECTS
ARCHITECT	CHILD'S MASCARI WARNER ARCHITECTS
PLANNING	CHILD'S MASCARI WARNER ARCHITECTS
LANDSCAPE	CHILD'S MASCARI WARNER ARCHITECTS
MECHANICAL	CHILD'S MASCARI WARNER ARCHITECTS
ELECTRICAL	CHILD'S MASCARI WARNER ARCHITECTS
PLUMBING	CHILD'S MASCARI WARNER ARCHITECTS
CONCRETE	CHILD'S MASCARI WARNER ARCHITECTS
PAINT	CHILD'S MASCARI WARNER ARCHITECTS
FINISHES	CHILD'S MASCARI WARNER ARCHITECTS
IRONWORK	CHILD'S MASCARI WARNER ARCHITECTS
GLASS	CHILD'S MASCARI WARNER ARCHITECTS
MECHANICAL	CHILD'S MASCARI WARNER ARCHITECTS
ELECTRICAL	CHILD'S MASCARI WARNER ARCHITECTS
PLUMBING	CHILD'S MASCARI WARNER ARCHITECTS
CONCRETE	CHILD'S MASCARI WARNER ARCHITECTS
PAINT	CHILD'S MASCARI WARNER ARCHITECTS
FINISHES	CHILD'S MASCARI WARNER ARCHITECTS
IRONWORK	CHILD'S MASCARI WARNER ARCHITECTS
GLASS	CHILD'S MASCARI WARNER ARCHITECTS

CHILD'S MASCARI WARNER ARCHITECTS
 11732 Kellner Blvd., Suite 100
 San Diego, California 92131
 619.584.0800 Fax 619.584.1000

PALOMAR RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER HEALTH SPECIALTIES IN-TOWN
 12558 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA

REVISIONS
 1. 11/11/11: Initial design.
 2. 11/15/11: Revised site plan.
 3. 11/20/11: Revised floor plan.
 4. 12/01/11: Revised site plan.
 5. 12/15/11: Revised floor plan.
 6. 12/20/11: Revised site plan.
 7. 01/05/12: Revised floor plan.
 8. 01/15/12: Revised site plan.
 9. 01/25/12: Revised floor plan.
 10. 02/01/12: Revised site plan.

REVISIONS
 11. 02/15/12: Revised floor plan.
 12. 02/25/12: Revised site plan.
 13. 03/05/12: Revised floor plan.
 14. 03/15/12: Revised site plan.
 15. 03/25/12: Revised floor plan.
 16. 04/05/12: Revised site plan.
 17. 04/15/12: Revised floor plan.
 18. 04/25/12: Revised site plan.
 19. 05/05/12: Revised floor plan.
 20. 05/15/12: Revised site plan.



ROUTE SR-56

PELONANIS PARR NEW ESTATES UNIT NO 3
LOT A
MAP NO. DD43

BLACK MOUNTAIN ROAD

LEGEND

- 1. PROPERTY BOUNDARY
- 2. EXISTING DRIVE
- 3. EXISTING DRIVE (WIDENED TO 20 FT)
- 4. EXISTING DRIVE (WIDENED TO 30 FT)
- 5. EXISTING DRIVE (WIDENED TO 40 FT)
- 6. EXISTING DRIVE (WIDENED TO 50 FT)
- 7. EXISTING DRIVE (WIDENED TO 60 FT)
- 8. EXISTING DRIVE (WIDENED TO 70 FT)
- 9. EXISTING DRIVE (WIDENED TO 80 FT)
- 10. EXISTING DRIVE (WIDENED TO 90 FT)
- 11. EXISTING DRIVE (WIDENED TO 100 FT)
- 12. EXISTING DRIVE (WIDENED TO 110 FT)
- 13. EXISTING DRIVE (WIDENED TO 120 FT)
- 14. EXISTING DRIVE (WIDENED TO 130 FT)
- 15. EXISTING DRIVE (WIDENED TO 140 FT)
- 16. EXISTING DRIVE (WIDENED TO 150 FT)
- 17. EXISTING DRIVE (WIDENED TO 160 FT)
- 18. EXISTING DRIVE (WIDENED TO 170 FT)
- 19. EXISTING DRIVE (WIDENED TO 180 FT)
- 20. EXISTING DRIVE (WIDENED TO 190 FT)
- 21. EXISTING DRIVE (WIDENED TO 200 FT)
- 22. EXISTING DRIVE (WIDENED TO 210 FT)
- 23. EXISTING DRIVE (WIDENED TO 220 FT)
- 24. EXISTING DRIVE (WIDENED TO 230 FT)
- 25. EXISTING DRIVE (WIDENED TO 240 FT)
- 26. EXISTING DRIVE (WIDENED TO 250 FT)
- 27. EXISTING DRIVE (WIDENED TO 260 FT)
- 28. EXISTING DRIVE (WIDENED TO 270 FT)
- 29. EXISTING DRIVE (WIDENED TO 280 FT)
- 30. EXISTING DRIVE (WIDENED TO 290 FT)
- 31. EXISTING DRIVE (WIDENED TO 300 FT)
- 32. EXISTING DRIVE (WIDENED TO 310 FT)
- 33. EXISTING DRIVE (WIDENED TO 320 FT)
- 34. EXISTING DRIVE (WIDENED TO 330 FT)
- 35. EXISTING DRIVE (WIDENED TO 340 FT)
- 36. EXISTING DRIVE (WIDENED TO 350 FT)
- 37. EXISTING DRIVE (WIDENED TO 360 FT)
- 38. EXISTING DRIVE (WIDENED TO 370 FT)
- 39. EXISTING DRIVE (WIDENED TO 380 FT)
- 40. EXISTING DRIVE (WIDENED TO 390 FT)
- 41. EXISTING DRIVE (WIDENED TO 400 FT)
- 42. EXISTING DRIVE (WIDENED TO 410 FT)
- 43. EXISTING DRIVE (WIDENED TO 420 FT)
- 44. EXISTING DRIVE (WIDENED TO 430 FT)
- 45. EXISTING DRIVE (WIDENED TO 440 FT)
- 46. EXISTING DRIVE (WIDENED TO 450 FT)
- 47. EXISTING DRIVE (WIDENED TO 460 FT)
- 48. EXISTING DRIVE (WIDENED TO 470 FT)
- 49. EXISTING DRIVE (WIDENED TO 480 FT)
- 50. EXISTING DRIVE (WIDENED TO 490 FT)
- 51. EXISTING DRIVE (WIDENED TO 500 FT)
- 52. EXISTING DRIVE (WIDENED TO 510 FT)
- 53. EXISTING DRIVE (WIDENED TO 520 FT)
- 54. EXISTING DRIVE (WIDENED TO 530 FT)
- 55. EXISTING DRIVE (WIDENED TO 540 FT)
- 56. EXISTING DRIVE (WIDENED TO 550 FT)
- 57. EXISTING DRIVE (WIDENED TO 560 FT)
- 58. EXISTING DRIVE (WIDENED TO 570 FT)
- 59. EXISTING DRIVE (WIDENED TO 580 FT)
- 60. EXISTING DRIVE (WIDENED TO 590 FT)
- 61. EXISTING DRIVE (WIDENED TO 600 FT)
- 62. EXISTING DRIVE (WIDENED TO 610 FT)
- 63. EXISTING DRIVE (WIDENED TO 620 FT)
- 64. EXISTING DRIVE (WIDENED TO 630 FT)
- 65. EXISTING DRIVE (WIDENED TO 640 FT)
- 66. EXISTING DRIVE (WIDENED TO 650 FT)
- 67. EXISTING DRIVE (WIDENED TO 660 FT)
- 68. EXISTING DRIVE (WIDENED TO 670 FT)
- 69. EXISTING DRIVE (WIDENED TO 680 FT)
- 70. EXISTING DRIVE (WIDENED TO 690 FT)
- 71. EXISTING DRIVE (WIDENED TO 700 FT)
- 72. EXISTING DRIVE (WIDENED TO 710 FT)
- 73. EXISTING DRIVE (WIDENED TO 720 FT)
- 74. EXISTING DRIVE (WIDENED TO 730 FT)
- 75. EXISTING DRIVE (WIDENED TO 740 FT)
- 76. EXISTING DRIVE (WIDENED TO 750 FT)
- 77. EXISTING DRIVE (WIDENED TO 760 FT)
- 78. EXISTING DRIVE (WIDENED TO 770 FT)
- 79. EXISTING DRIVE (WIDENED TO 780 FT)
- 80. EXISTING DRIVE (WIDENED TO 790 FT)
- 81. EXISTING DRIVE (WIDENED TO 800 FT)
- 82. EXISTING DRIVE (WIDENED TO 810 FT)
- 83. EXISTING DRIVE (WIDENED TO 820 FT)
- 84. EXISTING DRIVE (WIDENED TO 830 FT)
- 85. EXISTING DRIVE (WIDENED TO 840 FT)
- 86. EXISTING DRIVE (WIDENED TO 850 FT)
- 87. EXISTING DRIVE (WIDENED TO 860 FT)
- 88. EXISTING DRIVE (WIDENED TO 870 FT)
- 89. EXISTING DRIVE (WIDENED TO 880 FT)
- 90. EXISTING DRIVE (WIDENED TO 890 FT)
- 91. EXISTING DRIVE (WIDENED TO 900 FT)
- 92. EXISTING DRIVE (WIDENED TO 910 FT)
- 93. EXISTING DRIVE (WIDENED TO 920 FT)
- 94. EXISTING DRIVE (WIDENED TO 930 FT)
- 95. EXISTING DRIVE (WIDENED TO 940 FT)
- 96. EXISTING DRIVE (WIDENED TO 950 FT)
- 97. EXISTING DRIVE (WIDENED TO 960 FT)
- 98. EXISTING DRIVE (WIDENED TO 970 FT)
- 99. EXISTING DRIVE (WIDENED TO 980 FT)
- 100. EXISTING DRIVE (WIDENED TO 990 FT)
- 101. EXISTING DRIVE (WIDENED TO 1000 FT)

