



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 18, 2011 **REPORT NO. PC-11-031**

ATTENTION: Planning Commission, Agenda of March 24, 2011

SUBJECT: TIERRASANTA SINGLE FAMILY DWELLINGS
PROJECT NO. 219199, PROCESS 4.

REFERENCE: Planning Commission Report PC-06-168 for the Tierrasanta Townhomes
Project No. 61500 on line at: <http://www.sandiego.gov/planning-commission/agenda/pc06168tierrasanta.pdf>

OWNER: Tierrasanta LLC. (Attachment 10)

APPLICANT: Giovanni Posillico

SUMMARY

Issue(s): Should the Planning Commission approve an amendment to Project Nos. 61500 and 89848 to allow the construction of a 37-unit condominium development and relocation of telecommunication facilities on a 6.86-acre site located at 11445 Tierrasanta Boulevard within the Tierrasanta Community Plan area?

Staff Recommendation:

1. **CERTIFY** Addendum to Mitigated Negative Declaration No. 61500;
2. **APPROVE** Site Development Permit No. 837614 and Conditional Use Permit Nos. 837624, 837627, 837628 and 837628 (Amendment to Site Development Permit Nos. 330475 and Conditional Use Permit Nos. 287678, 287680, 287681 and 287682).

Community Planning Group Recommendation: On November 1, 2010, the Tierrasanta Community and Town Council voted 11-0-1 to approve the project with conditions (Attachment 9). Please reference the Discussion section of this report.

Environmental Review: An Addendum to Mitigated Negative Declaration (MND) No. 61500 has been prepared for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines. No new impacts would result from the modified project scope and therefore, no new mitigation is required.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project will add 37 residential units to a site previously developed with a church and day care building that have been demolished. There will be a net increase of 37 residential units to the Tierrasanta Community as a result of this project. The project is subject to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance.

BACKGROUND

The proposed project is a request to consider relocation of wireless communication facilities and modifications to brush management zones for a previously approved project consisting of a 61-unit development approved by the City Council in October 2006 under Project Nos. 61500 and 89848. The site is located at 11445 Tierrasanta Boulevard within the RS-1-7 Zone within the Tierrasanta Community Planning area. Subsequent to this approval, the current owners have re-designed the project. The proposed changes are consistent with the previous approval, with the exception of the proposed new locations of the wireless facilities, and the resulting changes to brush management zones. The purpose of the current amendment is to consider a request for proposed modifications to the brush management plan and associated conditions of approval, and changes in location of the wireless communication facilities resulting in the revised project scope. The scope of the proposed changes are depicted in excerpts from the Project Plans in Attachments 7 and 8. Strikeout/underline versions of the previously approved Site Development Permit/Conditional Use Permit Permits and Resolutions are contained in Attachments 4 and 5.

Project History

In May 2006, the Planning Commission recommended to City Council, approval of the Tierrasanta Townhomes Project, a 61-unit condominium project, and the relocation of four wireless telecommunication facilities on a site developed with a church facility. The project approvals included a Rezone from single-family to multi-family, a Vesting Tentative Map for condominium development along with a request for a waiver to underground overhead utilities, an Open Space Easement Abandonment and Multi-Habitat Planning Area Adjustment, a Site Development Permit for environmentally sensitive lands and for deviations for a sustainable housing project and, Conditional Use Permits for the four wireless communication facilities. (The focus of the discussions during Planning Commission deliberations was the request for the

underground waiver and the potential for providing affordable housing on site). The project was recommended for approval by the Planning Commission as submitted by staff and as described in Planning Commission Report No. PC-06-168 referenced above. The Tierrasanta Community Council and Planning Group voted 14-0-0 to approve the 61-unit project in March 2006. In October 2006, the City Council approved the project. The Site Development Permit has been vested through the issuance of a ministerial permit and for the demolition of the existing church facility. All other project approvals are effective.

In September 2010, a Substantial Conformance Review application was submitted for proposed project revisions. Those revisions included a reduction in units from 61 total (60 residential and one commercial located on the roof of one of Building 9) to 41 total (37 residential and four commercial located within a third story element of four of the units), a change in product type from multi-family to single-family and, a change in the proposed location of the four wireless communication facilities from one building to four buildings. The previously approved project proposed 61 units within nine detached buildings gaining vehicular access through a single driveway off of Tierrasanta Boulevard. The units consisted of 28, two bedroom units, 32, three bedroom units and an additional unit housing the communication facilities.

The current revised project proposes to change the unit and product type to 37 detached, single-family units with six proposed floor plans, and to house the telecommunication facilities on the roofs of four of the units within the same approximate footprint as the originally approved project. Other project changes include a reduction in the number of parking spaces, and a modified site design to relocate the drive aisle within the center of the site. The current project plans are contained in Attachment 11 along with two typical floor plans. Staff found the current request to be in substantial conformance with the exception of two issue areas: The new site layout results in necessary changes to the previously approved brush management conditions. Secondly, the relocation of the wireless communication facility cannot be approved through the SCR process. Therefore, the focus of the item before the Planning Commission is to consider modified brush management zones and the change in location of the wireless communication facilities through an Amendment to the previously approved Site Development Permit and Conditional Use Permit Project Nos. 61500 and 89848.

DISCUSSION

Project Issues (Reference Attachments 4 through 8, excerpts of the Strikeout/Underline Draft Permits/Resolutions and excerpts from the Project Plans):

Brush Management Conditions: The revised project scope results in changes to the brush management conditions and the landscape plans as outlined in Attachments 4, 5 and 8. Development Services staff and the Fire Department have approved the modified brush management plan based upon a report entitled *Fire Behavior Analysis and Report/Proof of Concept Fuel Modification Plan*, dated 9/27/10, prepared by Firesafe Planning Solutions. The previous Site Development Permit was conditioned to require specific modified/reduced Brush

zone widths and to conform to the Modified Brush Management plan/program. Staff has reviewed the current proposal and is in support of the revised brush management plan and fire protection measures.

Wireless Communication Facilities Relocation: The revised location of the facilities and the resulting change in conditions are outlined in Attachments 6, 7 and 9. The original Tierrasanta Townhomes project proposed one unit, Building 9, which would house all of the wireless communication antennas for the four carriers (Sprint, Verizon, AT&T and T-Mobile). With the reduction of units, the antennas are proposed to be housed in third story elements on units 20, 22, 23 and 25 as depicted in Attachment 9. The approved height of Building 9 was slightly greater than 40-feet. Under the new proposal, the height of units 20, 22, 23 and 25 will be slightly under 35-feet. The number of approved antennas (22 total) will remain the same. The new project proposal includes exterior ladders to access the third levels of the subject units. The Tierrasanta Community Council recommended approval of the project subject to screening the ladders. Staff, however, believes that the ladders should be eliminated in order to maintain the residential appearance of the buildings. The wireless carriers have indicated that their maintenance crews would otherwise not have access to the third level antenna rooms without fixed ladders and are offering to screen them to integrate better with the overall building design. In order to afford the carriers an opportunity to retain the ladders, staff is including a condition that will require any screening design options to be fully integrated with the buildings and not detract from the residential nature of the buildings. If a design cannot be effectively achieved, the ladders will not be permitted. The associated equipment remains on the southern end of the project, slightly west of the original location, approximately 10-feet below the units and is comprised of four 200-square foot enclosures with overhead trellises. Landscape shrubs will be planted on the pad above the equipment to further screen the equipment from the residential units above and a low retaining wall around the lower portion of the equipment area will be topped with greenscreen blocking views of the equipment from below. The proposed design of the revised project will not have any associated visual impacts.

Community Planning Group Recommendation: On November 1, 2010, the Tierrasanta Community and Town Council (TCC) voted 11-1-0 to recommend approval of the Substantial Conformance Review (Attachment 10). The group included four conditions in their motion which are quoted below along with staff/applicant responses:

1. *Come back to TCC to discuss and have the TCC review parking plan before the SCR is approved.*

Staff Response: This item was included in the motion in error. This was confirmed with the chair and members of the community group.

2. *Install traffic speed device on Tierrasanta Boulevard, before or near Rueda Drive.*

Applicant Response: Applicant agreed to provide traffic speed device and will coordinate with City staff and community to determine location and timing of installation.

3. *TCC will help craft CC and Rs to include no street parking of RVs and boats.*

Applicant Response: Item will be included in CC&R's.

4. *Screen ladders so they can't be seen from the street.*

Staff Response: This item refers to proposed exterior ladders to be located on the four units housing the wireless communication facilities. Staff and the applicant are in agreement with this recommendation and have included a condition in the Conditional Use Permits addressing this issue as discussed above.

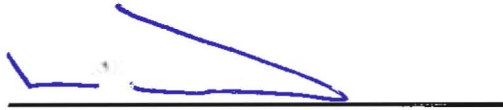
Conclusion:

The project is an amendment to a previously approved Site Development Permit and Conditional Use Permits to allow modifications to previously approved brush management zones and Permit conditions and, to re-locate wireless communication facilities on a vacant site in the Tierrasanta Community Planning area. The revisions to the brush management plan are necessary due to changes in project scope which includes a reduction in units from 61 total including one commercial unit, to 41 total including four commercial units and in product type from multi-family to single family. With the exception of the necessary changes to the brush management conditions and the component to change the location of the wireless facility locations, the revised development scope and modified site design are consistent with the original project approvals. The development is within the allowable density range for the land use designation, lesser deviations are proposed with respect to building height and setback, and excess open spaces areas are provided. Staff believes that amended findings can be made, and the project revisions for brush management and the wireless communication facilities locations are consistent with the development standards in effect for this site.

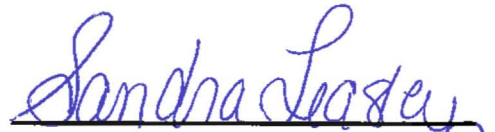
ALTERNATIVES

1. **Approve** Site Development Permit No. 837614 and Conditional Use Permit Nos. 837624, 837627, 837628 and 837630 (Amendment to Site Development Permit No. 330475 and Conditional Use Permit Nos. 287678, 287680, 287681 and 287682); or
2. **Deny** Site Development Permit No. 837614 and Conditional Use Permit Nos. 837624, 837627, 837628 and 837630 (Amendment to Site Development Permit No. 330475 and Conditional Use Permit Nos. 287678, 287680, 287681 and 287682), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department


Sandra Teasley, Project Manager
Development Services Department

WESTLAKE/SMT

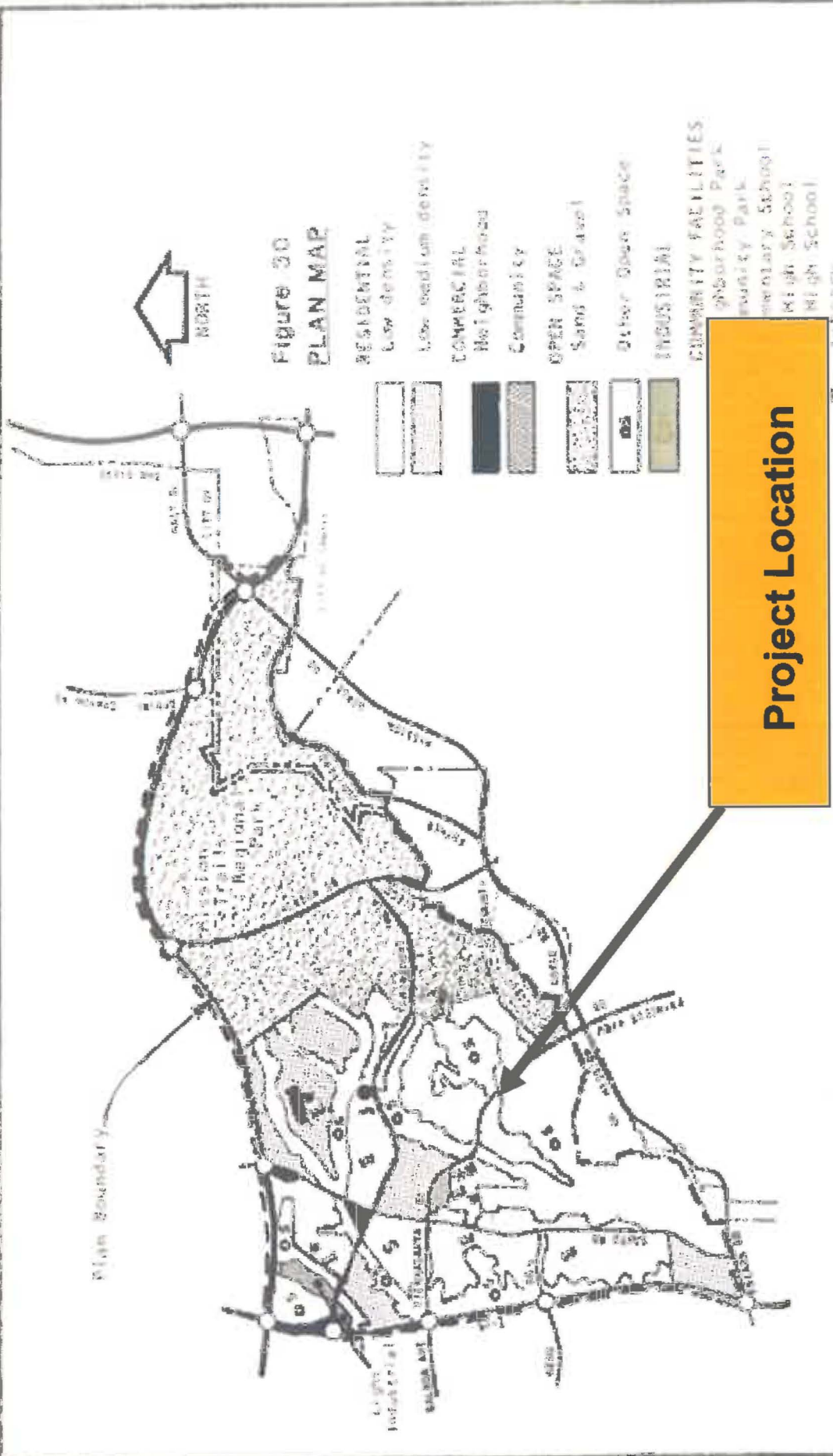
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Site Development Permit Revised
5. Site Development Permit/Conditional Use Permit Resolution Revised
6. Conditional Use Permits Revised
7. Original and Current Brush Management Plans
8. Original and Current Wireless Communication Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Current Project Plans

NOTE: The referenced Planning Commission Report PC-06-168 for the Tierrasanta Townhomes Project No. 61500 is also available for viewing in the following location: Development Services Department, 1222 First Avenue, 5th Floor Lobby, Planning Commission Binder.

Attachment 1 Aerial Photograph





**Figure 30
PLAN MAP**

RESIDENTIAL
Low density
Low-medium density

COMMERCIAL
Neighborhood
Community

OPEN SPACE
Sand & Gravel
Other Open Space

INDUSTRIAL

COMMUNITY FACILITIES
Moorhood Park
Community Park
Elementary School
High School
High School

Library
Fire Station

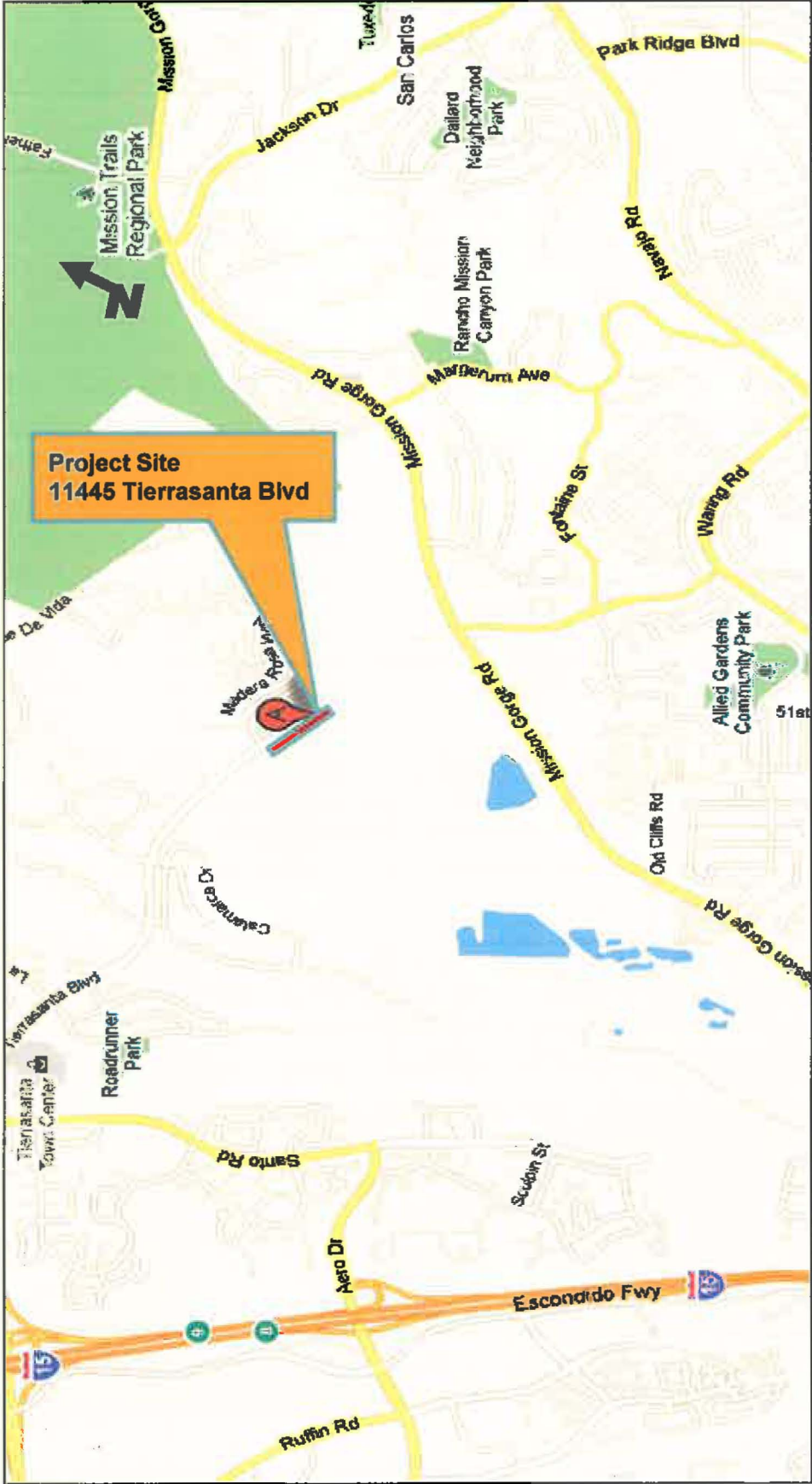
NOTE: This Tierrasanta Community Plan map is a schematic illustration of the proposals found in the accompanying plan text, which should be consulted for more details.

TIERRASANTA COMMUNITY PLAN
CITY OF SAN DIEGO - PLANNING DEPARTMENT



Project Location

Attachment 3 Project Location Map



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 24001138

SITE DEVELOPMENT PERMIT NO. 837614
(AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 330475)
MULTI-HABITAT BOUNDARY LIND ADJUSTMENT
TIERRASANTA SINGLE-FAMILY DWELLINGS
[MMRP]
PLANNING COMMISSION

This Site Development Permit No. 837614 is granted by the City Council of the City of San Diego to TIERRASANTA LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0502. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 (proposed RM-1-1 zone) of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151.

Subject to the terms and conditions set forth in this Permit, permission is granted to TIERRANSTANT LLC, Owner/Permittee to construct ~~61~~ 37 residential including 4 commercial condominium units, on a 6.86 acre site at 11445 Tierrasanta Boulevard. The previously existing one-story church building and YMCA daycare building have been demolished while the associated surface parking is still to be demolished, (as described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated approval date, on file in the Development Services Department). This Site Development Permit rescinds Conditional Use Permit No. 17951.