BASEMENTS/UNDERMINES

1. BASEMENTS/UNDERMINES

2. BASEMENTS/UNDERMINES

3. BASEMENTS/UNDERMINES

4. BASEMENTS/UNDERMINES

5. BASEMENTS/UNDERMINES

6. BASEMENTS/UNDERMINES

7. BASEMENTS/UNDERMINES

8. BASEMENTS/UNDERMINES

9. BASEMENTS/UNDERMINES

10. BASEMENTS/UNDERMINES

11. BASEMENTS/UNDERMINES

12. BASEMENTS/UNDERMINES

13. BASEMENTS/UNDERMINES

14. BASEMENTS/UNDERMINES

15. BASEMENTS/UNDERMINES

16. BASEMENTS/UNDERMINES

17. BASEMENTS/UNDERMINES

18. BASEMENTS/UNDERMINES

19. BASEMENTS/UNDERMINES

20. BASEMENTS/UNDERMINES

21. BASEMENTS/UNDERMINES

22. BASEMENTS/UNDERMINES

23. BASEMENTS/UNDERMINES

24. BASEMENTS/UNDERMINES

25. BASEMENTS/UNDERMINES

26. BASEMENTS/UNDERMINES

27. BASEMENTS/UNDERMINES

28. BASEMENTS/UNDERMINES

29. BASEMENTS/UNDERMINES

30. BASEMENTS/UNDERMINES

31. BASEMENTS/UNDERMINES

32. BASEMENTS/UNDERMINES

33. BASEMENTS/UNDERMINES

34. BASEMENTS/UNDERMINES

35. BASEMENTS/UNDERMINES

36. BASEMENTS/UNDERMINES

37. BASEMENTS/UNDERMINES

38. BASEMENTS/UNDERMINES

39. BASEMENTS/UNDERMINES

40. BASEMENTS/UNDERMINES

41. BASEMENTS/UNDERMINES

42. BASEMENTS/UNDERMINES

43. BASEMENTS/UNDERMINES

44. BASEMENTS/UNDERMINES

45. BASEMENTS/UNDERMINES

46. BASEMENTS/UNDERMINES

47. BASEMENTS/UNDERMINES

48. BASEMENTS/UNDERMINES

49. BASEMENTS/UNDERMINES

50. BASEMENTS/UNDERMINES

51. BASEMENTS/UNDERMINES

52. BASEMENTS/UNDERMINES

53. BASEMENTS/UNDERMINES

54. BASEMENTS/UNDERMINES

55. BASEMENTS/UNDERMINES

56. BASEMENTS/UNDERMINES

57. BASEMENTS/UNDERMINES

58. BASEMENTS/UNDERMINES

59. BASEMENTS/UNDERMINES

60. BASEMENTS/UNDERMINES

61. BASEMENTS/UNDERMINES

62. BASEMENTS/UNDERMINES

63. BASEMENTS/UNDERMINES

64. BASEMENTS/UNDERMINES

65. BASEMENTS/UNDERMINES

66. BASEMENTS/UNDERMINES

67. BASEMENTS/UNDERMINES

68. BASEMENTS/UNDERMINES

69. BASEMENTS/UNDERMINES

70. BASEMENTS/UNDERMINES

71. BASEMENTS/UNDERMINES

72. BASEMENTS/UNDERMINES

73. BASEMENTS/UNDERMINES

74. BASEMENTS/UNDERMINES

75. BASEMENTS/UNDERMINES

76. BASEMENTS/UNDERMINES

77. BASEMENTS/UNDERMINES

78. BASEMENTS/UNDERMINES

79. BASEMENTS/UNDERMINES

80. BASEMENTS/UNDERMINES

81. BASEMENTS/UNDERMINES

82. BASEMENTS/UNDERMINES

83. BASEMENTS/UNDERMINES

84. BASEMENTS/UNDERMINES

85. BASEMENTS/UNDERMINES

86. BASEMENTS/UNDERMINES

87. BASEMENTS/UNDERMINES

88. BASEMENTS/UNDERMINES

89. BASEMENTS/UNDERMINES

90. BASEMENTS/UNDERMINES

91. BASEMENTS/UNDERMINES

92. BASEMENTS/UNDERMINES

93. BASEMENTS/UNDERMINES

94. BASEMENTS/UNDERMINES

95. BASEMENTS/UNDERMINES

96. BASEMENTS/UNDERMINES

97. BASEMENTS/UNDERMINES

98. BASEMENTS/UNDERMINES

99. BASEMENTS/UNDERMINES

100. BASEMENTS/UNDERMINES

CHILD'S MASCARI WARNER
Architects
1777 A Avenue, Suite 100
San Diego, CA 92108
Tel: 619 594 0000
Fax: 619 594 0001

SCALE: 1"=50'

DATE: 4.21.15

PROJECT: PALOMAR RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER

LIBRARY AND FIRMING PLAN

DATE: 5.15.15

PROJECT: PALOMAR RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER

SCALE: 1"=50'

PALOMAR RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
12558 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA

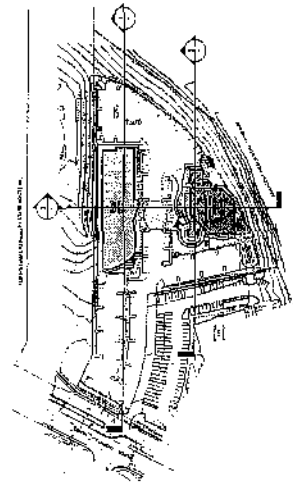
PALOMAR RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
12558 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA

PALOMAR RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
12558 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA

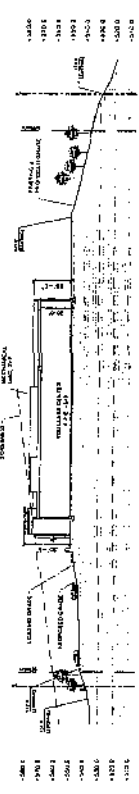
PALOMAR RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
12558 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA



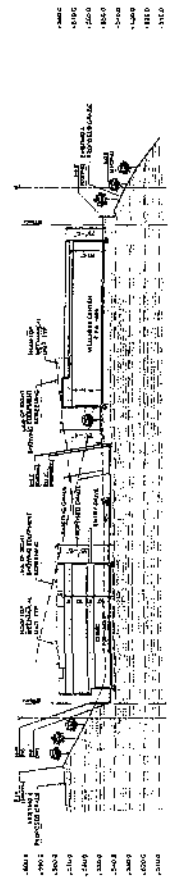
1 CLINIC SECTION LOOKING NORTH/SOUTH



SEE PLAN



2 WELLNESS CENTER SECTION LOOKING NORTHWEST



3 SITE SECTION LOOKING NORTHEAST

PREPARED BY:

DATE:	01/15/2014
PROJECT:	WELLNESS CENTER
CLIENT:	CHILDREN'S HOSPITAL OF PHOENIX
LOCATION:	12855 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92120
SCALE:	AS SHOWN

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/15/2014	ISSUE FOR PERMIT
2	01/15/2014	ISSUE FOR PERMIT
3	01/15/2014	ISSUE FOR PERMIT
4	01/15/2014	ISSUE FOR PERMIT
5	01/15/2014	ISSUE FOR PERMIT
6	01/15/2014	ISSUE FOR PERMIT
7	01/15/2014	ISSUE FOR PERMIT
8	01/15/2014	ISSUE FOR PERMIT
9	01/15/2014	ISSUE FOR PERMIT
10	01/15/2014	ISSUE FOR PERMIT

PROJECT NO. 12855

SITE SECTIONS

SCALE: 1/8" = 1'-0"

DATE: 01/15/2014

PROJECT: 12855

CLIENT: CHILDREN'S HOSPITAL OF PHOENIX

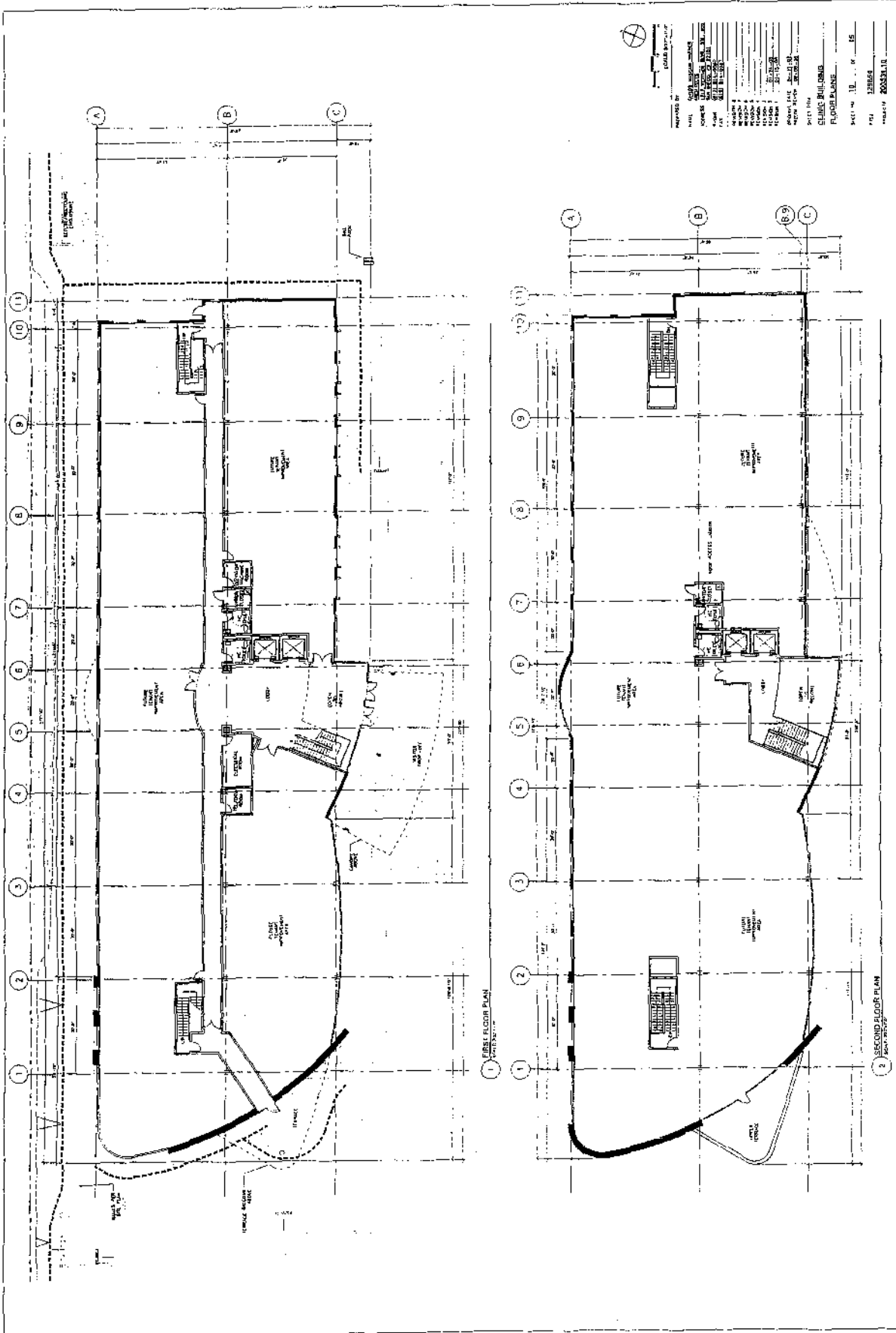
LOCATION: 12855 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92120

CHILDREN'S HOSPITAL OF PHOENIX
 12855 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92120

PALOMAR
 POMERADO
 HEALTH

WELLNESS CENTER
 CLINIC & COMMUNITY WELLNESS CENTER

CHILDREN'S HOSPITAL OF PHOENIX
 12855 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92120

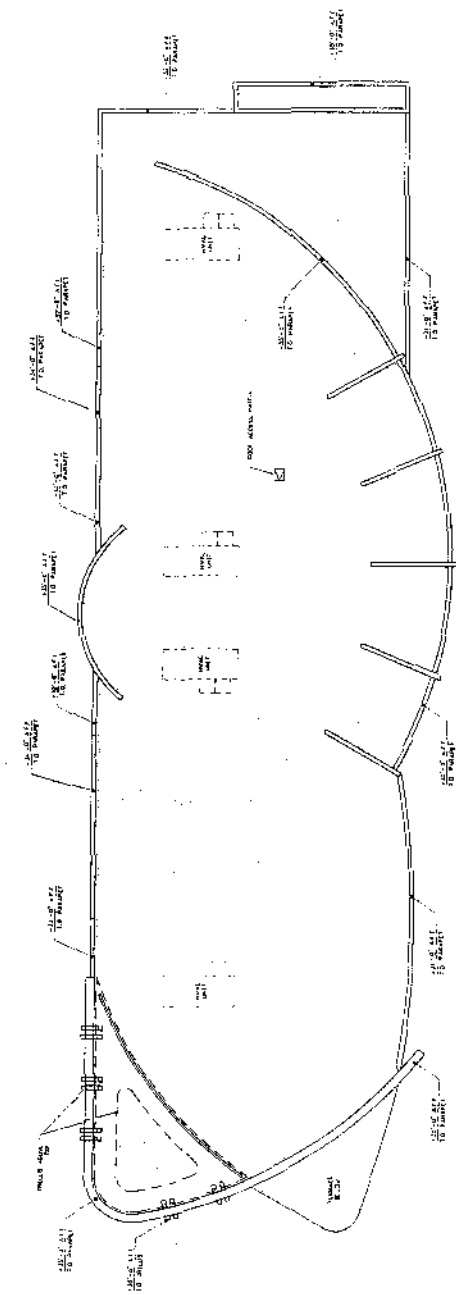


PREPARED BY: **CHILD'S MASCARI WARNER ARCHITECTS**
 PROJECT: **RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER**
 SHEET: **FLOOR PLANS**
 DATE: **11.15.15**
 SCALE: **1/8" = 1'-0"**
 DRAWN BY: **JAW**
 CHECKED BY: **JAW**
 PROJECT NO.: **15-0000**
 SHEET NO.: **11** OF **15**
 PROJECT LOCATION: **12855 BLACK MOUNTAIN ROAD, SAN DIEGO, CALIFORNIA**

CHILD'S MASCARI WARNER ARCHITECTS
 111 BROADWAY, SUITE 100
 NEW YORK, NY 10038
 TEL: 212 677 1000
 WWW.CHILDARCHITECTS.COM

PALOMAR POMERADO HEALTH SPECIALTY CENTER
RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
 12855 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA

CHILD'S MASCARI WARNER ARCHITECTS
 111 BROADWAY, SUITE 100
 NEW YORK, NY 10038
 TEL: 212 677 1000
 WWW.CHILDARCHITECTS.COM



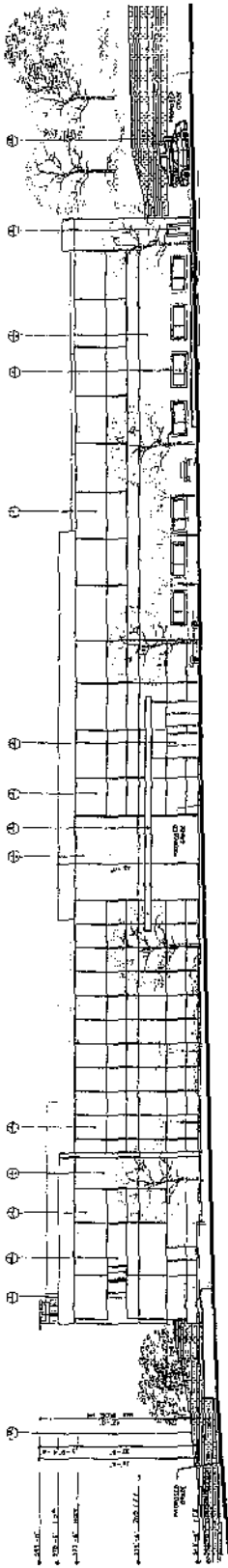
PROJECT NO.	100000000
DATE	05/15/2008
PROJECT NAME	CLINIC & COMMUNITY WELLNESS CENTER
PROJECT LOCATION	12855 BLACK MOUNTAIN ROAD SAN DIEGO, CALIFORNIA
CLIENT	RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
DESIGNER	CHILD'S MASCARI WARNER ARCHITECTS
SCALE	AS SHOWN