The project shall include:

- a. Demolition of an existing church building, YMCA daycare building, and associated surface parking;
- b. Construction of ~~61~~ 37 unit residential condominium development totaling approximately ~~88,796~~ 68,251 square feet of gross floor area within nine buildings with attached two car garages for each unit and deviations to the development regulations;

- c. Four wireless communication facilities within four of the units;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. A trellis mounted photovoltaic system sufficient to generate at least 50 percent of the projects projected energy consumption.
- f. ~~154~~ 120 off-street parking spaces and facilities; and
- g. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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 utilization and 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 Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including,

ATTACHMENT 4

but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. 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.

13. As conditions of Site Development Permit No.330475 and Vesting Tentative Map No. 334358 with an Open Space Easement Abandonment No. 184493, the mitigation measures specified in the MMRP, and outlined in the Mitigated Negative Declaration No. 61500 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration No. 61500 satisfactory to the City Manager and 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: Biological Resources and Multi-Habitat Planning Area. MHPA Land Use Adjacency, Historical Resources (Archaeology), and Paleontological Resources.

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

BRUSH MANAGEMENT REQUIREMENTS:

16. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Plan, on file in the Office of the Development Services Department.
17. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A".
18. Prior to issuance of any building 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 SDMC 55.0101, the Fire Behavior Report and Protection Plan prepared by "Firesafe" (dated 9/27/2010), the Land Development Code section 142.0412, and the Land Development Manual - Landscape Standards.
19. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as noted in conditions 19 through 27.
20. Brush Management along the northeast side of buildings 1 through 22 on Lot 1 shall observe a Zone One ranging from 35'-0" to 55'-0" and a Zone Two ranging from 65'-0" to 45'-0" as shown on the Brush Management Plan of Exhibit A.
21. Brush Management along the southwest side of buildings 23 through 37 on Lot 1 shall observe a modified Zone One ranging from 11'-6" to 33'-6" and a modified Zone Two ranging from 12'-0" to 12'-8" as shown on the Brush Management Plan of Exhibit A.
22. Brush Management along the northwest portion of Lot 1 shall observe a standard Zone One of 35 ft and a standard Zone Two of 65 ft as shown on the Brush Management Plan of Exhibit A.
23. Brush Management along the southeast portion of Lot 1 shall observe a modified Zone One ranging from 10'-0" to 27'-1" and a modified Zone Two ranging from 90'-0" to 72'-11" as shown on the Brush Management Plan of Exhibit A.
24. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.
25. 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 Brush Management Program.”

26. In Zones One and Two, 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 Section and the Environmental Analysis Section.

27. Prior to Final Inspection and Framing Inspection for any building, the approved Brush Management Program shall be implemented.

28. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

~~29. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A'.~~

~~30. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Uniform Fire Code, MC 0888.0201, the Landscape Standards, and the Land Development Code Section 142.0412 (Ordinance 18451).~~

~~31. The Brush Management Program shall consist of one and two zones consistent with the Brush Management Regulations of the Land Development code section 142.0412 as follows:~~

~~North, West, and South portions of the property shall consist of a standard Zone One of 35 ft and standard Zone Two of 65 ft. A modified Zone One of 98 ft shall extend south of Bldg 1. East portions of the property shall consist of a modified Zone One ranging from 60 ft at Bldg 2 to 72 ft at Bldg 4 to 55 ft at Bldg 7 to 58 ft at Bldg 8, with a modified Zone Two of 12 ft from Bldgs 2 through 8. In addition, all structures shall be of 1 hr fire-rated construction.~~

~~All new construction within 300 feet of the boundary between Brush Management Zone One and Brush Management Zone Two shall comply with building standards and policy per 2001 California Building Code, San Diego Municipal Code Chapter 14, Art. 5, Div. 5 and Chapter 14, Art. 2, Div. 4.~~

~~Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the City Manger's approval.~~

~~32. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on-site with the contractor and the development Services Department to discuss and outline the implementation of the Brush Management Program.'~~

~~33. In Zones One and Two, 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 Section and the Environmental Analysis Section.~~

~~34. Prior to final inspection and Final Inspection for any building, the approved Brush Management Program shall be implemented.~~

~~35. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.~~

ENGINEERING REQUIREMENTS:

36. The subdivider shall pay a cash amount of at least \$250,000 and up to \$300,000 to the City and the City is to credit the proceeds to the Tierrasanta Lighting and Open Space Maintenance Assessment District for the installation of lighting at the Tierrasanta Community Park. These funds shall be provided prior to issuance of building permits for the Tierrasanta Single-Family Project. If the developer does not proceed with the project, any future developer will be similarly obligated to provide this community enhancement.

37. The subdivider shall obtain a 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.

38. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.

39. This project proposes to export ~~13,000.00~~ 14,000.00 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

40. Prior to the issuance of any construction permit, the subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

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

42. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

~~43. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.~~

44. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. 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.

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

46. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

47. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Concept Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

48. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee or subsequent Owner 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.

49. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

50. The Owner/Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

51. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed

during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy.

52. Prior to issuance of any construction permits for buildings a water budget shall be provided in accordance with the Water Conservation Requirements-Section 142.0413, Table 142-04I. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual. The Irrigation audit shall certify that all plants, irrigation systems, and landscape features have been installed and operate as approved by the Development Services Department prior to occupancy of use.

53. The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

54. The Permittee or subsequent owner(s) shall be responsible to ensure that irrigation drainage run off shall be directed away from the Multiple Habitat Preserve Area or from the transitional areas to ensure that no impacts occur from runoff in any of these areas.

MULTI-HABITAT PLANNING AREA

55. The 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 (EAS) and any amendments thereto (16 U.S.C. Section 1531 et seq.). In accordance with authorization granted to the City of San Diego from the USFWS pursuant to Sec. 10(a) of the ESA and by the CDFG pursuant to Fish & Game Code sec. 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA. For lands identified as mitigation but not yet dedicated, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this

Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

PLANNING/DESIGN REQUIREMENTS:

56. No fewer than ~~151~~ 120 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

57. Prior to issuance of first building permit, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed projects energy consumption as established by Council Policy 900-14.

58. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

59. The following deviations have been approved by this permit:

a.) Height-Where 30 feet is permitted a deviation no greater than 40-feet, 7-inches is permitted. Building height deviations shall be in accordance with the Exhibit "A" on file with Development Services Department.

b.) Front Yard Setback-Where 15 feet minimum/20-foot standard setback is required a deviation to reduce the setback to no less than 5 feet is permitted. Setback deviations shall be in accordance with the Exhibit "A" on file with Development Services Department.

c.) Side Yard Setback-Where 5-feet or 10 percent of the width whichever is greater is required a side yard setback of 140 feet is permitted as per the Exhibit "A" on file with Development Services Department.

d.) Retaining Wall height in front and rear yards and outside of yards The maximum permitted retaining wall height outside of any setback is 12 feet. There are three walls that exceed this height. These walls do not exceed 16.5 feet in height as follows:

12-16-feet; 210-feet long; upper 3-feet of wall is transparent tubular steel.

12-16-feet; 40-feet long; upper 4.5-feet of wall is transparent tubular steel.

12-16.5-feet; 140 feet long; upper 4.5-feet of wall is transparent tubular steel.

ATTACHMENT 4

The maximum permitted retaining wall height within the required rear yard is 6 feet. There are two retaining walls along the southwestern portion of the lot that exceed the height limit:

6-20-feet high; 100 feet long (40-feet of the wall is 18-20-feet high); upper 3 feet is tubular steel.

9-16-feet high; 40-feet long upper 4.5-feet of the wall is tubular steel.

e.) Private Open Space-Where balconies and patios are not allowed a deviation to allow balconies and patios within 9-feet of the front property line and within 5-feet of the rear property line

f.) Refuse and Recycling-Where the code requires each structure to provide one exterior storage area totaling at least 288 square feet for the entire development, storage areas may be located at 6 of the 9 structures and overall the entire development will provide a total of 360 square feet of storage.

60. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

61. 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 Permittee.

62. Prior to the issuance of building permits, a signage plan, lighting plan, trash management plan and exterior color scheme shall be presented to the Tierrasanta Community Council and shall comply with all applicable regulations of the San Diego Municipal Code.

63. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

64. Prior to the issuance of any grading and/or building permits the owner/permittee shall place a note in the title block of all plans listing the approved discretionary permit(s) and their associated permit numbers.

65. Prior to recording of the Final Map, the project must comply with the Inclusionary Housing Regulations as determined by the San Diego Housing Commission.

66. The applicant shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer

67. 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.

68. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

69. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

70. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

71. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

72. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

TRANSPORTATION:

73. Prior to the issuance of any building permit, the owner/permittee shall reconstruct the existing cul-de-sac with a minimum pavement radius of 50-feet within 60-feet of right-of-way, satisfactory to the City Engineer. This condition would apply regardless if the owner/permittee decided to request a Deferred Improvement Agreement for the required extension of Tierrasanta Boulevard the construction of the cul-de-sac as described above.

74. The owner/permittee shall construct a maximum of 25-foot wide driveway for the project's main entrance, satisfactory to the City Engineer.

75. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

WASTEWATER REQUIREMENTS:

76. All onsite sewer facilities serving this development will be private.
77. Prior to the issuance of any engineering or building permits, the developer shall provide, satisfactory to the Metropolitan Wastewater Department Director, CC&R's for the operation and maintenance of on site private sewer mains that serve more than one ownership.
78. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
79. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

80. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a 12-inch diameter water main within the Tierrasanta Boulevard from Colina Dorada to the project's westerly driveway entrance in order to provide a redundant source of water supply, in a manner satisfactory to the Water Department Director and the City Engineer.
81. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused services within the Tierrasanta Boulevard right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.
82. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.
83. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.
84. All on-site water facilities shall be private including domestic, fire and irrigation systems.
85. 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. Water facilities as shown on the approved Exhibit shall be modified at final engineering to comply with standards.

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 section 66020.

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011,
Resolution No. _____.

AUTHENTICATED BY THE CITY MANAGER

By _____

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

By _____
TIERRASANTA LLC Owner/Permittee

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

PLANNING COMMISSION
SITE DEVELOPMENT PERMIT NO. 837614 AND
CONDITIONAL USE PERMIT NOS. 837624, 837627, 837628 and 837630
(AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 330475 AND CONDITIONAL
USE PERMIT NOS. 287678, 287680, 287681 AND 287682)
MULTI-HABITAT BOUNDARY LINE ADJUSTMENT
TIERRASANTA SINGLE-FAMILY DWELLINGS
[MMRP]

WHEREAS, TIERRASANTA LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct ~~61~~37 residential including four condominium units, on a 6.86 acre site at 11445 Tierrasanta Boulevard. The previously existing one-story church building and YMCA daycare building have been demolished, while the associated surface parking is still to be demolished, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 837614, 287678, 287680, 287681 and 287682 on portions of a 6.86-acre site);

WHEREAS, the project site is located at 11445 Tierrasanta Boulevard in the RS-1-7 Zone of the Tierrasanta Community Plan;

WHEREAS, the project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151;

WHEREAS, on March 24, 2011, the Planning Commission of the City of San Diego considered Site Development Permit No. 837614 (Amendment to Site Development Permit No. 330475 and Conditional Use Permit Nos. 287678, 287680, 287681 and 287682), pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 24, 2011:

Site Development Permit Findings:

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

The project site is located at 11445 Tierrasanta Boulevard, within the Tierrasanta Community Plan area. The proposed development of ~~61~~37 residential condominium units and related improvements with modified brush management zones will be consistent with the Tierrasanta Community Plan with the concurrent approval of the rezone associated with the permit. Approximately 2.5 acres of the 6.86-acre site is currently developed with a church building, YMCA daycare, and associated surface parking. The land use designation for this property is Open Space and will not be acquired by the City. The proposed ~~61~~37 residential condominium

unit project will implement the Land Use Plan which states that for open space which will not be acquired by the City should be allowed to be developed at the same residential density as adjacent properties. The proposed development is adjacent to the El Dorado Apartments which is a multifamily residential development, located to the north and west along Tierrasanta Boulevard. The community plan states that that a density between 5 and 10 du/acre is acceptable to the Planned Residential Development for El Dorado. The proposed project is designed to cluster the residential development in order to retain the maximum amount of open space and protect view corridors to the south, as recommended in the community plan. Therefore, the proposed density of 9 6 du/acre development is consistent with the Land Use Plan.

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

The proposed development of ~~64~~ 37 residential condominium units and related improvements will provide the necessary sewer and water facilities to serve the residents. Police and Fire currently serve the site. The project site is located in the Eastern Division which is located at 9225 Aero Drive. Average emergency response times (Priority E) in the Eastern Division are 8.52 minutes and Priority One response times are 13.42 minutes. The nearest fire station is Fire Station 38, located at La Cuenta and Tierrasanta Boulevard. The average response times to the project site is 3.3 minutes and are consistent with the City's General Plan Standards. The project will also employ the latest brush management requirements for fire safety. The development will also provide for the health, safety, and welfare of the residents by incorporating mitigation measures as contained in the Mitigation, Monitoring and Reporting Program and through the use of efficient building materials and techniques.

The project will comply with all relevant regulations of the City of San Diego's Municipal Code including deviations requested through the sustainable expedite program, the California Building Code, Title 24 Electrical, Mechanical and Fire Codes addressing the public health, safety and general welfare. The conditions of approval for the project require continued compliance with these regulations during the construction and during the use of the site.

The permit prepared for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect for this project. Such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. 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.

With the exception of the deviations requested with this application, which are appropriate for this location, the proposed development of ~~64~~ 37 residential condominium units with related improvements, in all other respects complies with the Land Development Code. All other requirements including density, and parking requirements will comply with the regulations of the Land Development Code, reflecting the desired development patterns of the area and accommodating the need for future growth.

Supplemental Findings--Environmentally Sensitive Lands

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

Approximately 2.5 acres of the 6.86-acre site is currently developed with a church building, YMCA daycare, and associated surface parking. The proposed development will occupy approximately 2.93 acres with a majority of the proposed development remaining within the previously developed portion of the site. Permanent and temporary impacts on the undeveloped portions of the site would be limited to areas directly adjacent to the western and southern boundaries of the proposed development and along Tierrasanta Boulevard. Prior to April 2005, the MHPA boundary had extended across about half of the existing paved parking lot located onsite. Coordination with the City resulted in the removal of a 0.80-acre area from the MHPA through an MHPA boundary correction. The proposed development would still encroach approximately 0.1-0.2 acres into the MHPA at the northern and northwestern portions of the project. This impact is minimal and will be fully mitigated by the proposed adjustment to the MHPA boundary. In addition, the applicant is proposing to exchange the 0.1 to 0.2-acre degraded area with an area of higher quality coastal sage scrub onsite and directly outside of the MHPA boundary. The project has been designed to comply with the land use adjacency guidelines and the MSCP general management directives. Therefore, the proposed development would be consistent with the City of San Diego's MSCP Subarea Plan and will result in a minimum disturbance to the Environmentally Sensitive Lands.

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

The proposed project will grade the site in a manner consistent with all relevant City of San Diego regulations and the Tierrasanta Community Plan, and will preserve the structural character of the natural landforms and open space while also allowing for ~~64~~ 37 residential units and related improvements. The proposed project will preserve approximately 3.93 acres of the site and grade the remaining 2.93 acres, of which 2.5 acres are already developed, in a manner that results in minimal topographic alteration. The area proposed for grading is the least sensitive topographically and is the most suitable area for development since it has been previously developed and the general topographic character will be retained. All manufactured slopes will be planted with species capable of reducing and eventually preventing soil erosion from wind and rain. All slopes will be constructed in a manner consistent with current geotechnical and engineering standards. Therefore, the proposed development will not present undue risks to persons living or working in the area. The site is not located in an area prone to flooding and risks to persons or property from flooding is not present. A brush management plan will also be implemented to assure a reduction in the risks associated from wild fires to persons or property. In these ways the development will minimize the alteration of natural land forms; will not pose risks from geological and erosional forces and/or flood and fire hazards.

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

The site is physically suitable for the design and siting of the proposed residential units and open space areas. The proposed development area is consistent with previous limits of disturbance associated with the existing church onsite and proposes only a minor encroachment into the MHPA at the northern and northwestern portions of the project. The project has been designed to comply with the land use adjacency guidelines and the MSCP general management directives.

The proposed project design is compatible with the surrounding land uses and will serve as an extension of the adjacent existing multi-family residential development while preserving the open space on-site and off-site as specified in the Tierrasanta Community Plan. Therefore, the design of the development prevents any adverse impacts to the adjacent Environmentally Sensitive Lands.

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

The project's consistency with the City of San Diego's Multiple Species Conservation Program is addressed in the Biological Survey Report for the proposed project. The proposed development area is consistent with previous limits of disturbance associated with the existing church onsite and proposes only a minor encroachment into the MHPA area at the northern and northwestern portions of the project. An adjustment to the existing MHPA boundary is proposed to ensure a non-reduction in the biological value of the MHPA through the exchange of an area with higher biological value onsite than the degraded area.

According to the City's MSCP Plan, adjustments to the MHPA boundary may be made without amending the Subarea Plan or the MSCP in cases where the new MHPA boundary preserves an area with equivalent or greater biological value. Final determination regarding the biological value of a proposed boundary change will be made by the City per the MSCP Plan and with concurrence of the wildlife agencies. The net result of the proposed boundary adjustment would be an overall increase of higher quality habitat in the MHPA.

Therefore, the proposed development is consistent with the City of San Diego's Multiple Species Conservation Program (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 project located at 11445 Tierrasanta Boulevard is located approximately 10 miles inland and therefore would not contribute to the erosion of public beaches nor would it impact the 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.

An initial study has been conducted for the analysis of the proposed development of 64 ~~37~~ residential units located at 11445 Tierrasanta Boulevard and concluded that an Addendum to Mitigated Negative Declaration No. 61500 is the appropriate CEQA document for the project. Mitigation measures associated with the proposed development have been incorporated into the requirements of the Site Development Permit. Thus all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been or will be incorporated into the development permit. The revised project scope and associated modified brush management zones would not result in new impacts and therefore, no new mitigation is required.

Conditional Use Permit Findings:

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

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The proposed project will consolidate four existing tower facilities into third story additions on four units. The project has been designed to integrate with the proposed condominiums to be constructed on the subject site through the architectural integration and complete screening of all the antenna elements and the equipment area.

While a residentially zoned property is not one of the preferred locations for wireless facilities, the coverage area for all four carriers is the residential portion of eastern Tierrasanta as well as Mission Gorge Road. Utilizing the right-of-way at this location would not provide coverage to Mission Gorge Road since the existing facilities are located at the far eastern end of the property (and the proposed condos would block the signal from reaching Mission Gorge Road).

The Tierrasanta Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the City of San Diego Municipal Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit. Therefore, the proposed development would not adversely affect the Tierrasanta Community Plan or the City of San Diego General Plan and Progress Guide.

~~The proposed development of 60 residential units located at 11445 Tierrasanta Boulevard also includes the relocation of a wireless collocation facility consisting of four carriers with a total of 22 antennas. The antennas are being relocated from the existing church facility so that they are completely integrated into the condominium project. Neither the City of San Diego General Plan nor the Tierrasanta Community Plan address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage~~

facilities from public view. In this case, the existing antennas are being incorporated into the redevelopment of the property from the existing church use to a multi-unit residential use. The existing exposed antenna facility will be removed and the antennas will be relocated into a cupola on top of Building 9 and will not be visible to future residents of the complex nor the surrounding community. The equipment will be located behind and six feet below Building 9 in an equipment yard. The proposal is part of an existing collocation that includes four providers. Each provider will maintain an equipment shelter in the designated portion of the property below the residential complex. Each shelter will be designed with similar architectural elements as the condominium complex and will be approximately 200 square feet in area. The shelters will be open on the top with lattice covers and will not require air conditioning units. Routine maintenance of the facility will be restricted to normal business hours Monday through Friday, thereby minimizing potential impact on the complex or the surrounding neighborhood. Therefore, the proposed development would not adversely affect the Tierrasanta Community Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” To insure the proposed project would be consistent with the FCC’s regulations for wireless facilities, a condition has been added to the permit to require each carrier to perform a cumulative model RF test and submit the findings in a report to the City of San Diego prior to the issuance of building permits for the condominium development. Based on this, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

The proposed project complies with the City’s Communication Antenna Regulations (Code Section 141.0420). The existing condition consists of four separate tower facilities situated at the southeastern most portion of the property overlooking Mission Gorge Road. On October 10, 2006, the City Council approved the Tierrasanta Townhomes project which included one unit, Building 9, which included a cupola housing all of the antennas. A Site Development Permit was approved, which allowed the overall height of the cupola to be 40-feet, seven-inches. With the amendment to the original permit, the wireless communication portion of the project will now consist of each of the carriers concealing their antennas within third story elements on four of the units at the southern end of the project. The overall height of those units will not exceed 35-feet. The equipment will be located below and behind Unit 23 and will be screened by retaining walls, greenscreen and landscaping.

No deviations are being requested with this amendment, therefore, the project complies to the maximum extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Tierrasanta community and surrounding

areas. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

~~In an effort to relocate the existing wireless facilities and comply with Section 141.0405 of the Land Development Code in terms of fully integrating the facilities into the development, the cupola addition to Building 9 exceeds the 30-foot maximum height limit of the RM-1-1 zone. The overall height of Building 9 is proposed at 40 feet 7 inches. This increase allows the antennas of four wireless providers to be incorporated into a completely stealthed facility that will appear as an architectural element rather than a wireless facility. This proposal complies with Section 141.0405; however, a Site Development Permit is required since the project does not comply with the height limitation of the RM-1-1 zone. See Site Development Permit findings.~~

4. The proposed use is appropriate at the proposed location.

Although the City's general practice is to support wireless facilities on residential properties as a last resort, the proposed project is appropriate at this location as there are no commercially or industrially zoned or developed properties within the coverage area for all four carriers that would meet their coverage objectives. The four existing facilities have been on the subject site for several years, and there have been no complaints about their operation. The redevelopment of the site from a church to multi-family development has necessitated the relocation of the existing facilities, which will result in a superior design concealing the antennas and screening the equipment, which will not cause an adverse impact to the immediate project or the surrounding neighborhood.

~~Council Policy 600-43 sets forth locational categories that establish a hierarchy from most-preferred locations to least preferred locations. Residential uses are the least preferred locations for telecommunication facilities; however this particular collocation project is part of an effort to redevelop the existing church site into condominiums. The four existing projects do not comply with Section 141.0405 of the Land Development Code, as they were developed individually over the past ten years when the requirements for integration and concealment did not exist. The property owner currently has active leases with each of the carriers and each of the carriers have active permits with the City. Rather than terminate the leases, the applicant chose to integrate the facilities into the condominiums as a completely stealth site. The antennas will not be visibly apparent as they are located behind a fourth story screen wall on Building 9. The equipment shelters are located below Building 9 and will utilize similar building materials and colors as the condominiums. Additionally, they will be screened by Greenscreen and landscape materials. The collocation facility is appropriately located within the context of the proposed project.~~

Deviations for Sustainable Buildings

1. The proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind and/or fuel cells) to generate electricity needed by the building and its occupants.

The project meets the requirement for the Sustainable Buildings definition as established by Council Policy 900-14. The project will be provided a photovoltaic system which will supply more than fifty percent of the project's total energy consumption with a 1590 watt dc solar photovoltaic system. This proposal offers a higher-end housing alternative and state of the art technology for energy savings. This system will aide in reducing the energy costs for each residential unit.

2. The development will not be inconsistent with the purpose or the underlying zone.

The 6.86 acre site is currently zoned for single family residential RS-1-7. The Tierrasanta Community Plan designates the site for open space and is currently developed with a church building, YMCA daycare, and associated surface parking. The Plan recommends that for open space which will not be acquired by the City should be allowed to be developed at the same residential density as adjacent properties. This site is adjacent to the El Dorado Apartments which is a multifamily residential development, located to the north and west along Tierrasanta Boulevard. The community plan states that that a density between 5 and 10 du/acre is acceptable to the Planned Residential Development for El Dorado. The proposed project is designed to cluster the residential development in order to retain the maximum amount of open space and protect view corridors to the south, as recommended in the community plan. Therefore, staff found the proposed density of of 9 6 du/acre acceptable for this development.

The site is currently zoned for single family residence, RS-1-7. The applicant is requesting a rezone to RM-1-1. This rezone would allow development on the site with a density consistent with the adjacent multi-family development as recommended by the community plan and is therefore consistent with the community plan.

The Tierrasanta Condos project proposes the demolition of the existing church and the consolidation of four existing wireless facilities into one architecturally integrated facility with the construction of 64 37 multi-family (for sale) residential units. The San Diego Municipal Code allows for flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project, through the processing of a Site Development Permit in conjunction with the Sustainable Buildings Program. The proposed development is in full compliance with the Land Development Code with the exception of the height limit, the front and side yard setbacks, retaining wall regulations, refuse and recyclable storage, and private open space.

Height:

The existing condition consists of four separate tower facilities situated at the southeastern most portion of the property overlooking Mission Gorge Road. On October 10, 2006, the City Council approved the Tierrasanta Townhomes project which included one unit, Building 9, which included a cupola housing all of the antennas. A Site Development Permit was approved, which allowed the overall height of the cupola to be 40-feet, seven-inches. With the amendment to the original permit, the wireless communication portion of the project will now consist of each of the carriers concealing their antennas within third story elements on four of the units at the southern end of the project. The overall height of those units will not exceed 35-feet. The equipment will

be located below and behind Unit 23 and will be screened by retaining walls, greenscreen and landscaping. The increase in height for the remaining buildings will not cause visual impacts.

~~The applicant is requesting to deviate from the required height limit of 30 feet to a maximum height of 40' 7" for Building 9 in order to accommodate the architectural integration of four existing wireless facilities into the overall design of the project. The remaining eight buildings would not exceed 38 feet in height. The increase in height for the remaining buildings will not cause visual impacts.~~

Front Yard Setback:

The applicant is proposing to deviate from the required 15 foot minimum/20 foot standard front yard setback. A 5-foot minimum front yard setback is proposed along the portion of the lot adjacent to Tierrasanta Boulevard. The buildings 1, 2, 8, and 9 cannot be located any further away from the front property line due to constraints resulting from the existing MHPA boundary and open space easement. In addition, Buildings 1 and 2 cannot be moved any further away because access into the site would be affected. Losing units to address the setback deviation would not implement the Community Plan density for the site. Also, the ability to conform with the City's Brush Management regulations would be impacted the more the buildings are shifted towards the rear property line. The irregular shape of the lot also adds to the inability to conform to the front yard setback requirement.

Side Yard Setback:

The side yard zoning standard is 5 feet or 10 percent of the lot width (approximately 150 feet), whichever is greater. The applicant is proposing to deviate from the required side yard setback along the southeastern property line and is proposing a 140-foot side yard due to the existing MHPA boundary and open space easement.

Retaining Walls:

Retaining walls are required within the front and rear yards that exceed the height limits permitted within those areas. Given the existing topographic constraints of the project site, the necessary retaining walls are as follows:

- The maximum permitted retaining wall height within the required front yard setback is 3 feet. There is a retaining wall at the southeastern corner of the lot that projects into the required front yard setback. The wall within the front yard ranges in height from 3 to 15 feet and is 140 feet long.
- The maximum permitted retaining wall height outside of any setback is 12 feet. There are three walls that exceed this height. These walls do not exceed 16.5 feet in height as follows:
 - 12-16-feet; 210-feet long; upper 3-feet of wall is transparent tubular steel.
 - 12-16-feet; 40-feet long; upper 4.5-feet of wall is transparent tubular steel.
 - 12-16.5-feet; 140 feet long; upper 4.5-feet of wall is transparent tubular steel.

- The maximum permitted retaining wall height within the required rear yard is 6 feet. There are two retaining walls along the southwestern portion of the lot that exceed the height limit:

6-20-foot high; 100 feet long (40-feet of the wall is 18-20-foot high); upper 3 feet is tubular steel.

9-16-foot high; 40-foot long upper 4.5-foot of the wall is tubular steel.

Private Open Space:

The proposed 37 single family home development has the following open space requirements for the RM-1-1 zone:

Private Exterior Open Space:

Backyards (exclusive use) on ground level	
Required: 60 s.f./ unit	= 2,220 s.f.
Provided: 208 s.f. (average)	= 7,834 s.f.
Surplus	= 5,614 s.f.

Common Open Space:

Required: 300 s.f. min. or 25 s.f./ unit	= 925 s.f.
Provided: (Entry 456 s.f. + Rec Area=3587 s.f.)	=4,043 s.f.
Surplus	= 3,118 s.f.

Refuse and Recycling Storage:

The project meets the City’s refuse and recycling materials storage requirements in that each structure will be provided with one exterior refuse and recycling storage area in the side yard. The storage area will be screened with solid 6 foot fence and meet the total required square footage for the entire development. Therefore, based on the above, the project would comply with the applicable regulations of the Land Development Code.

3. Any proposed deviations 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.

Not allowing the requested deviations would limit the development potential of the property as well as the ability to meet the existing Community Plan designation of 10-15 dwelling units per acre (low-medium density). Under the existing zoning (RS-1-7), only 26 dwelling units could be developed, resulting in a density of 4 dwelling units per acre. The proposed rezone to RM-1-1 allows the site to be developed at the existing designation while utilizing a townhome product and the proposed deviations further ensure that the Community Plan density can be achieved. This project qualified for this program as each residential unit will provide a PV system supplying more than fifty percent of the project’s total energy consumption with a 1590 watt dc solar PV system which will showcase state-of-the-art solar products. The project meets the requirement for the Sustainable Buildings definition as established by Council Policy 900-14.

The applicant intends to exceed the fifty percent minimum with a goal of one hundred percent of the total energy use for the new residential units.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 837614 (Amendment to Site Development Permit No. 330475) and Conditional Use Permit Nos. 837624, 837627, 837628 and 837630 (Amendment to Conditional Use Permit Nos. 287678, 287680, 287681 and 287682), and Multi-Habitat Boundary Line Adjustment is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 837614, 837624, 837627, 837628 and 837630, a copy of which is attached hereto and made a part hereof.

SANDRA TEASLEY
Development Project Manager
Development Services

Adopted on: March 24, 2011

Job Order No. 24110038

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

CONDITIONAL USE PERMIT NO. 837624
(AMENDMENT TO 287678)
AT&T - TIERRASANTA TOWNHOMES - PROJECT NO. 219199
PLANNING COMMISSION

This CUP No. 837624 (Amendment to CUP 287678). is granted by the Planning Commission of the City of San Diego to TIERRASANTA, LLC., Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 Zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Tierrasanta LLC., Owner and AT&T Mobility, Permittee, to remove the existing wireless facility approved under 99-0857-05 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting of antennas fully enclosed within a third level (overall height of 34'11") located on Unit 23 of the Tierrasanta Townhomes project, as reflected on the approved exhibits. Additional antennas for three other wireless providers will also be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. AT&T will occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.
- b. A temporary wood pole supporting 6 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of

ATTACHMENT 6A

the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 23.

- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape or maintenance ceases to be the Owner's responsibility, it will transfer to the Permittees;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.

ATTACHMENT 6A

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

7. Issuance of this Permit by the City of San Diego does not authorize the 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.).

8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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.

11. Prior to issuance of any building permits for this project, all conditions of SDP No. 330475 related to entitlements and preconstruction requirements must be satisfied.

12. This Conditional Use Permit (CUP) and corresponding use of this site shall **expire on March 24, 2021**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

13. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision

ATTACHMENT 6A

by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

14. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.

16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

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

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.

19. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be in conformance with the City noise ordinance and shall meet the applicable db designations therein.

20. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually

ATTACHMENT 6A

so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

21. Prior to obtaining a Construction Permit, revised plans may be submitted illustrating a residential design feature creatively concealing a permanent ladder to the third level of Unit 23 to the satisfaction of Development Services. The goal is to conceal an access ladder so that it does not change the outward appearance of the structure as a residential unit. If this cannot be achieved, a permanent ladder will not be permitted.

22. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

23. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.

24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).

25. 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 Permittee.

26. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

27. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

28. All components of the wireless facility shall be maintained for the life of this permit.

29. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.

30. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the light is located and in accordance with the applicable regulations in the SDMC.

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 section 66020.
- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. XXXXX.

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

CONDITIONAL USE PERMIT NO. 837627
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 287680)
SPRINT NEXTEL - TIERRASANTA TOWNHOMES – PROJECT NO. 219199
PLANNING COMMISSION

This CUP No. 837627 (Amendment to CUP 287680), is granted by the City Council of the City of San Diego to TIERRASANTA LLC., Owner, and SPRINT NEXTEL, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Tierrasanta LLC., Owner and Sprint Nextel, Permittee, to remove the existing wireless facility approved under 94-0330-046 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting antennas fully enclosed within a third level (overall height of 34'11") located on Unit 25 of the Tierrasanta Townhomes project. Additional antennas for three other wireless providers will be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. Sprint Nextel will occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.

ATTACHMENT 6B

- b. A temporary power pole supporting 4 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 25.
- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape ceases to be the Owner's responsibility, it will transfer to the Permittees ;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.

ATTACHMENT 6B

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

7. Issuance of this Permit by the City of San Diego does not authorize the 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.).

8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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.

11. Prior to issuance of any building permits for this project, all conditions of /SDP No. 837614 related to entitlements and preconstruction requirements must be satisfied.

12. This Conditional Use Permit (CUP) and corresponding use of this site shall **expire on March 24, 2021**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

13. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision

ATTACHMENT 6B

by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

14. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.

16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

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

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.

19. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

20. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually

ATTACHMENT 6B

so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

21. Prior to obtaining a Construction Permit, revised plans may be submitted illustrating a residential design feature creatively concealing a permanent ladder to the third level of Unit 25 to the satisfaction of Development Services. The goal is to conceal an access ladder so that it does not change the outward appearance of the structure as a residential unit. If this cannot be achieved, a permanent ladder will not be permitted.
22. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
23. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.
24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).
25. 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 Permittee.
26. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
26. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
27. All components of the wireless facility shall be maintained for the life of this permit.
28. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.
29. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the lights is located and in accordance with the applicable regulations in the SDMC.

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 section 66020.
- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. XXXXX.

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

CONDITIONAL USE PERMIT NO. 837628
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 287681)
T-MOBILE - TIERRASANTA TOWNHOMES – PROJECT NO. 219199
PLANNING COMMISSION

This CUP No. 837628, (Amendment to CUP 287681), is granted by the Planning Commission of the City of San Diego to TIERRASANTA LLC., Owner, and OMNIPOINT COMMUNICATIONS DBA T-MOBILE USA, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Tierrasanta, LLC., Owner and Omnipoint Communications, dba T-Mobile USA, Inc., Permittee, to remove the existing wireless facility approved under 95-0350-106 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting of antennas fully enclosed within a third level (overall height of 34' 11") located on Unit 20 of the Tierrasanta Townhomes project, as reflected on the approved exhibits. Additional antennas for three other wireless providers will also be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. T-Mobile will

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occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.

- b. A temporary power pole supporting 6 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 20.
- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape or maintenance ceases to be the Owner's responsibility, it will transfer to the Permittees;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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.

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5. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.
6. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the 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.).
8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.
9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. 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.
11. Prior to issuance of any building permits for this project, all conditions of SDP No. 837614 related to entitlements and preconstruction requirements must be satisfied.
12. This Conditional Use Permit (CUP) and corresponding use of this site shall **expire on March 24, 2021**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

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13. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
14. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carrier's new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.
16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.
17. If any required landscape (including existing or new planting, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.
19. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
20. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable

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runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

21. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
22. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.
23. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).
24. 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 Permittee.
25. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
26. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
27. All components of the wireless facility shall be maintained for the life of this permit.
28. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.
29. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the lights is located and in accordance with the applicable regulations in the SDMC.

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 section 66020.

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- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. XXXXX.

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

CONDITIONAL USE PERMIT NO. 837630
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 287682)
VERIZON - TIERRASANTA TOWNHOMES - PROJECT NO. 219199
PLANNING COMMISSION

This CUP No. 837630 (Amendment to CUP No. 287682), is granted by the Planning Commission of the City of San Diego to TIERRASANTA LLC., Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to, Tierrasanta LLC., Owner and Verizon Wireless, Permittee, to remove the existing wireless facility approved under 99-0960-04 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting of antennas fully enclosed within a third level (overall height of 34'11") located on Unit 22 of the Tierrasanta Townhomes project. Additional antennas for three other wireless providers will also be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. Verizon Wireless will occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.

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- b. A temporary power pole supporting 6 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 22 and the equipment enclosure area.
- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape or maintenance ceases to be project owner's responsibility, it will transfer to the Permittees;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.

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

7. Issuance of this Permit by the City of San Diego does not authorize the 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.).

8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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.

11. Prior to issuance of any building permits for this project, all conditions of SDP No. 837614 related to entitlements and preconstruction requirements must be satisfied.

12. This Conditional Use Permit (CUP) and corresponding use of this site **shall expire on March 24, 2021.** Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

13. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision

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by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

14. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.

16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

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

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.

19. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

20. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually

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so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

21. Prior to obtaining a Construction Permit, revised plans may be submitted illustrating a residential design feature creatively concealing a permanent ladder to the third level of Unit 22 to the satisfaction of Development Services. The goal is to conceal an access ladder so that it does not change the outward appearance of the structure as a residential unit. If this cannot be achieved, a permanent ladder will not be permitted.

22. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

23. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.

24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).

25. 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 Permittee.

26. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

27. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

28. All components of the wireless facility shall be maintained for the life of this permit.

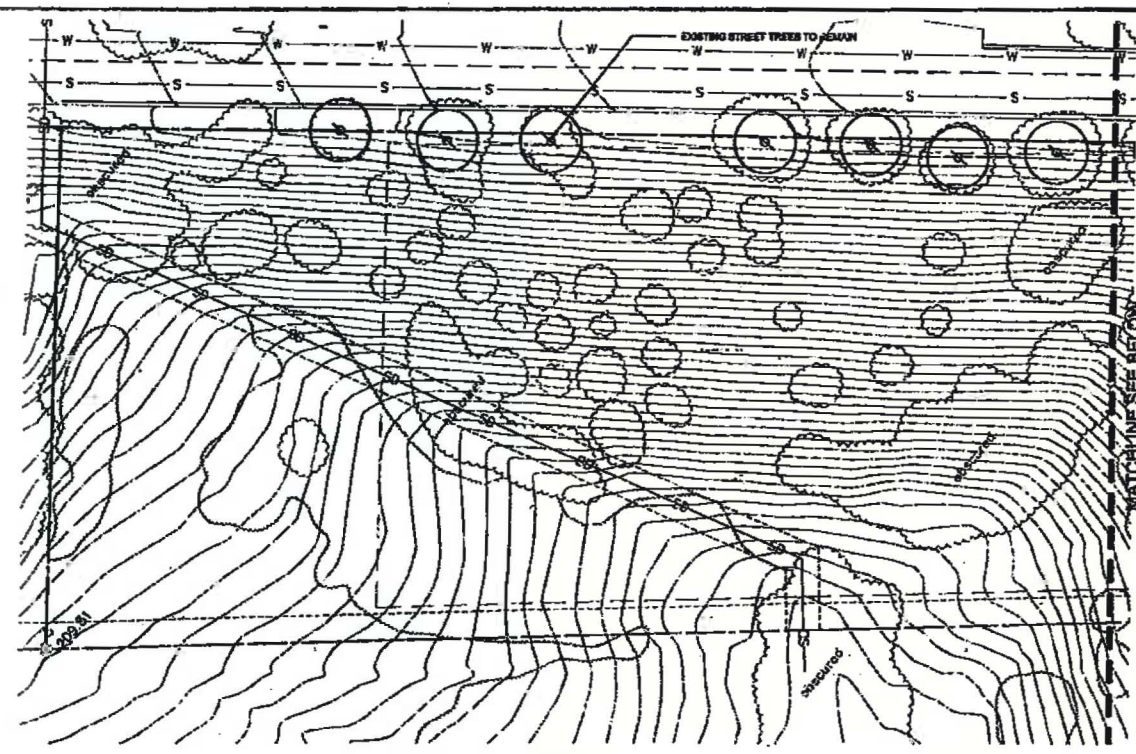
29. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.

30. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the lights is located and in accordance with the applicable regulations in the SDMC.

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 section 66020.
- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. XXXXX.



BRUSH MANAGEMENT

(1) BRUSH MANAGEMENT IS REQUIRED IN ALL BUSH ZONES FOR THE TYPES OF DEVELOPMENT LISTED BELOW WHICH THEY ARE ADJACENT TO ANY LOCAL FLAMMABLE AREA OF NATIVE OR NATURALIZED VEGETATION THAT IS GREATER THAN 10 ACRES AS MAPPED BY THE CITY OF SAN DIEGO, OR ADJACENT TO ANY AREA OF NATIVE OR NATURALIZED VEGETATION THAT IS GREATER THAN 50 ACRES. HOWEVER, WITHIN THE DEVELOPMENT WITHIN THE BUSH AND/OR ADJACENT TO BUSH AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.

(2) NEW STRUCTURES

(3) ADDITIONS TO STRUCTURES

(4) REMOVALS THAT CREATE LOTS WHERE NEW STRUCTURES COULD BE LOCATED.

(5) EXISTING STRUCTURES

(6) BRUSH MANAGEMENT ZONES, WHERE BRUSH MANAGEMENT IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARD AND IMPROVES VISIBILITY BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF FLAMMABLE VEGETATION. THIS FIRE BREAK SHALL CONSIST OF TWO DISTRICT BRUSH MANAGEMENT AREAS CALLED "ZONE ONE" AND "ZONE TWO" AS SHOWN IN FIGURE 14-001.

(7) BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADE GREATER THAN 4:1 (HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY THAT RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE COASTAL HEIGHT LIMITATIONS SET FORTH IN SECTION 14.1.8.4(4)(C) OF THE ENVIRONMENTALLY SENSITIVE LAND REGULATIONS.

(8) BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND SHALL CONSIST OF TREES, NATIVE OR NATURALIZED VEGETATION.

(9) WHERE BRUSH MANAGEMENT IS REQUIRED BY THIS SECTION, THE WIDTH OF ZONE ONE AND ZONE TWO SHALL MEET OR EXCEED THAT SHOWN IN TABLE 14-001. WHERE DEVELOPMENT IS ADJACENT TO SLOPES OR VEGETATION THAT MEETS THE CRITERIA SHOWN IN THE TABLE, THE REQUIRED ZONE ONE AND ZONE TWO WIDTH SHALL BE PROVIDED ON THE SUBJECT PROPERTY UNLESS A REQUIRED ZONE ONE AND ZONE TWO WIDTH IS OBTAINED BY AN ADJACENT PROPERTY IN 1994-ETC.

Brush Management Zone Width Requirements

Grade	Zone One	Zone Two
0% to 10%	5 ft	5 ft
10% to 20%	5 ft	5 ft
20% to 30%	5 ft	5 ft
30% to 40%	5 ft	5 ft
40% to 50%	5 ft	5 ft
50% to 60%	5 ft	5 ft
60% to 70%	5 ft	5 ft
70% to 80%	5 ft	5 ft
80% to 90%	5 ft	5 ft
90% to 100%	5 ft	5 ft

(10) THE WIDTH OF BRUSH MANAGEMENT ZONE ONE SHALL BE INCREASED BY 10 FEET FOR STRUCTURES THAT DO NOT MEET ALL OF THE FOLLOWING REQUIREMENTS:

(1) ROOF MATERIAL SHALL BE FIRE RESISTANT, WOOD SHAKE SHINGLES, WHETHER FIRE RESISTANT TREATED OR UNTREATED, ARE NOT PERMITTED.

(2) WALLS, EAVES, AND OVERHANGS SHALL BE ONE HOUR, FIRE RESISTIVE.

(3) EAVE VENTS SHALL BE COVERED WITH WIRE SCREEN NOT TO EXCEED 1/8" MESH.

(4) WHERE ADDITIONAL ZONE ONE WIDTH IS REQUIRED ADJACENT TO THE AREA OR WITHIN THE COASTAL OVERLAY ZONE, ANY OF THE FOLLOWING MODIFICATIONS TO DEVELOPMENT REGULATIONS OF THE LAND DEVELOPMENT CODE OR STANDARDS IN THE LAND DEVELOPMENT MANUAL ARE PERMITTED TO ACCOMMODATE THE INCREASE IN WIDTH:

(1) THE REQUIRED FRONT YARD SETBACK OF THE BARE ZONE MAY BE REDUCED BY 8 FEET.

(2) A SIDEYARD MAY BE SET BACK FROM ONE SIDE OF THE PUBLIC RIGHT-OF-WAY AND THE MINIMUM REQUIRED PUBLIC RIGHT-OF-WAY WIDTH MAY BE REDUCED BY 8 FEET, OR

(3) THE OVERALL MINIMUM PAVEMENT AND PUBLIC RIGHT-OF-WAY WIDTH MAY BE REDUCED IN ACCORDANCE WITH THE STREET DESIGN STANDARDS OF THE LAND DEVELOPMENT MANUAL.

(4) THE LANSAMM ZONE TWO WIDTH MAY BE DECREASED BY 2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH OVER THE MINIMUM SHOWN IN TABLE 14-001.

(5) ZONE ONE REQUIREMENTS

(1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN FLAMMABLE VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTENSION OF THE STRUCTURE TO ITS VEGETATION.

(2) ZONE ONE SHALL CONTAIN NO HARBORABLE STRUCTURES THAT ARE DIRECTLY ATTACHED TO HARBORABLE STRUCTURES, OR OTHER COOLER BOTTLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HARBORABLE STRUCTURES. STRUCTURES SUCH AS PORCHES, WALLS, AND NON-HARBORABLE GARDENS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION.

(3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTANT.

(4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRY LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

(5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:

(A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 20" IN HEIGHT, OR

(B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT BURN-RESISTANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 20".

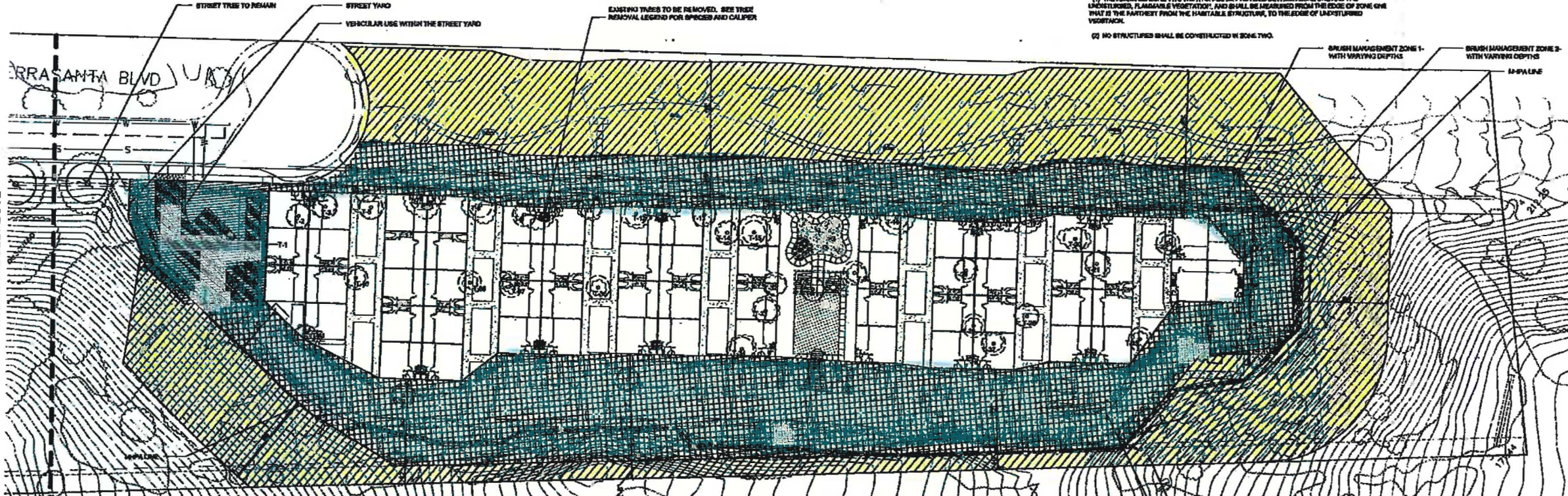
(6) ZONE ONE IRRIGATION OVERSPRAY AND RAINOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.

(7) ZONE ONE SHALL BE MAINTAINED BY A REGULAR BASIS BY PRUNING AND TRIMMING PLANTS, CONTROLLING WEEDS, AND MAINTAINING PRODUCTION SYSTEMS.

(8) ZONE TWO REQUIREMENTS

(1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE HARBORABLE, FLAMMABLE VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS THE FURTHEST FROM THE HARBORABLE STRUCTURE, TO THE EDGE OF LANDSCAPED VEGETATION.

(2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.



BRUSH MANAGEMENT LEGEND

BRUSH MANAGEMENT ZONE 1 (SEE BRUSH MANAGEMENT NOTES ABOVE FOR DESCRIPTION)

BRUSH MANAGEMENT ZONE 2 (SEE BRUSH MANAGEMENT NOTES ABOVE FOR DESCRIPTION)

NOTE:

1. ALL NEW CONSTRUCTION WITHIN 300' OF THE BOUNDARY OF BRUSH MANAGEMENT ZONE 1 AND ZONE 2 SHALL COMPLY WITH THE BUILDING STANDARDS AND POLICY PER 201 CALIFORNIA BUILDING CODE, CHAPTER 14 - ARTICLE 8 - DIVISION 8 OF THE SAN DIEGO MUNICIPAL CODE - 2005 EDITION AND CHAPTER 14 - ARTICLE 2 - DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE - 2005 EDITION.

2. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE FIRE DEPARTMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

3. VERIFICATION OF LAND OWNERSHIP IS REQUIRED WITH THE CONSTRUCTION DOCUMENTATION AND PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PLANT POINT CALCULATION LEGEND

STREET YARD

VEHICULAR USE AREA WITHIN THE STREET YARD

LANDSCAPE CALCULATION WORKSHEET

STREET YARD:

PLANTING AREA REQUIRED
Total Area 7,157 s.f. x 50% = 3,578 s.f.

PLANTING AREA ALLOWABLE AS HARDSCAPE OR UNATTACHED UNIT PAVEMENT
Total Area 7,157 s.f. x 10% = 715 s.f.

PLANT POINTS REQUIRED
Total Area 7,157 s.f. x .05 = 358 points

REMAINING YARD:

NUMBER OF BUILDINGS = 9 x 3 = 27 Trees required

SUMMARY OF LANDSCAPE CALCULATIONS

STREET YARD:

Total Area 7,157 s.f.

Planting Area required 3,578 s.f. Provided 3,410 s.f. Excess area provided 168 s.f.

Plant points required 358. Provided 351. Excess points provided 7.

Planting Area as hardscape 715 s.f. Points achieved through trees 200.

Point Distribution:

Points from trees:	200
Points from shrubs:	321
Total distribution %:	35%

REMAINING YARD

Number of Buildings 9

Number of Trees Required 27. Provided 30.

VEHICULAR USE AREA WITHIN STREET YARD (4,000 s.f.)

Total Area 3,308 s.f.

Planting Area required: Total Area 3,308 s.f. x .05 = 165 s.f.

Plant Points required: Total Area 3,308 s.f. x .05 = 165 pts. Provided 200.

Points achieved through Trees 120.

Excess Points 101.

EXISTING TREES ON SITE

THEY TO BE REMOVED (SEE LEGEND BELOW FOR INFORMATION)

ID	BOTANICAL NAME	COMMON NAME	CALIPER
T-1 thru T-30	EUCALYPTUS BICOLOR/CORYMB	RED BUSH GUM	10"
T-31, T-32	CURATOPUS ANCARDIODES	CARROTWOOD	6"
T-33, T-34, T-35	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8"
T-36, T-37, T-38, T-39	EUCALYPTUS PUCIFOLIA	RED FLOWERING GUM	10"
T-40	EUCALYPTUS PUCIFOLIA	RED FLOWERING GUM	DEAD ON SITE

APPROVED EXHIBIT "A"

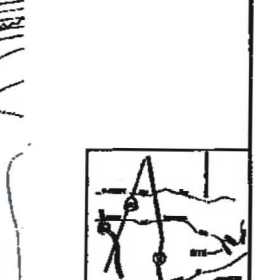
PROJECT NO. 14-200

APPROVAL NO. 500-130105

DATE: 02/23/10

APPROVED BY HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 02/23/10

SIGNATURE: _____



PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS

Address: 101 W STREET, SUITE 800, SAN DIEGO, CA 92101

Phone: (619) 235-5477

PROJECT ADDRESS: TERRASANTA BLVD.

PROJECT NAME: TERRASANTA

REVISIONS:

Revision	Date
Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	02/23/10
Revision 6	02/23/10
Revision 5	02/23/10
Revision 4	02/23/10
Revision 3	02/23/10
Revision 2	02/23/10
Revision 1	02/23/10

Original Date: 10/1/09

SHEET INFO:

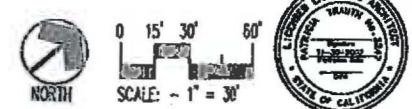
LANDSCAPE CALCULATIONS AND BRUSH MANAGEMENT PLAN

Sheet: 14 of 31

DATE: 02/23/10

Zone 1

Zone 2



PROJECT DESIGN CONSULTANTS

101 W STREET, SUITE 800, SAN DIEGO, CA 92101

PH: (619) 235-5477

WWW.PDCON.COM

BRUSH MANAGEMENT LEGEND

- BRUSH MANAGEMENT ZONE 1 (SEE BRUSH MANAGEMENT NOTES THIS SHEET FOR DESCRIPTION)
- BRUSH MANAGEMENT ZONE 2 (SEE BRUSH MANAGEMENT NOTES THIS SHEET FOR DESCRIPTION)

NOTE:
1. ALL NEW CONSTRUCTION WITHIN 300' OF THE BOUNDARY OF BRUSH MANAGEMENT ZONE 1 AND ZONE 2 SHALL COMPLY WITH THE BUILDING STANDARDS AND POLICY PER 2021 CALIFORNIA BUILDING CODE, CHAPTER 14 - ARTICLE 8 - DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE - 2026 EDITION AND CHAPTER 14 - ARTICLE 9 - DIVISION OF THE SAN DIEGO MUNICIPAL CODE - 2026 EDITION.

2. 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 OBTAIN THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

3. VERIFICATION OF LAND OWNERSHIP IS REQUIRED WITH THE CONSTRUCTION DOCUMENTATION AND PRIOR TO ISSUANCE OF A BUILD-NO PERMIT.

4. SEE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN DATED 09/27/2021 (OR LATEST VERSION) BY PERMITEE.

BRUSH MANAGEMENT DESIGN STATEMENT

THE PROJECT CONTRACTOR HAS BEEN ADVISED THAT THE BRUSH MANAGEMENT ZONE 1 AND ZONE 2 BOUNDARIES HAVE BEEN IDENTIFIED IN THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN DATED 09/27/2021 AND THE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET. THE REPORT PROVIDES FOR A DETAILED ANALYSIS OF THE PROJECT SITE, INCLUDING THE FIRE BEHAVIOR ANALYSIS, FUEL MODIFICATION PLAN, AND ADDITIONAL PROVISIONS REQUIRED FOR THE BRUSH MANAGEMENT DESIGN STATEMENT. THE REPORT ALSO PROVIDES FOR A DETAILED ANALYSIS OF THE PROJECT SITE, INCLUDING THE FIRE BEHAVIOR ANALYSIS, FUEL MODIFICATION PLAN, AND ADDITIONAL PROVISIONS REQUIRED FOR THE BRUSH MANAGEMENT DESIGN STATEMENT.

THE BRUSH MANAGEMENT DESIGN STATEMENT AND REPORT, ILLUSTRATE THE EXISTING AND PROPOSED BRUSH MANAGEMENT ZONE 1 AND ZONE 2 BOUNDARIES AND THE BRUSH MANAGEMENT DESIGN STATEMENT AND REPORT, ILLUSTRATE THE EXISTING AND PROPOSED BRUSH MANAGEMENT ZONE 1 AND ZONE 2 BOUNDARIES AND THE BRUSH MANAGEMENT DESIGN STATEMENT AND REPORT, ILLUSTRATE THE EXISTING AND PROPOSED BRUSH MANAGEMENT ZONE 1 AND ZONE 2 BOUNDARIES.

BRUSH MANAGEMENT PROGRAM

- 1) All plant material in Zone 1 shall be irrigated with a permanent, below-grade irrigation system. The system shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-free condition.
- 2) Irrigation systems are to be installed in accordance with the standards and standards of the City of San Diego Landscape Ordinance sections 142.0403 and the City of San Diego Land Development Manual Landscape Standards.
- 3) All trees in the project shall be irrigated with a permanent, below-grade irrigation system.

BRUSH MANAGEMENT PROGRAM
Zone 1: Year-round maintenance. Regular inspections and maintenance are necessary to prevent the potential damage to the property from brush fires and other natural hazards such as erosion and slope failures. Because such property is subject to a fire hazard, the brush management program is not feasible. For effective fire and natural hazard management, property owners should expect to provide maintenance according to each brush management zone.

Zone 2: Seasonal maintenance. Brush management activities are prohibited within seasonal usage areas, including seasonal pools, and seasonal usage areas from March 1 through August 15, except where determined by the City Manager. The following shall be consistent with conditions of special coverage provided in the City of San Diego's MSOP Seasonal Plans. Brush Management Zone 2-T1 is the most critical area for fire and watershed safety. All or seasonal plantings should be kept well watered and any irrigation run off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the first season begins. All planting particularly non-irrigated natives and large trees that are regularly pruned to clear the roof deck, to replace excessive fuel and to provide adequate space between plants and structures. Brush Management Zone 2-T2: Seasonal maintenance in this zone should include removal of dead woody plants, analysis of woody species and periodic pruning and thinning of trees and shrubs. Removal of woody species should not be done with hand tools, as such as hoes, as this creates a fire hazard. The use of weed trimmers or other tools which create sparks should be avoided. Pruning should be performed in the summer or after long rains to build up soil moisture. Pruned healthy shrubs should typically require a several years to build up soil moisture and dead shrub cuttings should be disposed of properly. Pruning should be performed in the summer or after long rains to build up soil moisture. Pruned healthy shrubs should typically require a several years to build up soil moisture and dead shrub cuttings should be disposed of properly. Pruning should be performed in the summer or after long rains to build up soil moisture.

BRUSH MANAGEMENT ZONE 1 - WITH VARYING DEPTHS

1) REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.

2) SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.

3) ZONE 1 WILL FOLLOW TOE OF SLOPE OR 30' FROM HABITABLE STRUCTURE.

BRUSH MANAGEMENT ZONE 2 - WITH VARYING DEPTHS

1) REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.

2) SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.

3) WILL EXTEND FROM OUTSIDE OF ZONE 1 FOR A TOTAL OF 100' FROM HABITABLE STRUCTURE.