(1) BODY PLAN
SCALE: 1/8" = 1'-0"

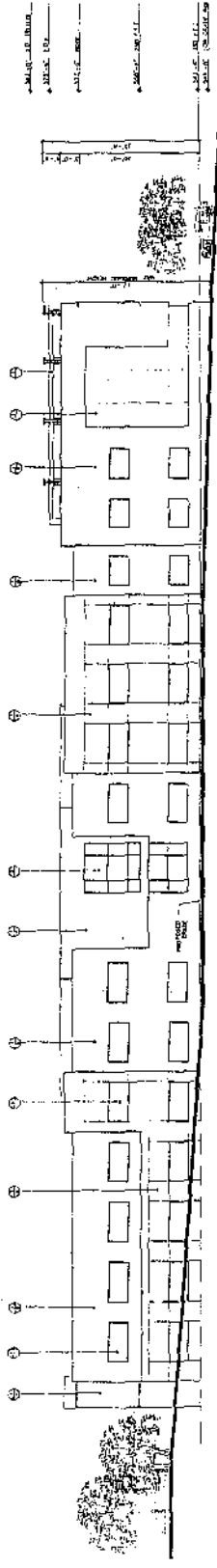
PALOMAR
POMERADO
HEALTH
SPECIFICATIONS BY 1078

CHILD'S MASCARI WARNER
ARCHITECTS
2311 Camino del Rio South
San Diego, California 92108
PH: (619) 594-3100

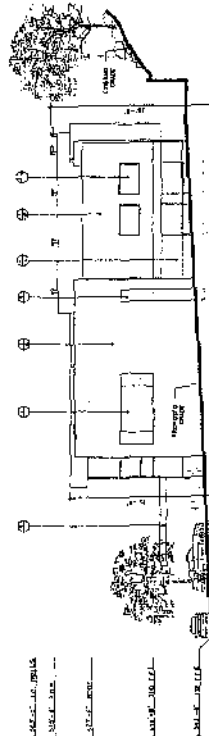
RANCHO PENASQUITOS
CLINIC & COMMUNITY WELLNESS CENTER
12855 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA



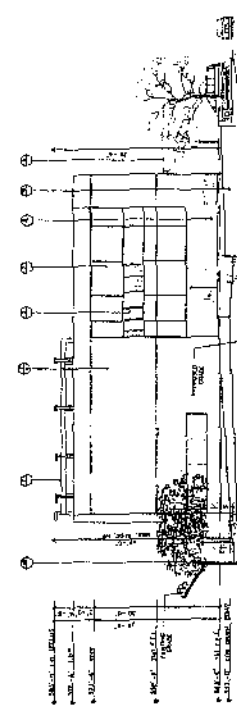
1 CLINIC SOUTH ELEVATION



2 CLINIC NORTH ELEVATION



3 CLINIC EAST ELEVATION



4 CLINIC WEST ELEVATION

MATERIALS LEGEND

- 1. BRICK
- 2. STUCCO
- 3. CONCRETE
- 4. GLASS
- 5. METAL
- 6. WOOD
- 7. ASPHALT
- 8. GRASS
- 9. TREES
- 10. BUSHES
- 11. LIGHT FIXTURES
- 12. SIGNAGE
- 13. FENCE
- 14. DRIVEWAY
- 15. SIDEWALK
- 16. LANDSCAPING

COLOR LEGEND

- 1. BRICK
- 2. STUCCO
- 3. CONCRETE
- 4. GLASS
- 5. METAL
- 6. WOOD
- 7. ASPHALT
- 8. GRASS
- 9. TREES
- 10. BUSHES
- 11. LIGHT FIXTURES
- 12. SIGNAGE
- 13. FENCE
- 14. DRIVEWAY
- 15. SIDEWALK
- 16. LANDSCAPING

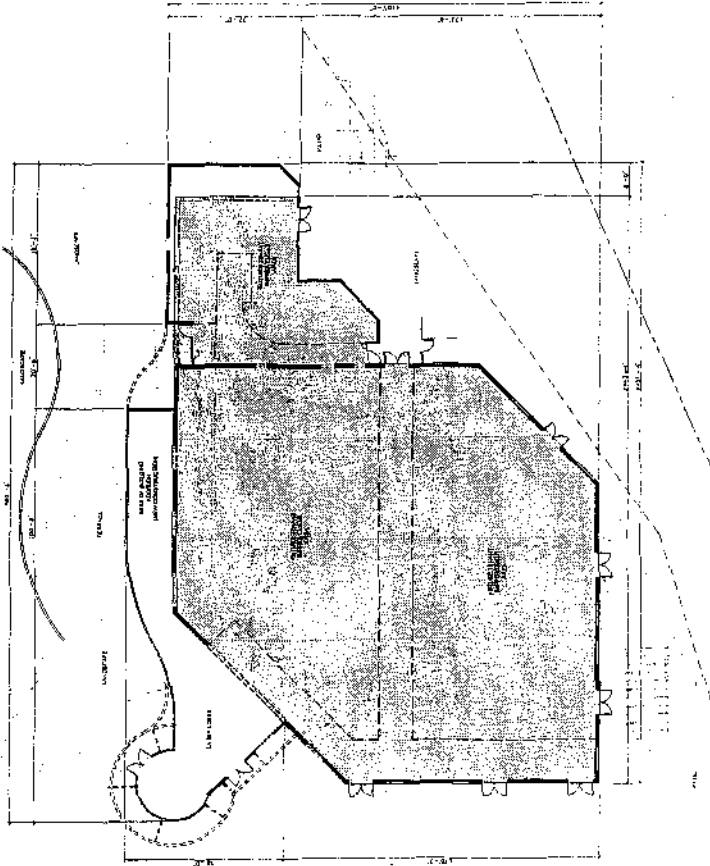
CLINIC ELEVATIONS

DATE: 10/15/10
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT: [unreadable]
 SHEET: [unreadable]

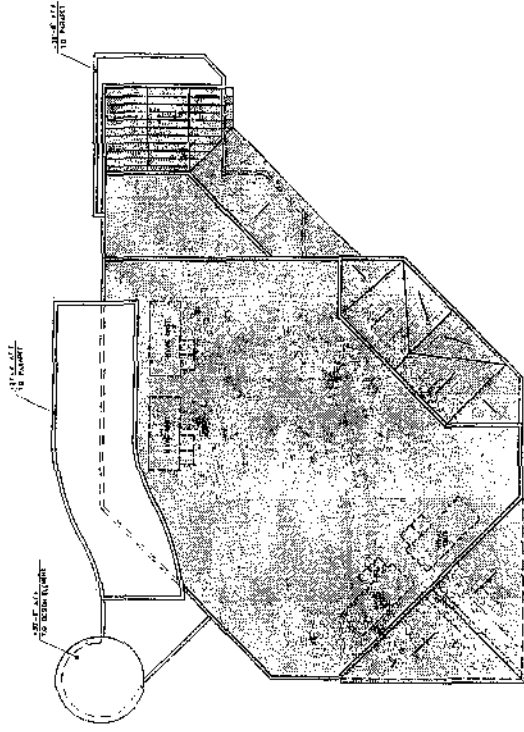
CHILD'S MASCARI WARNER
 Architects
 11111 Friar Way, Suite 100
 San Diego, CA 92121
 (619) 581-1111

PALOMAR
 POMERADO
 HEALTH
 SPECIALIZING IN CO

RANCHO PENASQUITOS
 CLINIC & COMMUNITY WELLNESS CENTER
 12665 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA



1 FLOOR PLAN



2 ROOF PLAN



PROJECT NO. 2004-001

DATE: 01/11/05

SCALE: 1/8" = 1'-0"

PROJECT: RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER

ARCHITECT: CHILD'S MASCARI WARNER WHITE & CO. ARCHITECTS

10000 LA JOLLA VILLAGE DRIVE, SUITE 200, SAN DIEGO, CA 92131

TEL: 619-594-1000 FAX: 619-594-1001

PROJECT NO. 2004-001

DATE: 01/11/05

SCALE: 1/8" = 1'-0"