EXISTING TREES TO BE REMOVED - SEE TREE REMOVAL LEGEND FOR SPECIES AND CALIPER

STREET TREE TO REMAIN

TERRASAN

IRMP LINE

IRMP LINE

RADIANT HEAT WALL PER FIRE BEHAVIOR ANALYSIS REPORT

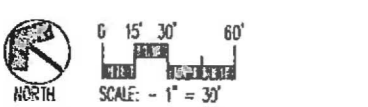
Zone 1

Zone 2



EXISTING TREES ON SITE

ID	BOTANICAL NAME	COMMON NAME	CALIPER
T-1 (and T-2)	EUCALYPTUS SIDEROXYLON	RED IRON BARK	12"
T-21, T-26, T-32 (and T-42)	CUPANOPSIS ANACARDIACEAE	CURRYWOOD	4"
T-26, T-27, T-28	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8"
T-30, T-31, T-33, T-34	EUCALYPTUS NICOPOLIA	RED FLOWERING GLIM	10"
T-32	EUCALYPTUS NICOPOLIA	RED FLOWERING GLIM	DEAD ON SITE



PROJECT DESIGN CONSULTANTS
11111 Main Street, Suite 100
San Diego, CA 92161
619.444.1111
P: 10/28/2021

PREPARED BY: PROJECT DESIGN CONSULTANTS

Address: 7075 TERRASAN BLVD, SAN DIEGO, CA 92121

PROJECT ADDRESS: 7075 TERRASAN BLVD

PROJECT NAME: TERRASAN

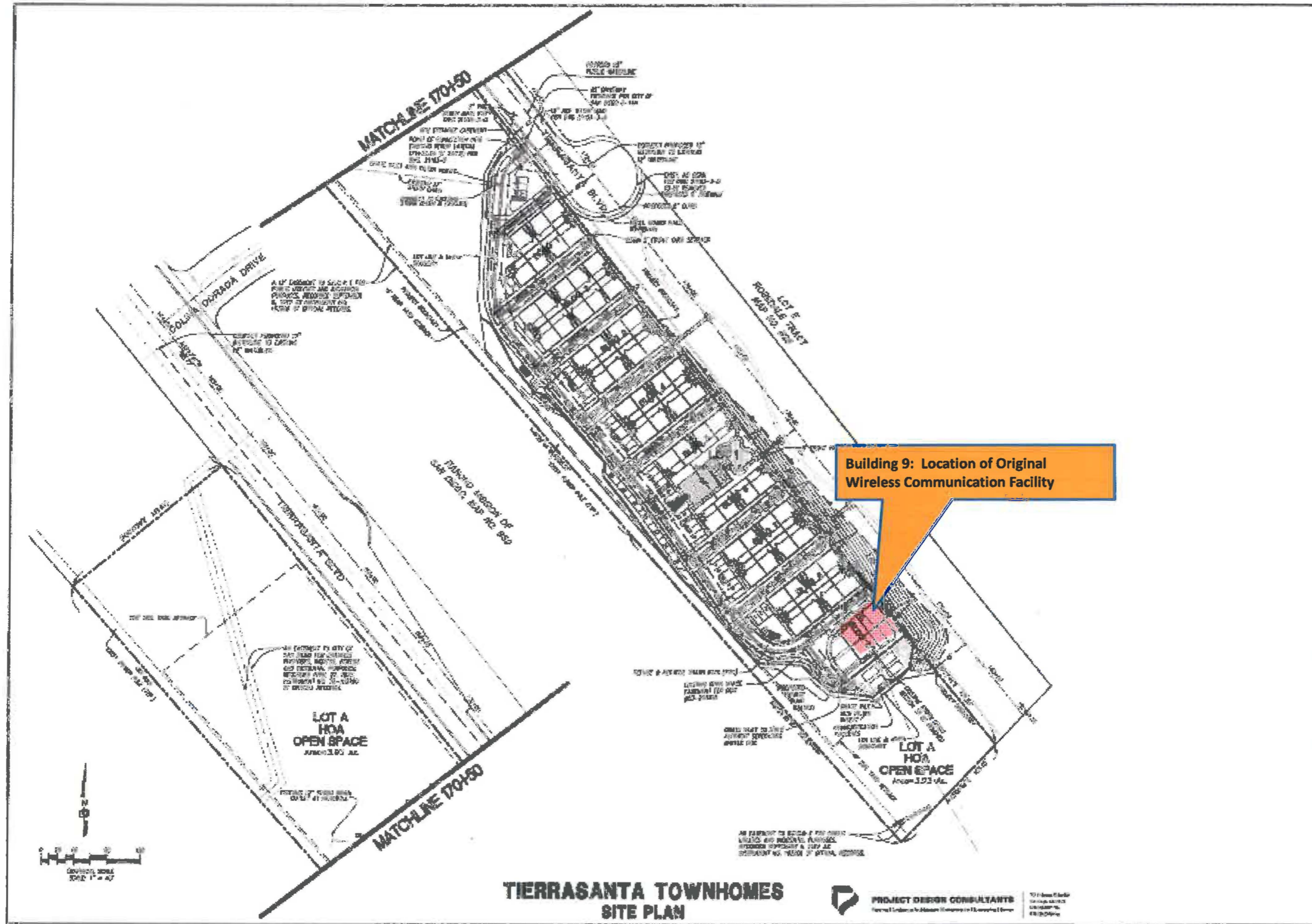
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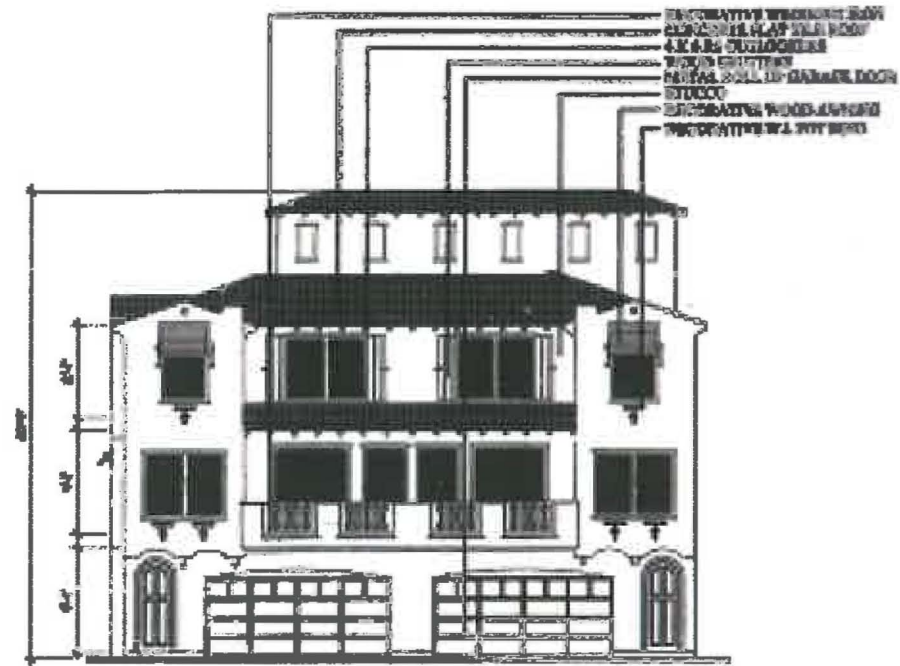
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Sheet: 18 of 25

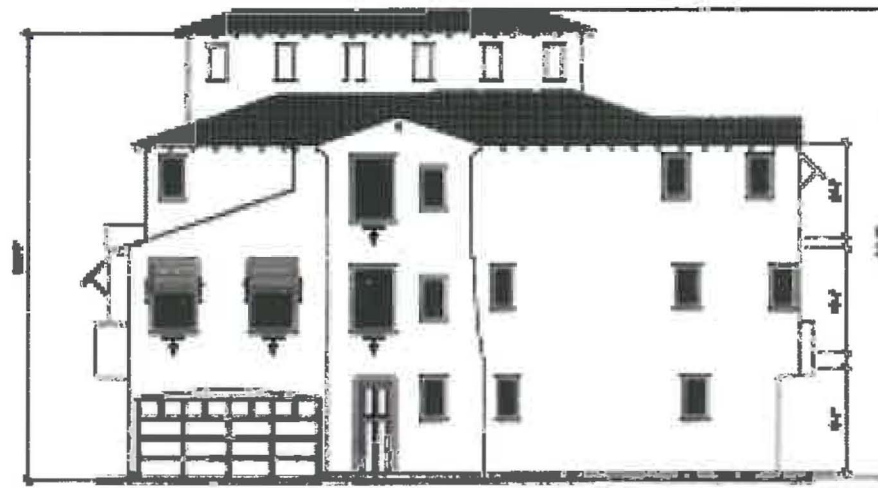
DATE: 10/28/2021



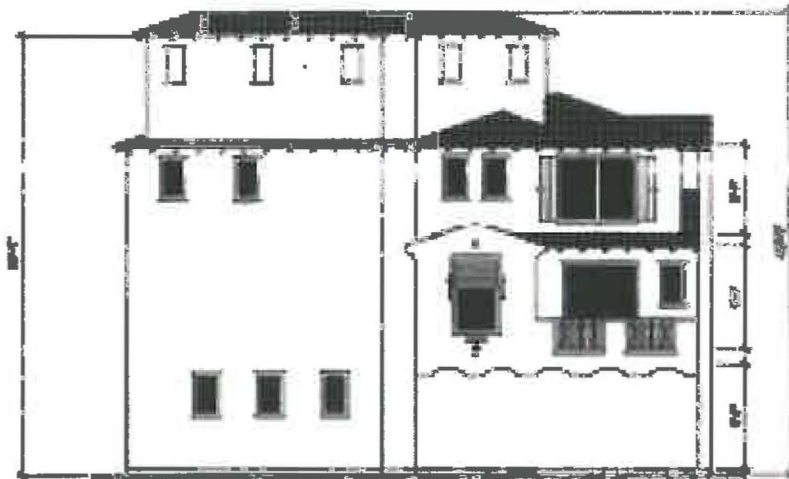




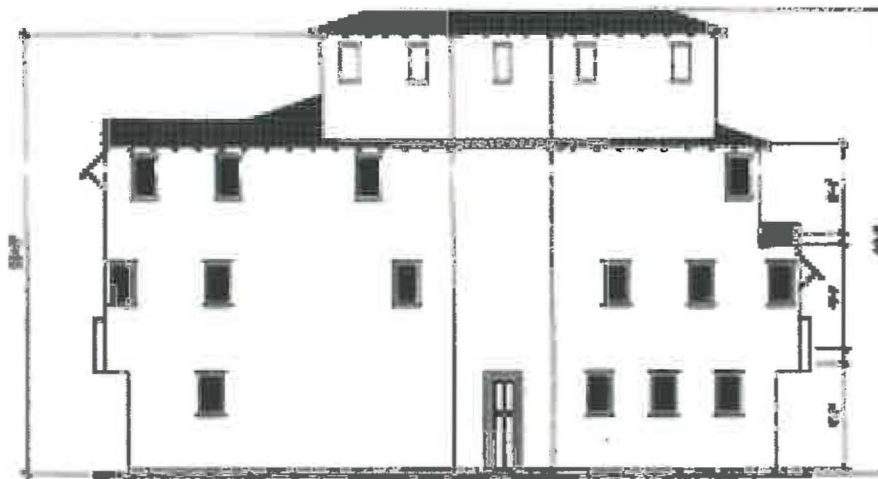
BUILDING 9 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



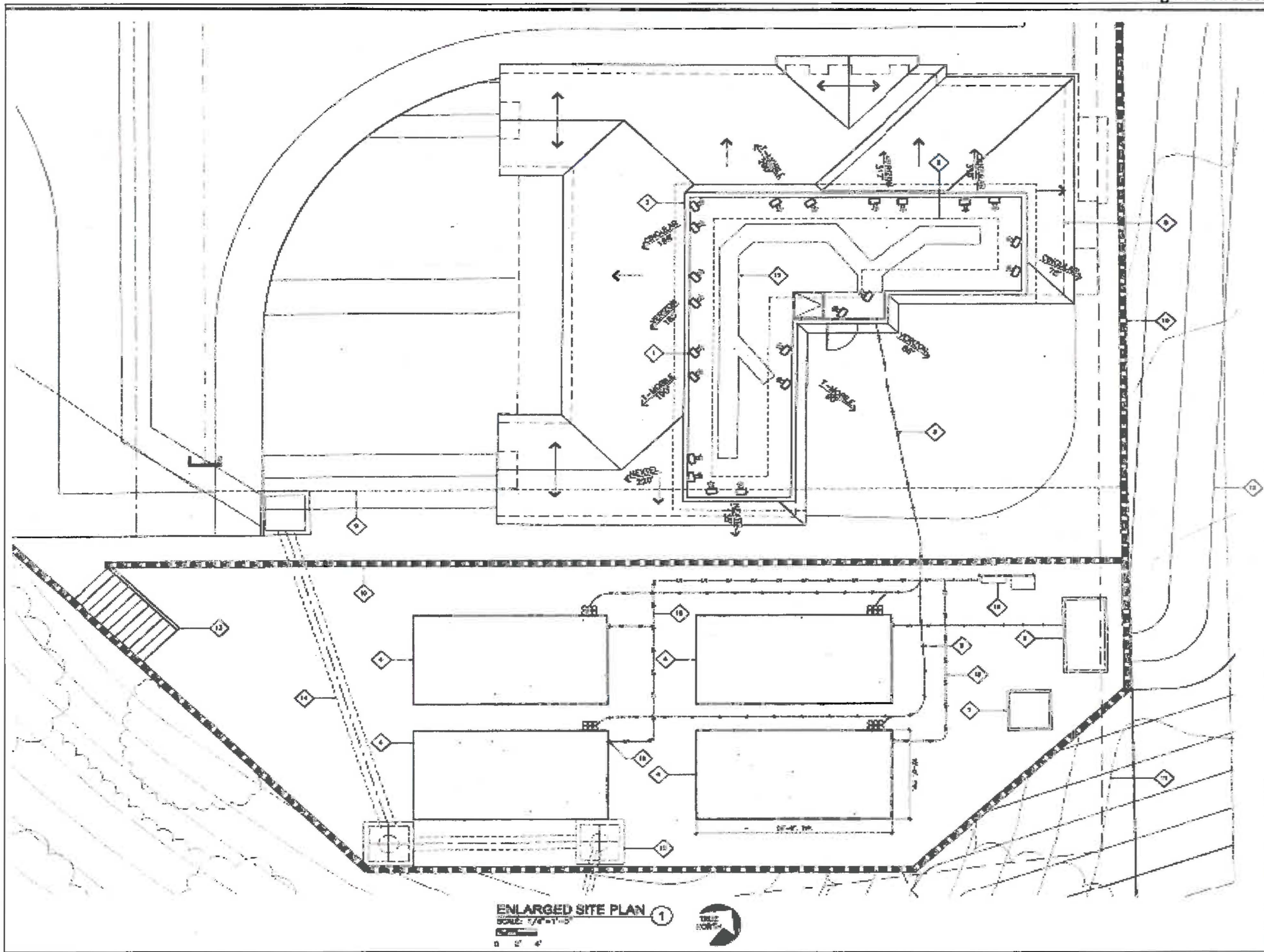
BUILDING 9 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 9 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

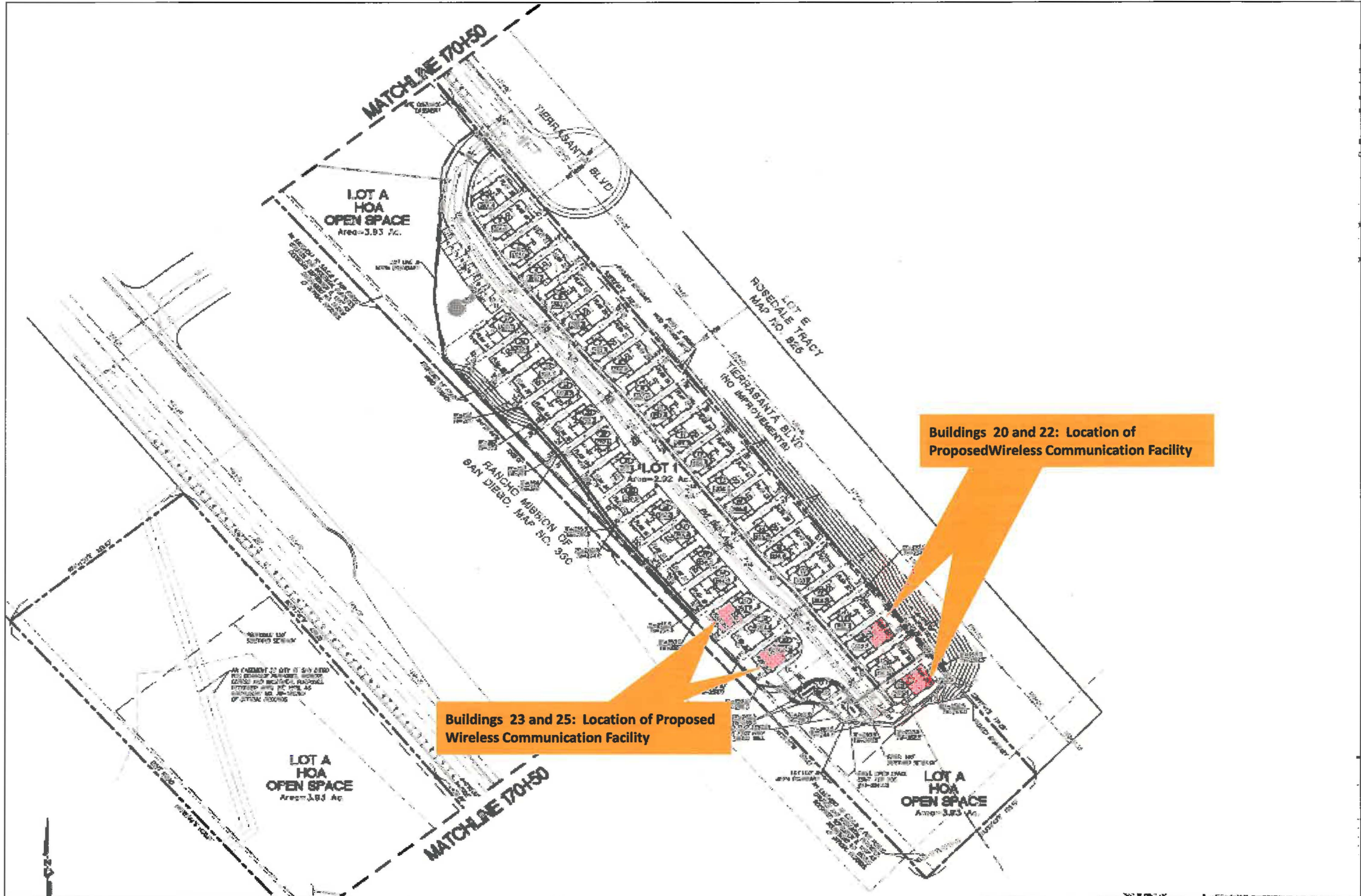


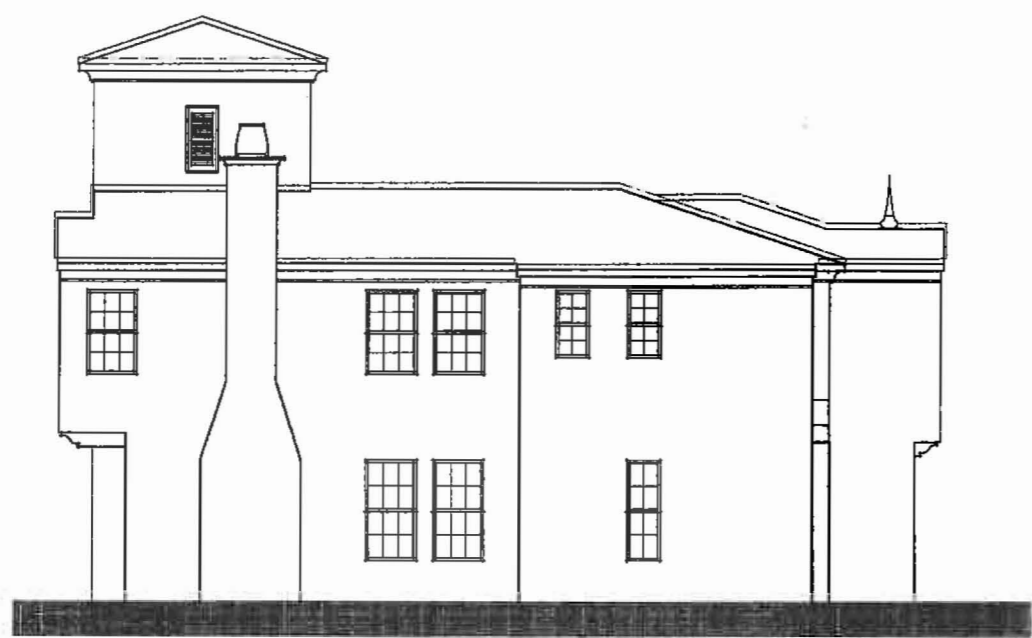
BUILDING 9 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



ENLARGED SITE PLAN 1
SCALE: 1/8"=1'-0"
0 2 4

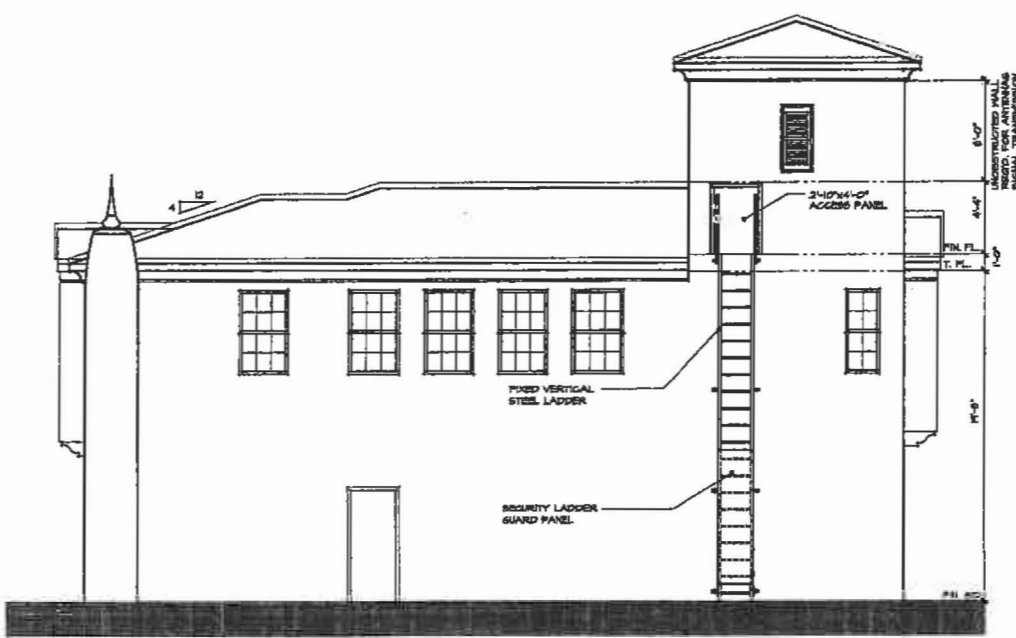






LEFT ELEVATION

ELEVATION 2A-T "SANTA BARBARA"
SCALE: 1/4" = 1'-0"



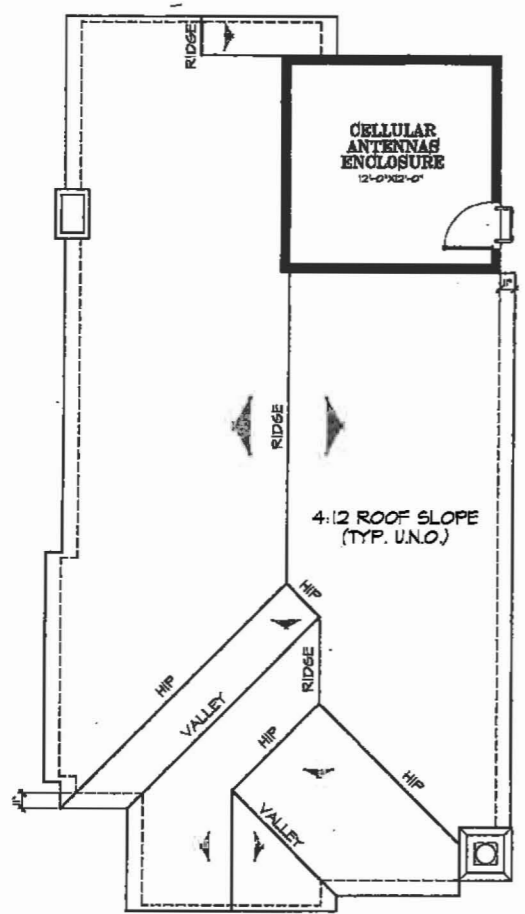
RIGHT ELEVATION

ELEVATION 2A-T "SANTA BARBARA"
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

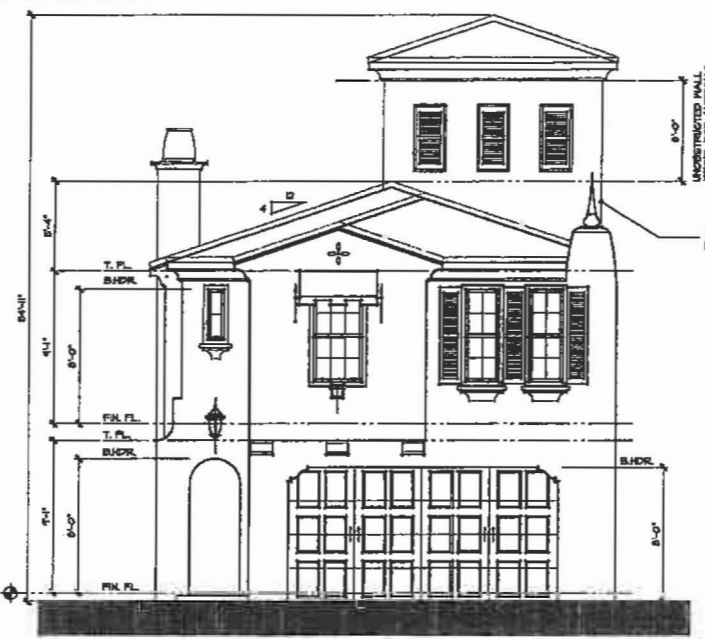
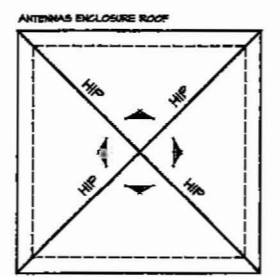
- 1 EXTERIOR PLASTER W/ LIGHT SAND FINISH
- 2 BARRELL CONCRETE ROOF TILES
- 3 WOOD RAFTER TAILS
- 4 HD. FOAM EAVE / SILL / CORBEL / LINTEL / TRIM W/ LIGHT SAND PLASTER & PAINT FINISH
- 5 VINYL WINDOWS
- 6 FIBERGLASS ENTRY DOORS
- 7 FRENCH DOORS
- 8 ROUGH SAWN POST / BEAM / CORBELS / TRIM
- 9 PRE-CAST CONCRETE MEDALLION
- 10 FABRIC AWNING
- 11 PRE-CAST CONCRETE TRIM/FINIAL
- 12 PAINTED HOLLOW METAL DOOR
- 13 PAINTED WOOD RAILING
- 14 DECORATIVE SHUTTERS
- 15 DECORATIVE POT SHELF
- 16 DECORATIVE LIGHT FIXTURE
- 17 PAINTED FIBER-CEMENT PANEL & TRIM W/ WOODGRAIN LOOK
- 18 UPGRADED SECTIONAL ROLL-UP GARAGE DOORS
- 19 RECESSED WALL SURFACE W/ PLASTER FINISH
- 20 SLIDING GLASS DOOR

SEE "PLAN 2A" DRAWINGS FOR ADDITIONAL PLAN & ELEVATION INFORMATION



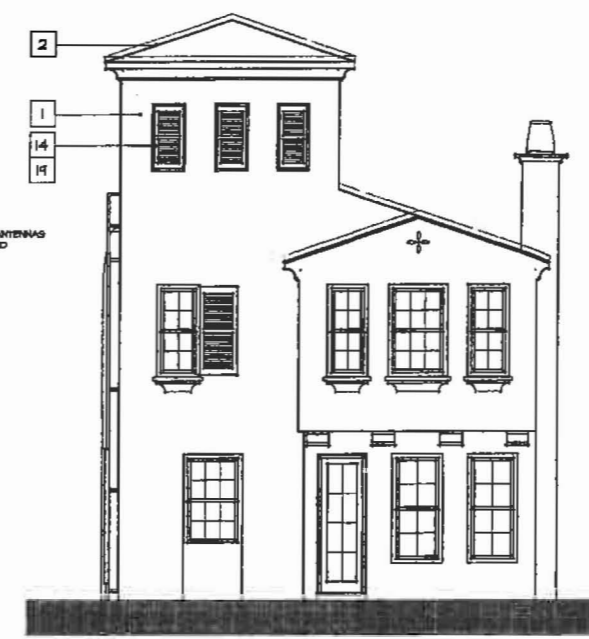
PLAN 2: ROOF PLAN

PLAN 2A-T "SANTA BARBARA"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

ELEVATION 2A-T "SANTA BARBARA"
SCALE: 1/4" = 1'-0"



REAR ELEVATION

ELEVATION 2A-T "SANTA BARBARA"
SCALE: 1/4" = 1'-0"

PLAN 2A-T "SANTA BARBARA"

PROJECT NAME: TIERRASANTA SFD	Revision 1: AUGUST 3, 2010
PREPARED BY: Name: LIM CHANG ROHLING & ASSOCIATES	Revision 2: January 20, 2011
Address: ONE COLONIA, 30 HOUR ALLEY SUITE 210 PASADENA, CA 91101	Revision 3: _____
Phone no. (626) 448-8888	Revision 4: _____
PROJECT ADDRESS: 1488 TIERRASANTA BLVD. SAN DIEGO, CA 92108	Revision 5: _____
Original Date: AUGUST 30, 2010	Revision 6: _____
Sheet 12 of 20	Revision 7: _____
SHEET TITLE: PLAN 2A-T "SANTA BARBARA" PLANS & EXTERIOR ELEVATIONS	Revision 8: _____

TIERRASANTA SFD

LCPA
LIM CHANG ROHLING & ASSOCIATES



Buildings 20 and 22: Location of Proposed Wireless Communication Facility

Buildings 23 and 25: Location of Proposed Wireless Communication Facility

11/11/11

Correspondence Dated November 3, 2010:

Sandra,

Here is our reply to the SCR for this project. We were very impressed with the applicants and their professionalism throughout this process.

We discussed in good faith and there was an agreement on how all of us can move forward together.

So, please accept our review and recommendation for approval of the SCR with the conditions that the applicant and the community planning group both agreed to.

Let us know the next steps, as we will be stand by the applicant as they move forward.

Thanks,

Scott L Hasson
President, Tierrasanta Community and Town Council



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name : 11445 Tierasanta Blvd/SCR		Project Number 219199	Distribution Date 9/1/10
Project Scope : TIERASANTA: Substantial Conformance Review for SDP/VTM 334358. RM-1-1 / PTS Disc #'s: 204408; 61500; 89848, CUP's: 287678; 287680; 287681; 287682 and VT 334358 / VHFSZ / ESL / AIA / FAA.			
Project Location			
Applicant Name: Giovanni Posillico		Applicant Phone No. 619-881-3453	
Related Projects			
Project Manager Sandra Teasley	Phone Number 446-5271	Fax Number (619) 446-5245	E-mail Address STeasley@sandiego.gov
Community Plan Tierasanta	Council District 7		
Existing Zone	Proposed Zone	Building Height	Number of Stories
FAR			
Committee Recommendations (To be completed for Initial Review):			
Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 11	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
Agenda Date: 10-20-2010	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS: See page 1			
NAME Scott Hasson		TITLE President	
SIGNATURE Scott Hasson		DATE 11/1/2010	
Attach Additional Pages If Necessary. Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 1

Project Name : 11445 Terasanta Blvd/SCR		Project Number 219199	Distribution Date 9/1/10
Project Scope: TIERASANTA: Substantial Conformance Review for SDP/VTM 334358. RM-1-1 / PTS Disc #'s: 204408; 61500; 89848, CUP's: 287678; 287680; 287681; 287682 and VT 334358 / VHFSZ / ESL / AIA / FAA.			
Project Location			
Applicant Name: Giovanni Posillico		Applicant Phone No. 619-881-3453	
Related Projects			
Project Manager Sandra Teasley	Phone Number (619) 446-5271	Fax Number (619) 446-5245	E-mail Address STeasley@sandiego.gov
Community Plan TIERASANTA	Council District 7	Existing Zone	Proposed Zone
Project Issues (To be completed by Community Planning Committee for initial review): 1- COME BACK TO TCC TO DISCUSS + HAVE TCC REVIEW PARKING PLAN before SCR is approved (Agreed by Applicant) 2- INSTALL TRAFFIC speed device ON TIERRASANTA BLVD, before or near PUEDA DR. (Agreed by Applicant) 3- TCC WILL HELP CRAFT CC + IR TO INCLUDE NO STREET PARKING OF RV'S + BOATS. (Agreed by Applicant) 4. Screen ladders so they cant be seen from street (Agreed by Applicant)			
Attach Additional Pages If Necessary.		Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.
To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).
Be sure to see us on the WorldWide Web at www.sandiego.gov/development-services



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

Project Title: Tierrasanta SFD Project No. For City Use Only

Project Address:
 11445 Tierrasanta Blvd. San Diego, CA 92121

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

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

Additional pages attached Yes No

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

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

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

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

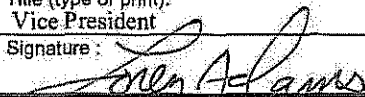
Project Title: Tierrasanta SF DWELLINGS Project No. (For City Use Only) 219199

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. FEIN#20-8341383
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
Tierrasanta LLC
 Owner Tenant/Lessee
Street Address:
4041 MacArthur Blvd.
City/State/Zip:
Newport Beach, CA 92660
Phone No: (949) 955-2370 Ext. 148 Fax No: (949) 732-6180
Name of Corporate Officer/Partner (type or print):
Loren Adams
Title (type or print):
Vice President
Signature:  Date: 2/14/2011

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

APPOINTMENT OF OFFICERS
OF
INTRACORP SAN DIEGO LLC

The undersigned, on behalf of INTRACORP SAN DIEGO LLC, a Washington limited liability company ("Company"), pursuant to the authority granted under the First Amended Operating Agreement of the Company, as amended, hereby appoint the following officers:

<u>Officer:</u>	<u>Name:</u>
Chairman	R. Mike Miller
President and Treasurer	William D. Nichol
Secretary and Assistant Vice President	Christine Parker
Vice President	James DeFranco
Vice President	Loren Adams
Regional President	Peter Lauener

The members of the Governing Board are R. Mike Miller, William D. Nichol and Peter Lauener.

Each of these officers shall serve until the earlier of (1) dissolution of the Company, (2) such officer's death, permanent disability or resignation, or (3) the Company's revocation of the officer's office by action of the Manager or the Governing Board.

This Appointment shall be effective as of January 1, 2009.

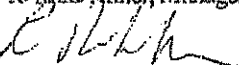
MANAGER/MEMBER:

Intracorp San Diego Investments, L.L.C.,
a Nevada limited liability company

By:



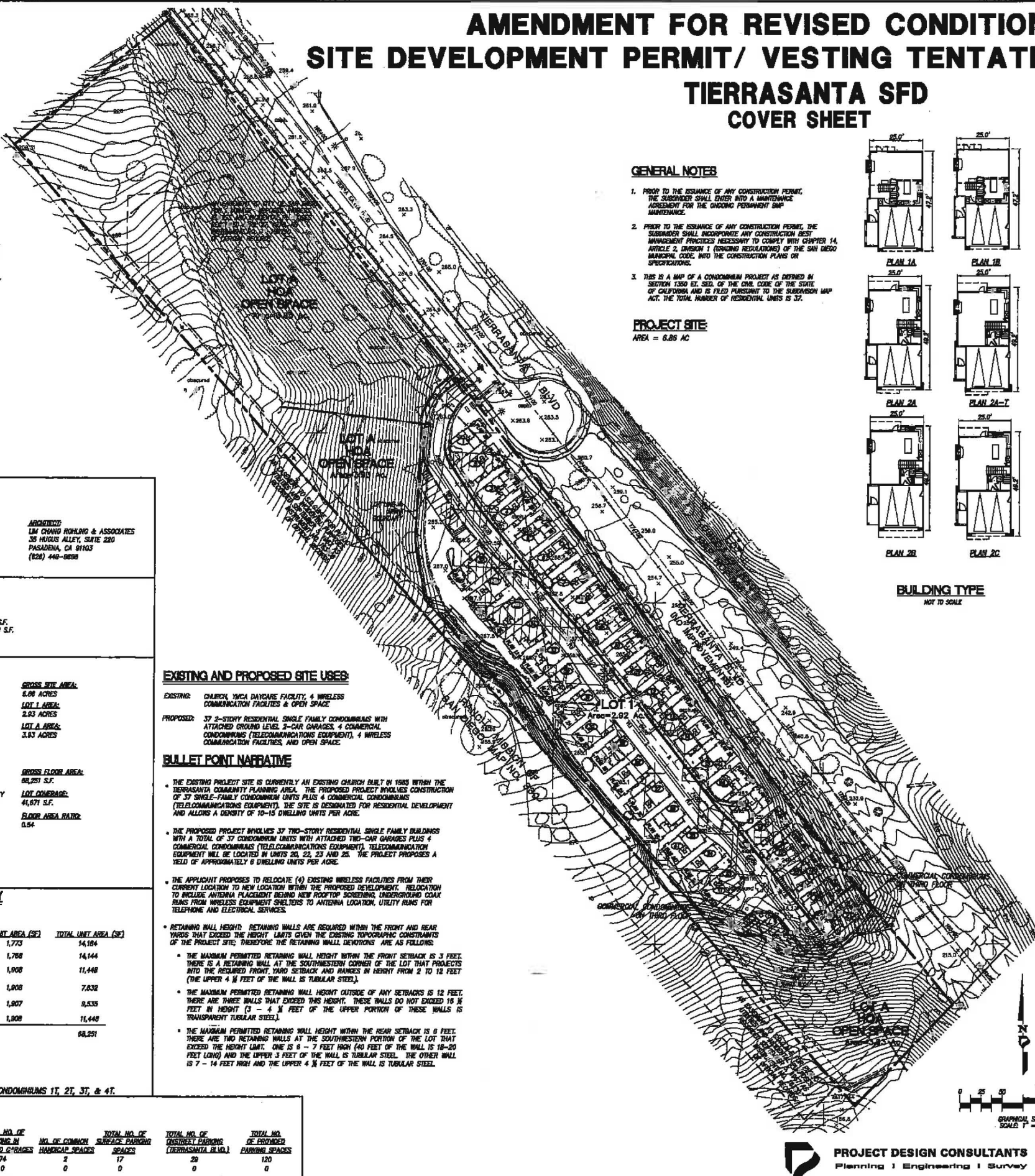
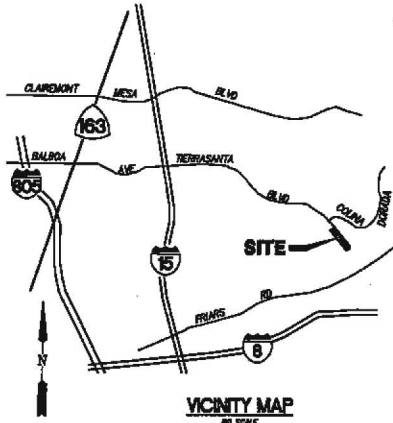
R. Mike Miller, Manager



R. Mike Miller, Member of Governing Board

William D. Nichol, Member of Governing Board

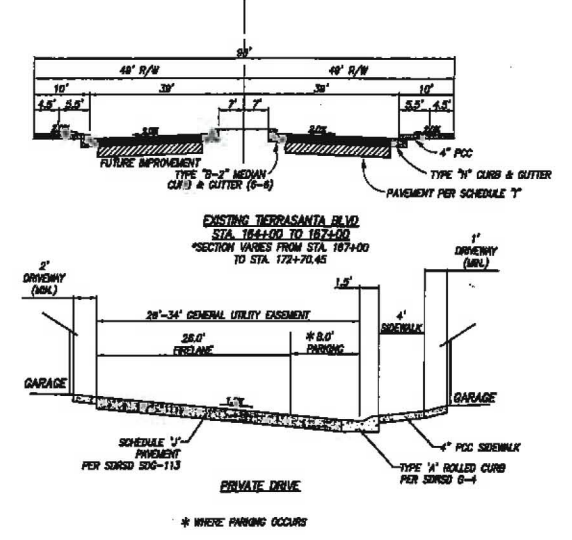
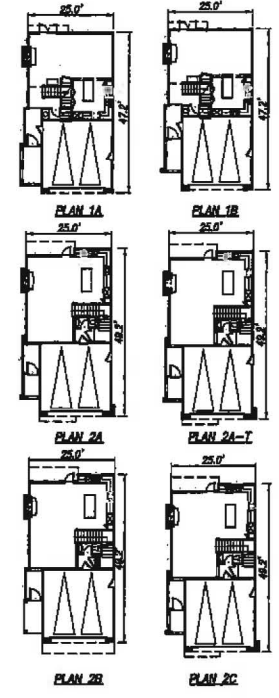
AMENDMENT FOR REVISED CONDITIONS TO SITE DEVELOPMENT PERMIT/ VESTING TENTATIVE MAP 334358 TIERRASANTA SFD COVER SHEET



GENERAL NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBMITTER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBMITTER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (RAINING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1300 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 37.