PROJECT: RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER

ARCHITECT: CHILD'S MASCARI WARNER WHITE & CO. ARCHITECTS

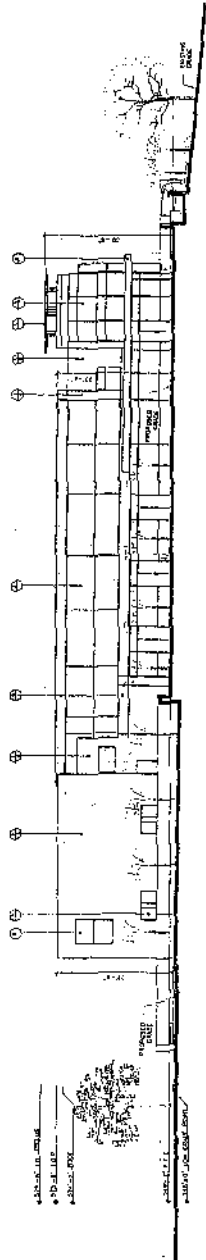
10000 LA JOLLA VILLAGE DRIVE, SUITE 200, SAN DIEGO, CA 92131

TEL: 619-594-1000 FAX: 619-594-1001

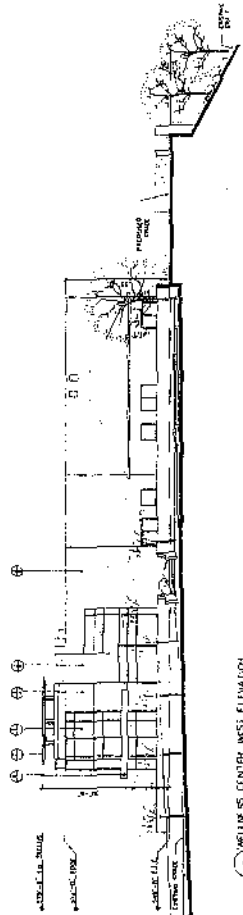
CHILD'S MASCARI WARNER
WHITE & CO.
ARCHITECTS
10000 LA JOLLA VILLAGE DRIVE
SUITE 200, SAN DIEGO, CA 92131

PALOMAR
POMERADO
HEALTH
SPECIALTY IN YOU

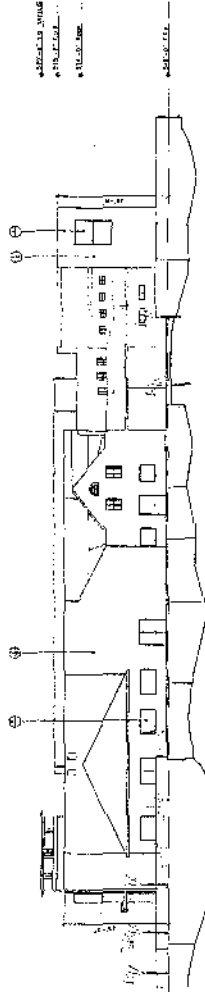
RANCHO PENASQUITOS
CLINIC & COMMUNITY WELLNESS CENTER
12865 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA



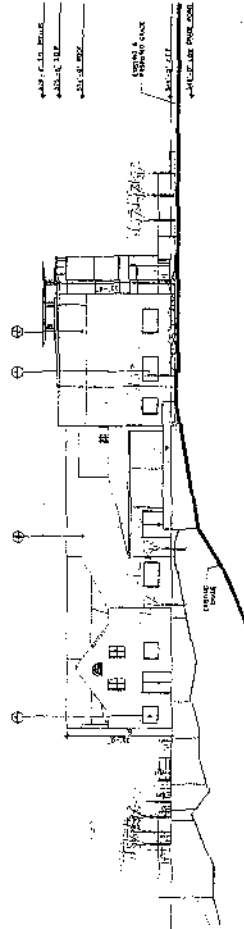
1 WELLNESS CENTER NORTH ELEVATION



2 WELLNESS CENTER WEST ELEVATION



3 WELLNESS CENTER SOUTH ELEVATION



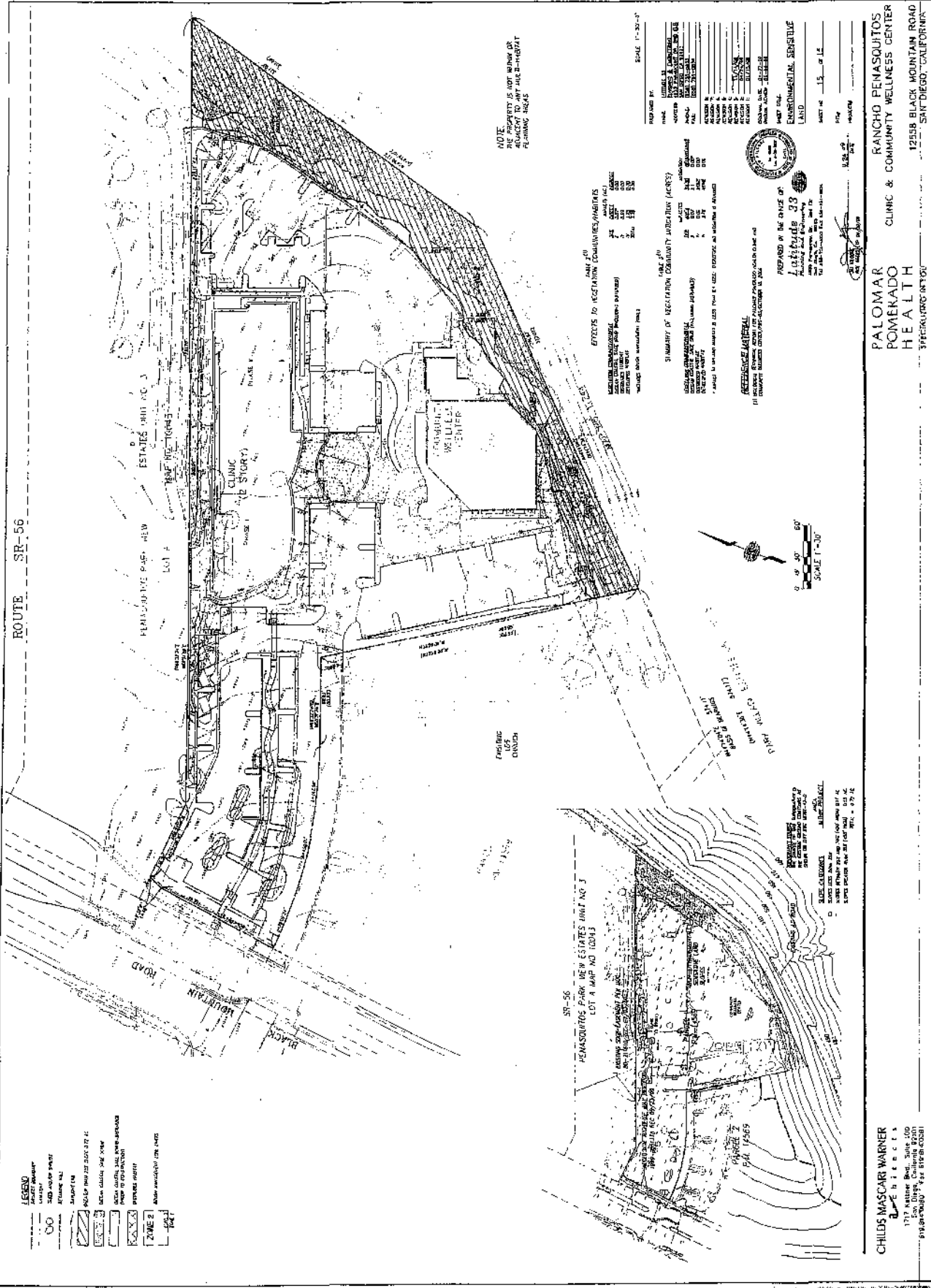
4 WELLNESS CENTER EAST ELEVATION

PREPARED BY: **CHILDS MASCARI WARNER ARCHITECTS**
 ADDRESS: 12855 BLACK MOUNTAIN ROAD, SAN DIEGO, CALIFORNIA 92130
 PHONE: (619) 444-1100
 FAX: (619) 444-1101
 PROJECT NO.: 101010
 DRAWING NO.: 101010-01
 DATE: 11/11/10
 SHEET NO.: 14 OF 15
 PROJECT NAME: **WELLNESS CENTER ELEVATIONS**
 CLIENT: **COMMUNITY WELLNESS CENTER**
 PROJECT ADDRESS: 12855 BLACK MOUNTAIN ROAD, SAN DIEGO, CALIFORNIA 92130