PROJECT SITE
AREA = 6.86 AC



SHEET INDEX

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READING PLAN	5
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EASEMENT PLAN	8
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OWNER

TIERRASANTA LLC
11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92121

SUBMITTER

STRACORP
401 MACARTHUR BLVD. SUITE 200
NEWPORT BEACH, CA 92660
(949) 862-5370

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

Robert J. ... 2-9-11
DATE: 08/28/11
REG. NO. 20085
EXPIRES 08/28/11



PROJECT NAME:

TIERRASANTA SFD

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS

Address: 701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101

Phone no. (619) 235-6471

PROJECT ADDRESS:

11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124

SHEET TITLE:

COVER SHEET

Revision 1:	NOVEMBER 3, 2010
Revision 2:	JANUARY 20, 2011
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	

Original Date: AUGUST 30, 2010
Sheet 1 of 25

DEP/

PROJECT TEAM

CIVIL ENGINEER:
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 235-6471

LANDSCAPE ARCHITECT:
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 235-6471

ARCHITECT:
LIM CHANG ROHLING & ASSOCIATES
38 HURUS ALLEY, SUITE 220
PASADENA, CA 91103
(626) 440-9899

OPEN SPACE

PERMITS:
REQUIRED - 2220 S.F.
PROPOSED - 8092 S.F.

COMMENTS:
REQUIRED - 925 S.F.
PROPOSED - 4089 S.F.

ENHANCED LANDSCAPE AREA: 65331 S.F.

GENERAL NOTES

EXISTING ZONING: RS-1-14
PROPOSED ZONING: RM-1-1
PLANNING CLASSIFICATION: P1 - RESIDENTIAL OCCUPANCY
ST - PARKING

TYPE OF CONSTRUCTION: TYPE V - FIRE RESISTIVE CONSTRUCTION WITH 1-HOUR STRUCTURAL FRAME
TYPE 1 - PARKING

ASSESSMENT PARCEL NUMBER: 653-010-07 & 08

LEGAL DESCRIPTION: LOT 301 OF CLAYBANK HILLS UNIT NO. 15, IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 9151 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 16, 1978.

DEVELOPER: STRACORP
401 MACARTHUR BLVD. SUITE 200
NEWPORT BEACH, CA 92660
(949) 862-5370

OWNER: TIERRASANTA LLC
11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92121

GROSS SITE AREA: 6.08 ACRES
LOT 1 AREA: 2.93 ACRES
LOT 2 AREA: 3.83 ACRES

GROSS FLOOR AREA: 68,251 S.F.
LOT COVERAGE: 41.671 S.F.
BLDG. AREA RATIO: 0.54

DEVELOPMENT SUMMARY

FLOOR AREA BLDG.	UNIT TYPE	TOTAL UNITS	UNIT AREA (SF)	TOTAL UNIT AREA (SF)
68,251 SF / 127,185 SF = 0.54				
PLAN 1A	3 BR/2.5 BA	8	1,773	14,184
PLAN 1B	3 BR/2.5 BA	8	1,708	14,144
PLAN 2A	4 BR/2.5 BA	4	1,908	11,448
PLAN 2A*	4 BR/2.5 BA	4	1,808	7,832
PLAN 2B	4 BR/2.5 BA	5	1,907	9,535
PLAN 2C	4 BR/2.5 BA	6	1,908	11,448
	TOTAL:	37		68,251

* THE THIRD FLOOR OF THESE BUILDINGS CONTAIN THE COMMERCIAL CONDOMINIUMS 1T, 2T, 3T, & 4T.

PARKING CALCULATION

NO. OF STALL/UNIT	ADDITIONAL PARKING SPACES (SEE TD)	TOTAL NO. OF SPACES REQUIRED	NO. OF COMMON PARKING SPACES	TOTAL NO. OF PARKING SPACES ATTACHED GARAGES	NO. OF COMMON HANDICAP SPACES	TOTAL NO. OF SURFACE PARKING SPACES	TOTAL NO. OF DISTRICT PARKING (TIERRASANTA BLVD.)	TOTAL NO. OF PROVIDED PARKING SPACES
37	2.25	37	120	17	76	2	17	120
4*	0	0	0	0	0	0	0	0

* FOUR COMMERCIAL CONDOMINIUMS (TELECOMMUNICATIONS EQUIPMENT) REQUIRES NO PARKING

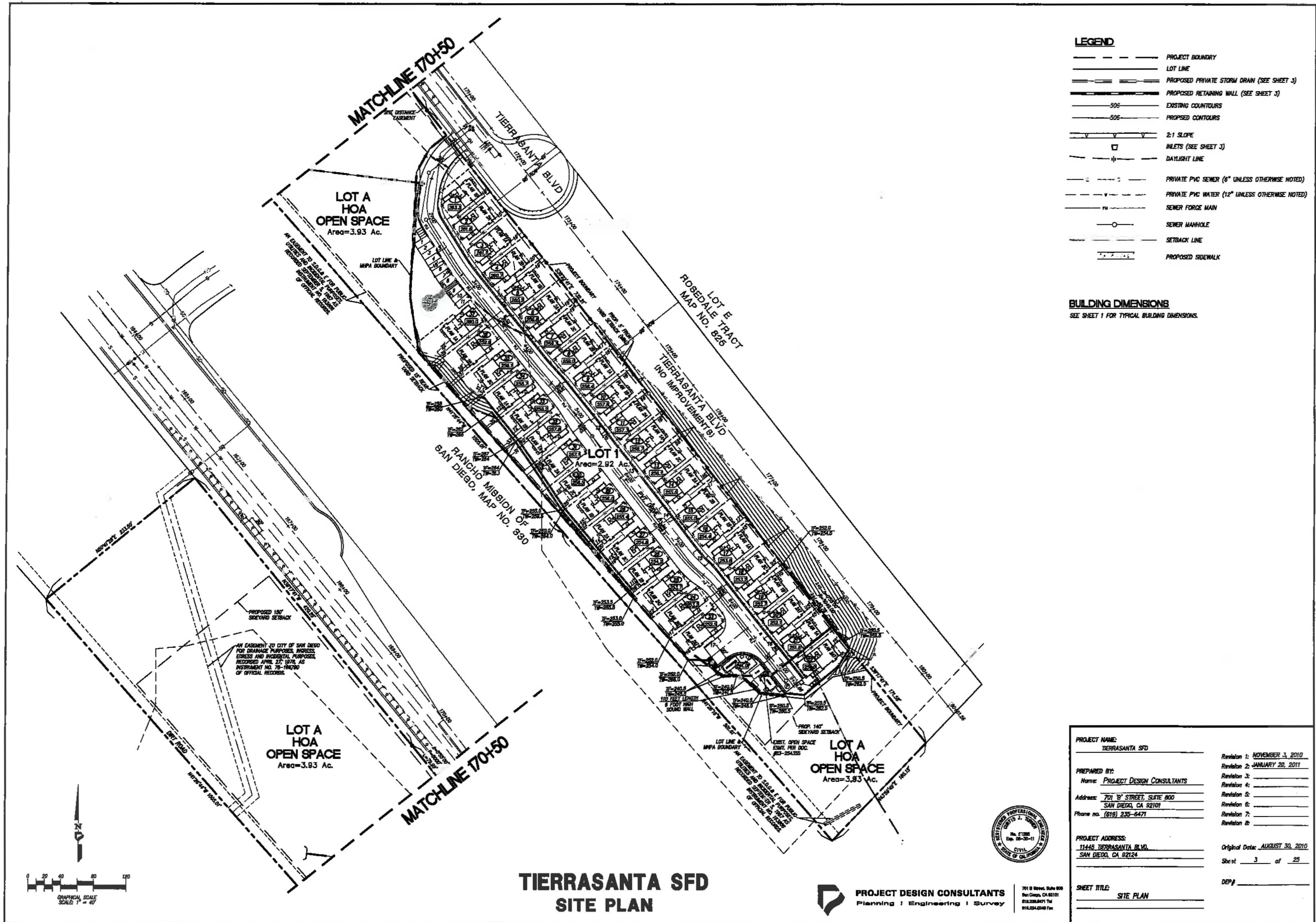
EXISTING AND PROPOSED SITE USES

EXISTING: CHURCH, YMCA DAYCARE FACILITY, 4 WIRELESS COMMUNICATION FACILITIES & OPEN SPACE

PROPOSED: 37 2-STORY RESIDENTIAL SINGLE FAMILY CONDOMINIUMS WITH ATTACHED GROUND LEVEL 2-CAR GARAGES, 4 COMMERCIAL CONDOMINIUMS (TELECOMMUNICATIONS EQUIPMENT), 4 WIRELESS COMMUNICATION FACILITIES, AND OPEN SPACE.

BULLET POINT NARRATIVE

- THE EXISTING PROJECT SITE IS CURRENTLY AN EXISTING CHURCH BUILT IN 1985 WITHIN THE TIERRASANTA COMMUNITY PLANNING AREA. THE PROPOSED PROJECT INVOLVES CONSTRUCTION OF 37 SINGLE-FAMILY CONDOMINIUM UNITS PLUS 4 COMMERCIAL CONDOMINIUMS (TELECOMMUNICATIONS EQUIPMENT). THE SITE IS DESIGNATED FOR RESIDENTIAL DEVELOPMENT AND ALLOWS A DENSITY OF 10-15 DWELLING UNITS PER ACRE.
- THE PROPOSED PROJECT INVOLVES 37 TWO-STORY RESIDENTIAL SINGLE FAMILY BUILDINGS WITH A TOTAL OF 37 CONDOMINIUM UNITS WITH ATTACHED TWO-CAR GARAGES PLUS 4 COMMERCIAL CONDOMINIUMS (TELECOMMUNICATIONS EQUIPMENT). TELECOMMUNICATION EQUIPMENT WILL BE LOCATED IN UNITS 20, 22, 23 AND 25. THE PROJECT PROPOSES A YIELD OF APPROXIMATELY 6 DWELLING UNITS PER ACRE.
- THE APPLICANT PROPOSES TO RELOCATE (4) EXISTING WIRELESS FACILITIES FROM THEIR CURRENT LOCATION TO NEW LOCATION WITHIN THE PROPOSED DEVELOPMENT. RELOCATION TO INCLUDE ANTENNA PLACEMENT BEHIND NEW ROOFTOP SCREENING, UNDERGROUND COAX RUNS FROM WIRELESS EQUIPMENT SHELTERS TO ANTENNA LOCATION, UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICES.
- RETAINING WALL HEIGHT: RETAINING WALLS ARE REQUIRED WITHIN THE FRONT AND REAR YARDS THAT EXCEED THE HEIGHT LIMITS GIVEN THE EXISTING TOPOGRAPHIC CONSTRAINTS OF THE PROJECT SITE; THEREFORE THE RETAINING WALL DEVIATIONS ARE AS FOLLOWS:
 - THE MAXIMUM PERMITTED RETAINING WALL HEIGHT WITHIN THE FRONT SETBACK IS 3 FEET. THERE IS A RETAINING WALL AT THE SOUTHWESTERN CORNER OF THE LOT THAT PROJECTS INTO THE REQUIRED FRONT YARD SETBACK AND EXCEEDS IN HEIGHT FROM 2 TO 12 FEET (THE UPPER 4 1/2 FEET OF THE WALL IS TUBULAR STEEL).
 - THE MAXIMUM PERMITTED RETAINING WALL HEIGHT OUTSIDE OF ANY SETBACKS IS 12 FEET. THERE ARE THREE WALLS THAT EXCEED THE HEIGHT. THESE WALLS DO NOT EXCEED 18 1/2 FEET IN HEIGHT (3 - 4 1/2 FEET OF THE UPPER PORTION OF THESE WALLS IS TRANSPARENT TUBULAR STEEL).
 - THE MAXIMUM PERMITTED RETAINING WALL HEIGHT WITHIN THE REAR SETBACK IS 8 FEET. THERE ARE TWO RETAINING WALLS AT THE SOUTHWESTERN PORTION OF THE LOT THAT EXCEED THE HEIGHT LIMIT. ONE IS 8 - 7 FEET HIGH (40 FEET OF THE WALL IS 18-20 FEET HIGH) AND THE UPPER 3 FEET OF THE WALL IS TUBULAR STEEL. THE OTHER WALL IS 7 - 14 FEET HIGH AND THE UPPER 4 1/2 FEET OF THE WALL IS TUBULAR STEEL.



**TIERRASANTA SFD
SITE PLAN**

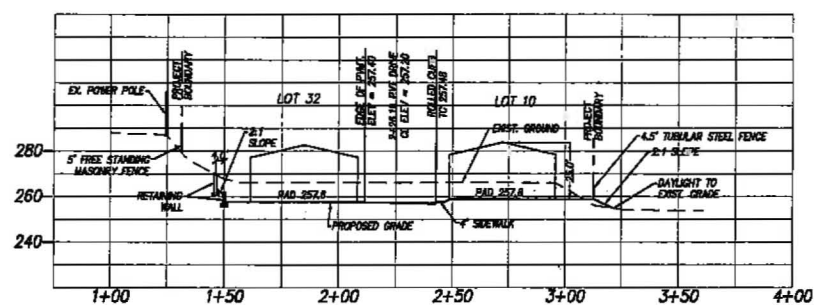
PROJECT DESIGN CONSULTANTS
Planning | Engineering | Survey



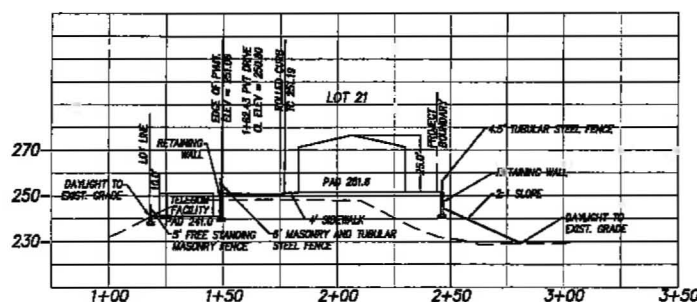
PROJECT NAME: TIERRASANTA SFD		Revision 1: <u>NOVEMBER 3, 2010</u>
PREPARED BY: Name: <u>PROJECT DESIGN CONSULTANTS</u>		Revision 2: <u>JANUARY 20, 2011</u>
ADDRESS: 701 'Y' STREET, SUITE 800 SAN DIEGO, CA 92101		Revision 3: _____
PHONE NO.: (619) 235-6471		Revision 4: _____
PROJECT ADDRESS: 11445 TIERRASANTA BLVD. SAN DIEGO, CA 92124		Revision 5: _____
SHEET TITLE: SITE PLAN		Revision 6: _____
		Revision 7: _____
		Revision 8: _____
		Original Date: <u>AUGUST 30, 2010</u>
		Sheet <u>3</u> of <u>23</u>
		DEP# _____



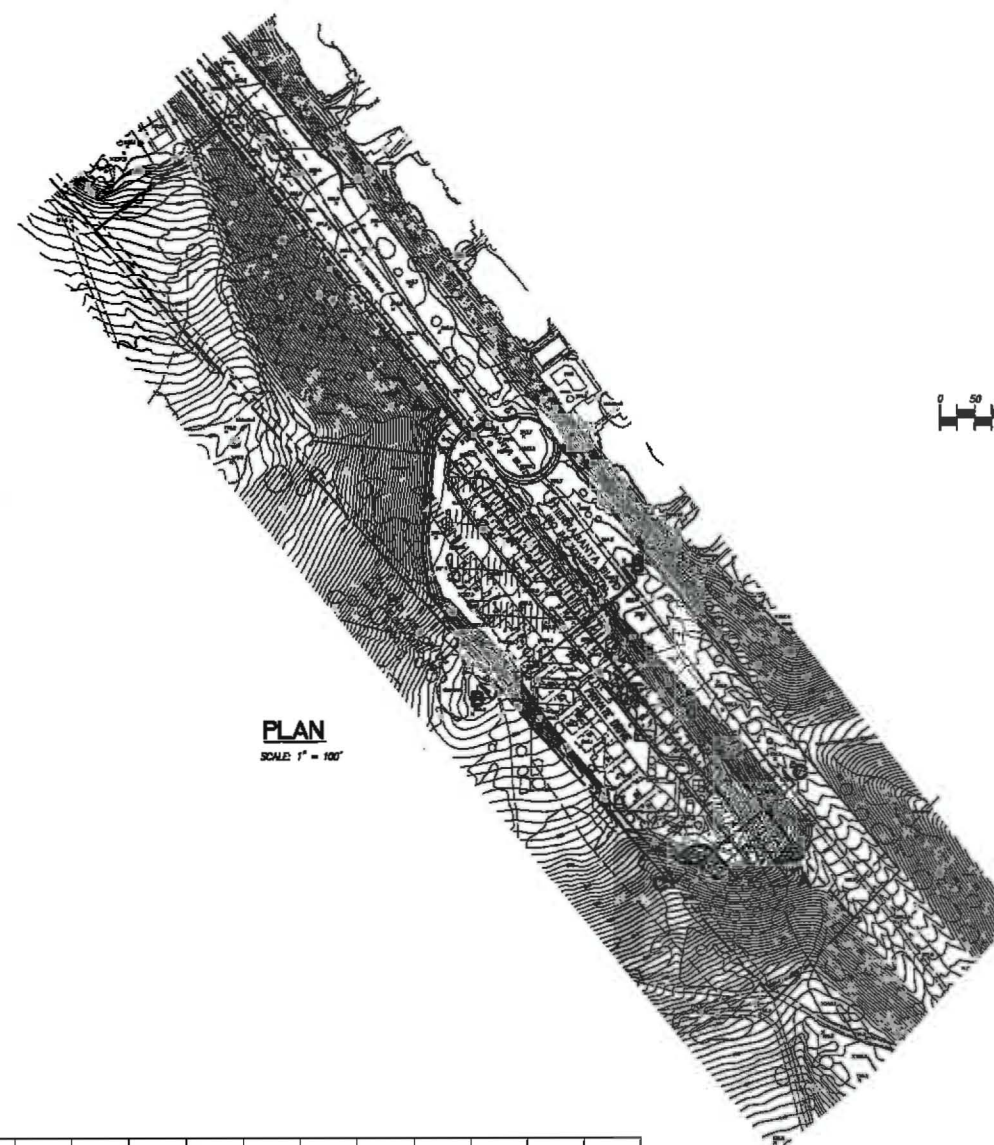
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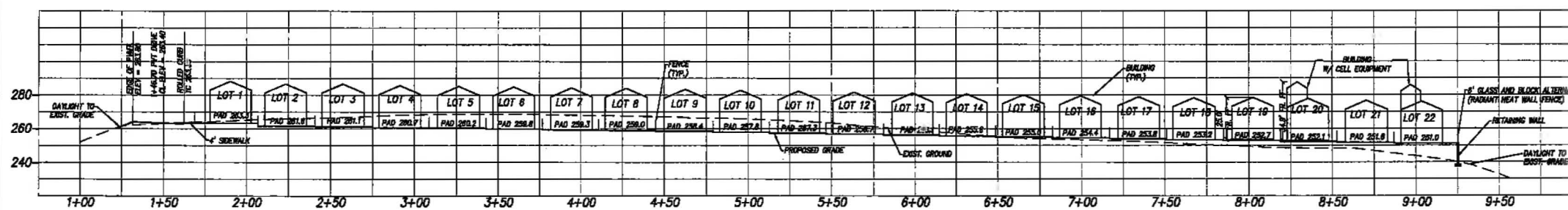
SECTION B-B
SCALE: H: 1" = 30'
V: 1" = 30'