LA TERMS LEGEND
 (1) EXISTING WALL
 (2) EXISTING WINDOW
 (3) EXISTING DOOR
 (4) EXISTING ROOF
 (5) EXISTING FLOOR
 (6) EXISTING CEILING
 (7) EXISTING STAIR
 (8) EXISTING ELEVATOR
 (9) EXISTING MECHANICAL
 (10) EXISTING ELECTRICAL
 (11) EXISTING PLUMBING
 (12) EXISTING HVAC
 (13) EXISTING STRUCTURE
 (14) EXISTING LANDSCAPE
 (15) EXISTING UTILITIES
 (16) EXISTING SITEWORK
 (17) EXISTING SITE FURNITURE
 (18) EXISTING SITE LIGHTING
 (19) EXISTING SITE TREES
 (20) EXISTING SITE GRASS
 (21) EXISTING SITE PAVEMENT
 (22) EXISTING SITE DRIVEWAY
 (23) EXISTING SITE FENCE
 (24) EXISTING SITE WALL
 (25) EXISTING SITE SIGN
 (26) EXISTING SITE UTILITY
 (27) EXISTING SITE EROSION CONTROL
 (28) EXISTING SITE DRAINAGE
 (29) EXISTING SITE IRRIGATION
 (30) EXISTING SITE SECURITY
 (31) EXISTING SITE ACCESS
 (32) EXISTING SITE POND
 (33) EXISTING SITE WETLAND
 (34) EXISTING SITE HISTORIC
 (35) EXISTING SITE CULTURAL RESOURCE
 (36) EXISTING SITE MONUMENT
 (37) EXISTING SITE LANDMARK
 (38) EXISTING SITE SCENIC VIEW
 (39) EXISTING SITE SOUND BARRIER
 (40) EXISTING SITE VISUAL BARRIER
 (41) EXISTING SITE VISUAL SCREEN
 (42) EXISTING SITE VISUAL BUFFER
 (43) EXISTING SITE VISUAL OBSTRUCTION
 (44) EXISTING SITE VISUAL IMPEDIMENT
 (45) EXISTING SITE VISUAL INTERFERENCE
 (46) EXISTING SITE VISUAL POLLUTION
 (47) EXISTING SITE VISUAL CLASH
 (48) EXISTING SITE VISUAL CONTRAST
 (49) EXISTING SITE VISUAL DISHARMONY
 (50) EXISTING SITE VISUAL DISORDER
 (51) EXISTING SITE VISUAL DISTURBANCE
 (52) EXISTING SITE VISUAL INTRUSION
 (53) EXISTING SITE VISUAL OFFENSE
 (54) EXISTING SITE VISUAL OFFENSE
 (55) EXISTING SITE VISUAL OFFENSE

PALOMAR POMEERADO HEALTH SPECIALIZING IN IDO
RANCHO PENASQUITOS CLINIC & COMMUNITY WELLNESS CENTER
 12855 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA

CHILDS MASCARI WARNER ARCHITECTS
 1110 GARDEN AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92103
 (619) 444-1100



NOTE:
THE PROPERTY IS NOT WITHIN OR
ADJACENT TO ANY HIGH-DENSITY
PLANNING AREA.

PREPARED BY:
URS
1515 KATHERINE BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92108
PHONE: 619.594.1500
FAX: 619.594.1501
WWW.URS.COM

SCALE: 1" = 30'-0"
DATE: 11/15/14
PROJECT: PALOMAR POMEARDO HEALTH CENTER
SHEET NO.: 15 OF 14
DESIGNED BY: J. MASCARI WARNER
DRAWN BY: J. MASCARI WARNER
CHECKED BY: J. MASCARI WARNER
APPROVED BY: J. MASCARI WARNER
PROJECT NO.: 14-0011
SHEET NO.: 15 OF 14
DATE: 11/15/14
PROJECT: PALOMAR POMEARDO HEALTH CENTER



PALOMAR POMEARDO HEALTH CENTER
CLINIC & COMMUNITY WELLNESS CENTER
12558 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA

LEGEND

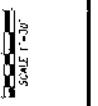
--- (Dashed Line)	Property Boundary
--- (Dash-dot Line)	Right-of-Way Boundary
--- (Solid Line)	Lot Boundary
--- (Dotted Line)	Proposed Walkway
--- (Stippled Area)	Proposed Landscaping
--- (Cross-hatched Area)	Proposed Parking
--- (Diagonal Hatching)	Proposed Building Footprint
--- (Contour Lines)	Topographic Contours
--- (Zone 1)	Zone 1
--- (Zone 2)	Zone 2
--- (Zone 3)	Zone 3
--- (Zone 4)	Zone 4

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE SITE PLAN.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS.

REFERENCE MATERIAL:

- 1. CITY OF SAN DIEGO SPECIFICATIONS AND STANDARDS
- 2. CALIFORNIA SPECIFICATIONS AND STANDARDS
- 3. CITY OF SAN DIEGO ZONING ORDINANCE
- 4. CITY OF SAN DIEGO SUBDIVISION MAP ACT
- 5. CITY OF SAN DIEGO DEVELOPMENTAL SERVICES DEPARTMENT
- 6. CITY OF SAN DIEGO PUBLIC WORKS DEPARTMENT
- 7. CITY OF SAN DIEGO PLANNING DEPARTMENT
- 8. CITY OF SAN DIEGO COMMUNITY DEVELOPMENT DEPARTMENT
- 9. CITY OF SAN DIEGO ENVIRONMENTAL SERVICES DEPARTMENT
- 10. CITY OF SAN DIEGO UTILITIES DEPARTMENT
- 11. CITY OF SAN DIEGO FIRE DEPARTMENT
- 12. CITY OF SAN DIEGO POLICE DEPARTMENT
- 13. CITY OF SAN DIEGO PUBLIC HEALTH DEPARTMENT
- 14. CITY OF SAN DIEGO SOCIAL SERVICES DEPARTMENT
- 15. CITY OF SAN DIEGO HUMAN SERVICES DEPARTMENT
- 16. CITY OF SAN DIEGO COMMUNITY SERVICES DEPARTMENT
- 17. CITY OF SAN DIEGO COMMUNITY DEVELOPMENT DEPARTMENT
- 18. CITY OF SAN DIEGO COMMUNITY SERVICES DEPARTMENT
- 19. CITY OF SAN DIEGO COMMUNITY SERVICES DEPARTMENT
- 20. CITY OF SAN DIEGO COMMUNITY SERVICES DEPARTMENT



CHILD'S MASCARI WARNER
ARCHITECTS
1717 KATHERINE BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92108
619.594.1500
WWW.CHILDSMASCARIWARNERARCHITECTS.COM

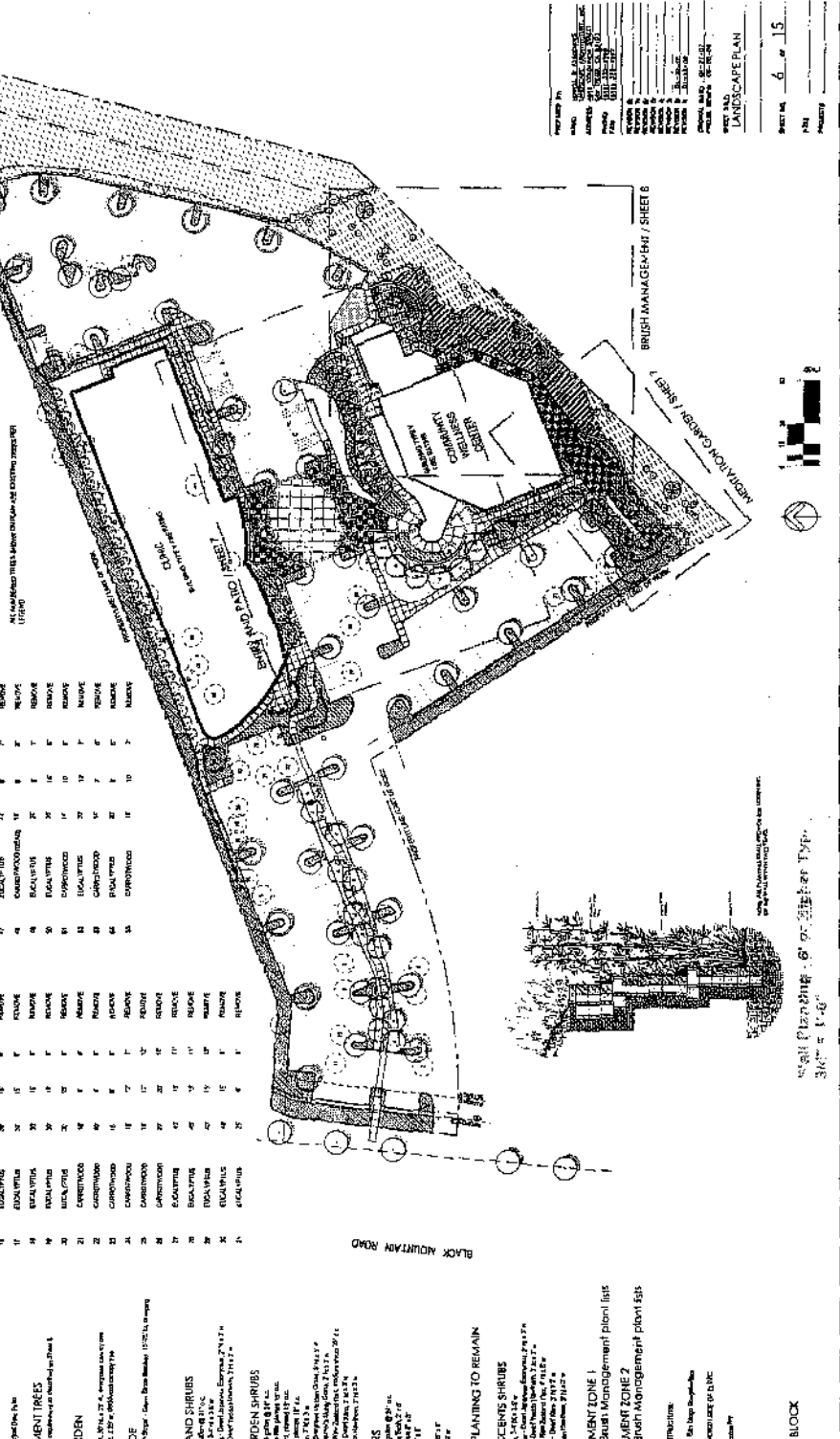
EXISTING TREE LEGEND

NO.	SYMBOL	DESCRIPTION	NO.	SYMBOL	DESCRIPTION
1		BAVE	16		ROSE
2		CHERRYBLOSSOM	17		ROSE
3		CHERRYBLOSSOM	18		ROSE
4		CHERRYBLOSSOM	19		ROSE
5		CHERRYBLOSSOM	20		ROSE
6		CHERRYBLOSSOM	21		ROSE
7		CHERRYBLOSSOM	22		ROSE
8		CHERRYBLOSSOM	23		ROSE
9		CHERRYBLOSSOM	24		ROSE
10		CHERRYBLOSSOM	25		ROSE
11		CHERRYBLOSSOM	26		ROSE
12		CHERRYBLOSSOM	27		ROSE
13		CHERRYBLOSSOM	28		ROSE
14		CHERRYBLOSSOM	29		ROSE
15		CHERRYBLOSSOM	30		ROSE

NO.	SYMBOL	DESCRIPTION	NO.	SYMBOL	DESCRIPTION
31		CHERRYBLOSSOM	37		ROSE
32		CHERRYBLOSSOM	38		ROSE
33		CHERRYBLOSSOM	39		ROSE
34		CHERRYBLOSSOM	40		ROSE
35		CHERRYBLOSSOM	41		ROSE
36		CHERRYBLOSSOM	42		ROSE
37		CHERRYBLOSSOM	43		ROSE
38		CHERRYBLOSSOM	44		ROSE
39		CHERRYBLOSSOM	45		ROSE
40		CHERRYBLOSSOM	46		ROSE
41		CHERRYBLOSSOM	47		ROSE
42		CHERRYBLOSSOM	48		ROSE
43		CHERRYBLOSSOM	49		ROSE
44		CHERRYBLOSSOM	50		ROSE
45		CHERRYBLOSSOM	51		ROSE
46		CHERRYBLOSSOM	52		ROSE
47		CHERRYBLOSSOM	53		ROSE
48		CHERRYBLOSSOM	54		ROSE
49		CHERRYBLOSSOM	55		ROSE

NO.	SYMBOL	DESCRIPTION	NO.	SYMBOL	DESCRIPTION
56		CHERRYBLOSSOM	62		ROSE
57		CHERRYBLOSSOM	63		ROSE
58		CHERRYBLOSSOM	64		ROSE
59		CHERRYBLOSSOM	65		ROSE
60		CHERRYBLOSSOM	66		ROSE
61		CHERRYBLOSSOM	67		ROSE
62		CHERRYBLOSSOM	68		ROSE
63		CHERRYBLOSSOM	69		ROSE
64		CHERRYBLOSSOM	70		ROSE
65		CHERRYBLOSSOM	71		ROSE
66		CHERRYBLOSSOM	72		ROSE
67		CHERRYBLOSSOM	73		ROSE
68		CHERRYBLOSSOM	74		ROSE
69		CHERRYBLOSSOM	75		ROSE
70		CHERRYBLOSSOM	76		ROSE
71		CHERRYBLOSSOM	77		ROSE
72		CHERRYBLOSSOM	78		ROSE
73		CHERRYBLOSSOM	79		ROSE
74		CHERRYBLOSSOM	80		ROSE
75		CHERRYBLOSSOM	81		ROSE
76		CHERRYBLOSSOM	82		ROSE
77		CHERRYBLOSSOM	83		ROSE
78		CHERRYBLOSSOM	84		ROSE
79		CHERRYBLOSSOM	85		ROSE
80		CHERRYBLOSSOM	86		ROSE
81		CHERRYBLOSSOM	87		ROSE
82		CHERRYBLOSSOM	88		ROSE
83		CHERRYBLOSSOM	89		ROSE
84		CHERRYBLOSSOM	90		ROSE
85		CHERRYBLOSSOM	91		ROSE
86		CHERRYBLOSSOM	92		ROSE
87		CHERRYBLOSSOM	93		ROSE
88		CHERRYBLOSSOM	94		ROSE
89		CHERRYBLOSSOM	95		ROSE
90		CHERRYBLOSSOM	96		ROSE
91		CHERRYBLOSSOM	97		ROSE
92		CHERRYBLOSSOM	98		ROSE
93		CHERRYBLOSSOM	99		ROSE
94		CHERRYBLOSSOM	100		ROSE

NO.	SYMBOL	DESCRIPTION
1		STREET TREES From any existing trees for preservation at Project site.
2		DRIVE ASLE CANOPY TREES From any existing trees for preservation at Project site.
3		PARKING LOT ISLANDS TREES From any existing trees for preservation at Project site.
4		SMALL FLOWERING COURTYARD TREES From any existing trees for preservation at Project site.
5		DATE PALM GROVE From any existing trees for preservation at Project site.
6		BRUSH MANAGEMENT TREES From any existing trees for preservation at Project site.
7		MEDIATION GARDEN From any existing trees for preservation at Project site.
8		CLINIC NORTH SIDE From any existing trees for preservation at Project site.
9		PARKING LOT ISLAND SHRUBS From any existing trees for preservation at Project site.
10		COURTYARD GARDEN SHRUBS From any existing trees for preservation at Project site.
11		GROUND COVERS From any existing trees for preservation at Project site.
12		HEDGES AND ACCENTS SHRUBS From any existing trees for preservation at Project site.
13		BRUSH MANAGEMENT ZONE 1 From any existing trees for preservation at Project site.
14		BRUSH MANAGEMENT ZONE 2 From any existing trees for preservation at Project site.
15		VINES From any existing trees for preservation at Project site.
16		LAWN From any existing trees for preservation at Project site.
17		DRIVEWAY TURF BLOCK From any existing trees for preservation at Project site.



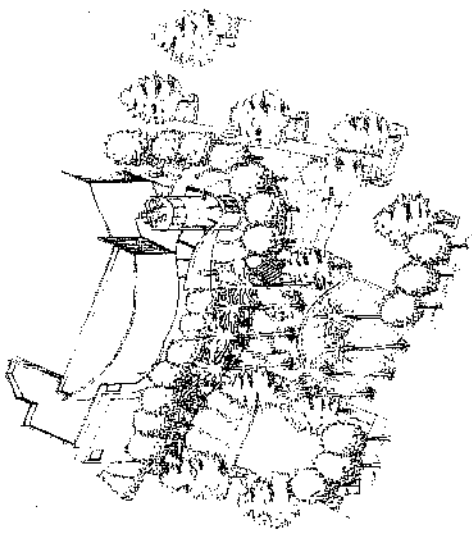
CHILD'S MASCARI WARNER
ARCHITECTS
1717 Kaituma Blvd., Suite 100
San Diego, CA 92111
415.684.0800 Fax: 619.618.6589

PALOMAR
POMERADO
HEALTH
SPECIALISTS IN YOU

RANCHO PENASQUITOS
CLINIC & COMMUNITY WELLNESS CENTER

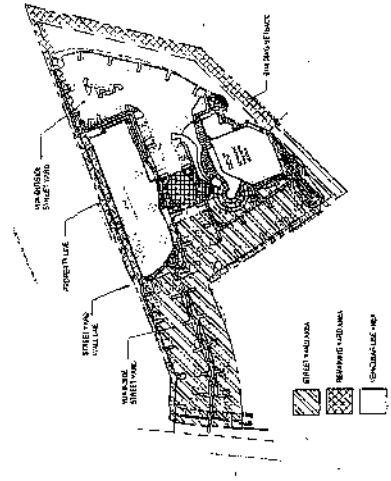
12955 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA

PROJECT NO. 6 OF 15
DATE 6/15
SHEET NO. 6 OF 15

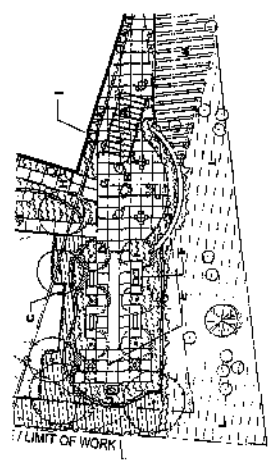


LANDSCAPE ARCHITECTURE PLAN
 SCALE: 1/8" = 1'-0"

NOTE: SEE DRAWINGS RELATED TO LANDSCAPE ARCHITECTURE AND PARKING PLAN

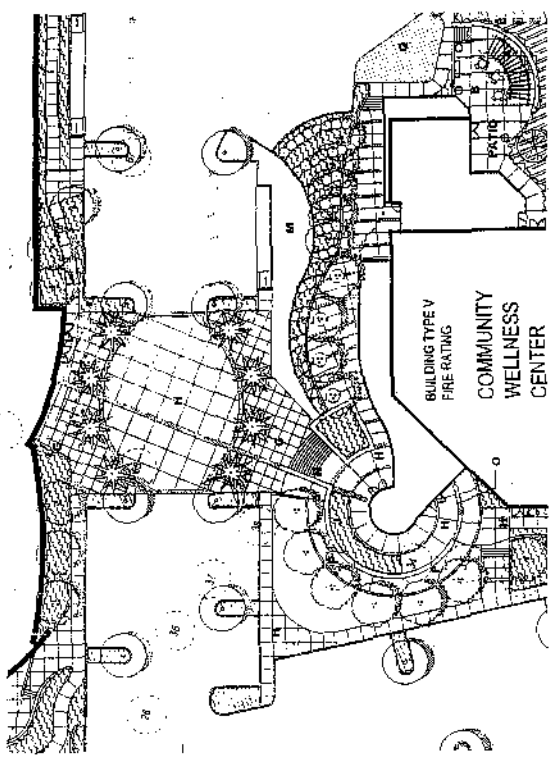


LANDSCAPE ARCHITECTURE
 PROJECT NO. 13-001
 PROJECT NAME: RANCHO PENASQUITOS COMMUNITY WELLNESS CENTER
 PROJECT ADDRESS: 12855 BLACK MOUNTAIN ROAD, SAN DIEGO, CALIFORNIA 92130
 CLIENT: PALOMAR POMERADO HEALTH SPECIALTIES, INC.
 ARCHITECT: CHILD'S MASCAR WARNER ARCHITECTS, 1377 AVENUE BLVD., SUITE 100, SAN DIEGO, CA 92108
 DATE: 07/15/15



LANDSCAPE ARCHITECTURE PLAN
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



LANDSCAPE ARCHITECTURE PLAN
 SCALE: 1/8" = 1'-0"

- LEGEND**
- A. Existing steel walls to be removed (R) will be clearly distinguished from new walls to be constructed by hatching.
 - B. Existing walls to be removed (R) will be clearly distinguished from new walls to be constructed by hatching.
 - C. 3/4" high wood (chain link) to be constructed.
 - D. Other hatching (R) to be used (Black) for pool.
 - E. Area for development of site or materials.
 - F. Existing 6" long brick (hatched) to be replaced in its entirety by stone (S).
 - G. Existing 6" long brick (hatched) to be replaced in its entirety by stone (S).
 - H. Existing 6" long brick (hatched) to be replaced in its entirety by stone (S).
 - I. From: Palomares and other, etc.
 - J. Existing steel, etc.
 - K. From: Palomares and other, etc.
 - L. Existing steel (hatched) to be replaced in its entirety by stone (S).
 - M. Existing steel (hatched) to be replaced in its entirety by stone (S).
 - N. Existing steel (hatched) to be replaced in its entirety by stone (S).
 - O. Existing steel (hatched) to be replaced in its entirety by stone (S).
 - P. Accessible ramp with handrails.
 - Q. Existing wall.

EXISTING BLOCK PAVING (R) TO BE REPAIRED
 SCALE: 1/8" = 1'-0"

CHILD'S MASCAR WARNER ARCHITECTS
 1377 AVENUE BLVD., SUITE 100
 SAN DIEGO, CA 92108
 TEL: 619 594 0000
 FAX: 619 594 0001

PALOMAR POMERADO HEALTH SPECIALTIES, INC.
 RANCHO PENASQUITOS COMMUNITY WELLNESS CENTER
 12855 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92130

LANDSCAPE ARCHITECTURE PLAN
 SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECTURE PLAN
 SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECTURE PLAN
 SCALE: 1/8" = 1'-0"

EXHIBIT "A"

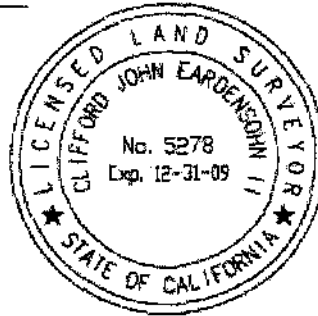
LEGAL DESCRIPTION
WATER MAIN EASEMENT VACATION

THAT PORTION OF AN EXISTING WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT NO. 89-257063, RECORDED MAY 16, 1989 OFFICIAL RECORDS WITHIN PARCEL 2 OF PARCEL MAP NO 14569 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP, SAID POINT BEING ALSO THE EASTERLY TERMINUS OF A COURSE NORTH 68°32'24" EAST, 80.93 FEET ON THE NORTHERLY LINE OF SAID PARCEL 1; THENCE CONTINUING ALONG SAID COURSE NORTH 68°32'24" EAST, 44.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLE FROM SAID LAST COURSE NORTH 21°27'36" WEST, 24.00 FEET TO THE NORTHERLY LINE OF SAID WATER EASEMENT AND POINT OF TERMINUS.


C. JOHN EARDENSOHN LS 5278
My Registration Expires 12-31-09

5/19/08
DATE



FILE: PTS 129854
JO 427821
DRAWING 20719-B

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION SUMMARILY VACATING WATER
EASEMENT NO. 447488.

WHEREAS, California Streets and Highways Code section 8330 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the summary vacation of public easements by City Council resolution; and

WHEREAS, it is proposed that a portion of the Water Easement granted to the City of San Diego per document recorded May 16, 1989, as File No. 89-257063 be vacated as Easement Vacation No. 447488; and

WHEREAS, the easement has been superseded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the easement does not contain public utility facilities; or does not contain active public utility facilities that would be affected by the abandonment; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on June 2, 2009, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

(R-[Reso Code])

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Easement Vacation No. 447488, the Council finds that:

(a) There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

The purpose of the easement for water facilities was to connect to prior development. With the vacation of a portion of this easement, water facilities will continue to be provided by a private water line, and no other public use of a like nature is anticipated.

(b) The public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

The vacation of a portion of the existing water easement reduces City liability for pipe maintenance and service for the private development proposed for this site. No private or public water service would be affected by this vacation.

(c) The abandonment is consistent with any applicable land use plan.

The Rancho Penasquitos Community plan designates this site for religious facility uses and is being amended to be designated for General Institutional-Health Clinic and Wellness Center. The easement vacation is consistent with this designation.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

Water service will not be affected by the easement vacation as proposed. A portion of the existing easement will not be needed as private water service will adequately water the existing and proposed development.

BE IT FURTHER RESOLVED, that a portion of the water easement located within 12855 Black Mountain Road in connection with Planned Development Permit No. 447402 and Site Development Permit No. 447403, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 20719-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Andrea Dixon
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
JO: 427821
Drawing No. 20719-B
R-R-[Reso Code]