SECTION C-C
SCALE: H: 1" = 30'
V: 1" = 30'



PLAN
SCALE: 1" = 100'



SECTION A-A
SCALE: H: 1" = 30'
V: 1" = 30'

EXISTING TOPO BY: PROJECT DESIGN CONSULTANTS
PHOTOGRAMMETRY DEPARTMENT
PROJECT NUMBER \ PHASE: 2748.00
DATE OF PHOTOGRAPHY: 04-21-04

PROJECT NAME: TIERRASANTA SFD	Revision 1: NOVEMBER 3, 2010
PREPARED BY: Name: PROJECT DESIGN CONSULTANTS	Revision 2: JANUARY 20, 2011
Address: 701 B STREET, SUITE 800 SAN DIEGO, CA 92101	Revision 3: _____
Phone no. (619) 235-8471	Revision 4: _____
	Revision 5: _____
	Revision 6: _____
	Revision 7: _____
	Revision 8: _____

PROJECT ADDRESS:
11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124

Original Date: AUGUST 30, 2010
Sheet 6 of 25

SHEET TITLE:
CROSS SECTIONS PLAN



TIERRASANTA SFD CROSS SECTIONS

PROJECT DESIGN CONSULTANTS
Planning | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
TEL: 619.235.8471
FAX: 619.235.8470

CONCEPTUAL LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & SPREAD	QUANTITY
	<i>PROBIGNIA DEFLEXA</i> <i>LOPHOSTACHYS CONFERTUS</i> <i>MITROSALENDRA BICOLOR</i> <i>PRUNUS CERIFERA</i> <i>QUERCUS LAEVOLENS</i>	LOCUMAT BRISBANE BOX HAWAIIAN SHAMU TREE K.V. CHERRY PLUM FIREWHEEL TREE	100% 24" BOX	18' x 8' 30' x 12' 30' x 12' 17' x 8' 27' x 8'	64
	<i>QUERCUS AGROFOLIA</i> <i>PLATANUS CALIFORNICA</i> <i>QUERCUS ENGELMANNII</i>	COAST LIVE OAK CALIFORNIA SYCAMORE ENGLISH OAK	100% 24" BOX	40' x 30' 40' x 40' 30' x 40'	40
	<i>HYMENOPHYLLUM PLAVUM</i> <i>LIQUIDAMBAR STRYACIFLUA</i> <i>NETTLEDORIS EXCELSA</i> <i>RYDOLPHIA BICOLOR</i> <i>SYZYGIA ROMANOFFIANA</i>	SWEETSHADE SWIFTSHAW REEDBARK RYDOLPHIA QUEEN PALM	80% 24" BOX 40% 16" GALLON	22' x 10' 30' x 20' 30' x 18' 30' x 18' 40' x 10'	45
	<i>JACARANDA MICROFOLIA</i> <i>PLATANUS ARGENTIFOLIA</i> <i>ROBINIA PURPUREA</i>	JACARANDA LONDON PLANE TREE PURPLE FLOWERING LOCUST	100% 24" BOX	40' x 30' 50' x 30' 40' x 25'	7
	<i>CASSIA LEPTOPHYLLA</i> <i>CENICUS OCCIDENTALIS</i> <i>LAGERSTROMIA INDICA</i> <i>OLIVA EUROPAEA</i> <i>PYRUS CALLERYANA</i>	GOLD MEDALLION TREE WESTERN REDBUD CHINA MYRTLE FRUITLESS OLIVE FLOWERING PEAR	100% 24" BOX	20' x 20' 12' x 20' 40' x 20' 20' x 18' 40' x 20'	18

CONCEPTUAL LANDSCAPE LEGEND CONT.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & SPREAD	QUANTITY
	<i>4-F' HIGH EVERGREEN SCREENING/BACKGROUND SHRUBS</i> <i>ESCALONIA FRAGRANS</i> <i>GREVILLEA BICOLOR</i> <i>LEUCOPHYLIUM</i> <i>LEPTOSPERMUM BICOLOR</i> <i>PODOCARPUS HENKELI</i>	ESCALONIA LAVENDER STARFLOWER GREVILLEA JAPANESE PRUNET NEW ZEALAND TEA TREE LONG-LEAVED YELLOWWOOD	70% 16" GALLON 30% 5" GALLON	70% 16" GALLON 30% 5" GALLON	64
	<i>2-3' HIGH MIDDLE GROUND SHRUBS AND GRASSES</i> <i>AGAVE ATTENUATA</i> <i>AGAVE VILLOSIORNA</i> <i>ALOE NOBILIS</i> <i>ALOE STRIATA</i> <i>MULLEBERGIA ROSEI</i> <i>MYRTUS C. COMPACTA</i>	AGAVE COTYLEDON AGAVE ALOE CORAL ALOE DEER GRASS DWARF MYRTLE	100% 5" GALLON	100% 5" GALLON	70
	<i>LARGE NATIVE SHRUBS</i> <i>HETEROMELIS ARBUTIFOLIA</i> <i>ROSEMYRTA COLLETTI</i> <i>PAUS BITEOSIFOLIA</i> <i>MEDICINA NATIVA SP. PRUBI</i> <i>ACHILLEA MILESIUM</i> <i>CEMOTHUS SP.</i> <i>MULLEBERGIA ROSEI</i>	TOYON MANTILLA POPPY LEMONADE BERRY MEXICAN BAGE CALIFORNIA SAGEBRUSH DEER GRASS	70% 6 GALLON 30% 1 GALLON 100% 1 GALLON	70% 6 GALLON 30% 1 GALLON 100% 1 GALLON	77
	<i>GROUNDCOVERS</i> <i>BOUGAINVILLEA SAN DIEGO</i> <i>LANTANA WHITE LIGHTNING</i> <i>ROSEMARYS O. PROSTRATA</i> <i>SENEGO MANDARINICAE</i>	BOUGAINVILLEA LANTANA ROSEMARYS O. SENEGO	1 GALLON, OR FROM PLANT	1 GALLON, OR FROM PLANT	80
	<i>NATIVE PLANTING (ZONE 2) - THE FOLLOWING ARE FOR SUPPLEMENTAL PLANTING USE</i> <i>ACHILLEA MILESIUM</i> <i>CEMOTHUS G. NOZZ.</i> <i>LEYMUS CONDENSATUS</i> <i>MIMULUS LINGULIFOLIA</i> <i>MULLEBERGIA ROSEI</i> <i>ROSEMYRTA COLLETTI</i> <i>RUCCA ACHIDIBERA</i>	TOYON MANTILLA POPPY LEMONADE BERRY MEXICAN BAGE CALIFORNIA SAGEBRUSH DEER GRASS	70% 6 GALLON 30% 1 GALLON 100% 1 GALLON	70% 6 GALLON 30% 1 GALLON 100% 1 GALLON	77
	<i>VINES</i> <i>DISTICHIS RIVERS</i> <i>FICUS PUMILA</i> <i>PARROTIBISSUS TRICUSPATA</i>	TRUMPET VINE CREEPING FIG BOSTON IVY	100% 12" GALLON	100% 12" GALLON	80
	<i>TURF</i> <i>FESTUCA ELATOR</i> <i>FESTUCA ELATICA</i> <i>Topsoil</i>	MEDALION DWARF ELIASH BLUE PINEAPPLE	FROM 800	FROM 800	80

PLANT POINT CALCULATION LEGEND

	STREET YARD - 5515 SF
	VEHICULAR USE AREA (WITHIN THE STREET YARD) - 1700 SF
	REMAINING YARD

LANDSCAPE CALCULATION WORKSHEET

STREET YARD:
PLANTING AREA REQUIRED
Total Area 3515 s.f. x 50% = 1758 s.f.

PLANT POINTS REQUIRED
Total Area 3515 s.f. x .05 = 176 points

REMAINING YARD:
NUMBER OF LOTS = 37 x 1 = 37 Trees required

SUMMARY OF LANDSCAPE CALCULATIONS

STREET YARD:
Total Area 3515 s.f.
Planting Area required 1758 s.f. Provided 1816 s.f. Excess area provided 57 s.f.

Plant points required 176 Provided 239 Excess points provided 63
Planting Area as hardcape 0 s.f. Points achieved through trees 120

Point Distribution:
Points from trees: 120
Points from shrubs: 119
Tree distribution %: 60%

REMAINING YARD:
Number of Buildings 37
Number of Trees Required 37 Provided 43

VEHICULAR USE AREA WITHIN STREET YARD ($49,000 \text{ s.f.}$)

Total Area 1700 s.f.
Planting Area required: Total Area 1700 s.f. x .05 = 85 s.f.
Plant Points required: Total Area 1700 s.f. x .05 = 85 pts.
Trees and Shrubs Provided 239
Points achieved through Trees 120
Excess Points: 154

LANDSCAPE DESIGN STATEMENT

The landscape design uses a combination of California native and other low water using species creating a palette that blends well with the surrounding MHPA area. The planting palette has also been chosen to provide seasonal color, textural interest and screening qualities to help define the views of architectural elevations from Terrace Blvd. The streetscape design uses the same tree palette that are growing successfully north along Terrace Blvd and are placed in groupings, transitioning well with the surrounding native habitat.

The amenity area for the proposed community provides an children's play area and a sitting and lounge area for adults. The amenity area is separated from the driveway with screening shrubs and is elevated with taller canopy trees. Plantings with sculptural interest and color are used around the play area creating a fun and lively environment.

The base and top of all retaining walls are planted with self-clinging vines such as Boston Ivy and Creeping Fig providing a green cover of planting for the retaining wall surfaces.

GROUNDCOVERS

	<i>BOUGAINVILLEA SAN DIEGO</i> <i>LANTANA WHITE LIGHTNING</i> <i>ROSEMARYS O. PROSTRATA</i> <i>SENEGO MANDARINICAE</i>	1 GALLON, OR FROM PLANT
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NATIVE PLANTING (ZONE 2) - THE FOLLOWING ARE FOR SUPPLEMENTAL PLANTING USE

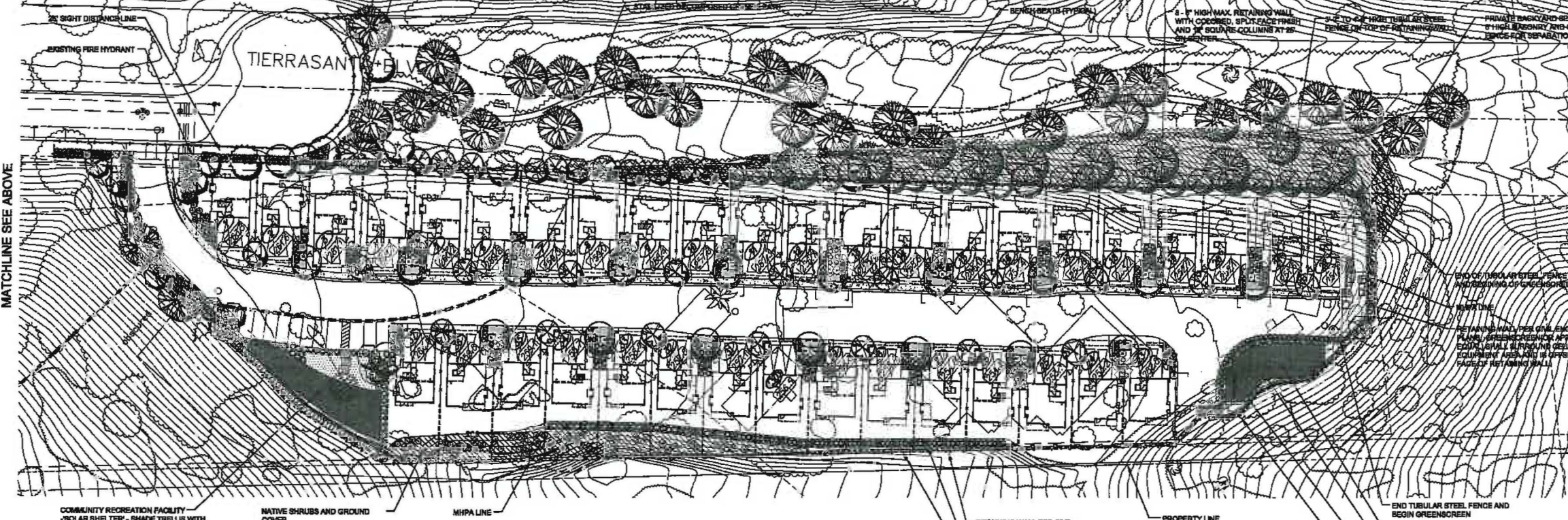
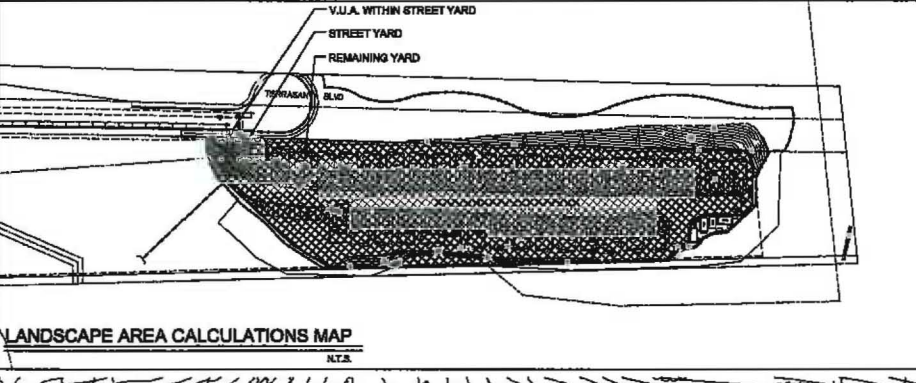
	<i>ACHILLEA MILESIUM</i> <i>CEMOTHUS G. NOZZ.</i> <i>LEYMUS CONDENSATUS</i> <i>MIMULUS LINGULIFOLIA</i> <i>MULLEBERGIA ROSEI</i> <i>ROSEMYRTA COLLETTI</i> <i>RUCCA ACHIDIBERA</i>	70% 6 GALLON 30% 1 GALLON 100% 1 GALLON
--	--	---

VINES

	<i>DISTICHIS RIVERS</i> <i>FICUS PUMILA</i> <i>PARROTIBISSUS TRICUSPATA</i>	TRUMPET VINE CREEPING FIG BOSTON IVY	100% 12" GALLON
--	---	--	-----------------

TURF

	<i>FESTUCA ELATOR</i> <i>FESTUCA ELATICA</i> <i>Topsoil</i>	MEDALION DWARF ELIASH BLUE PINEAPPLE	FROM 800
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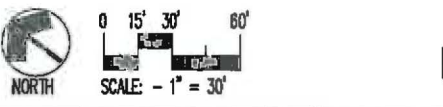
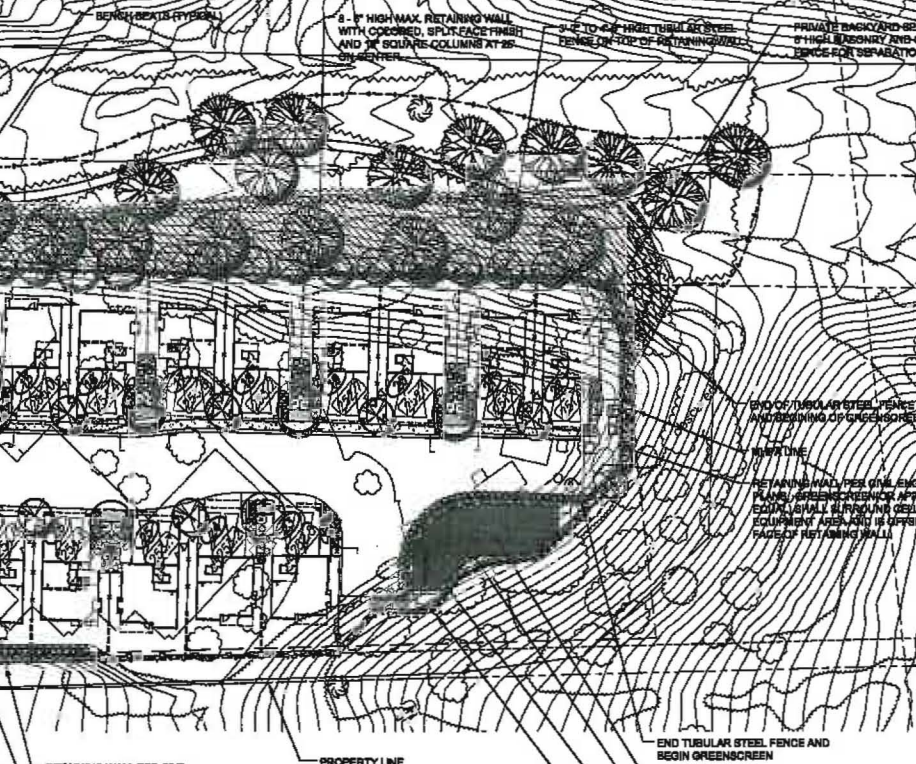


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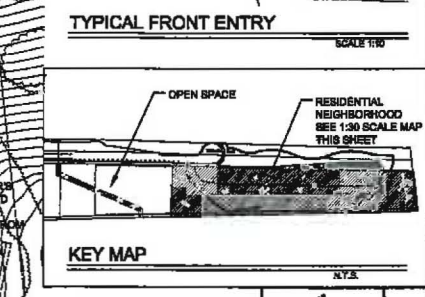
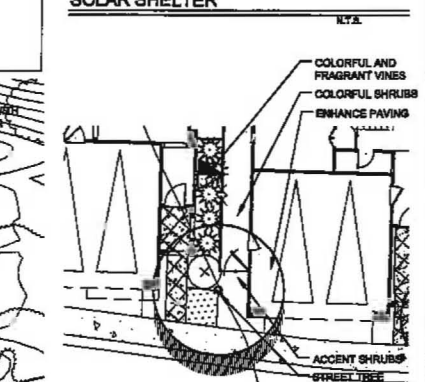
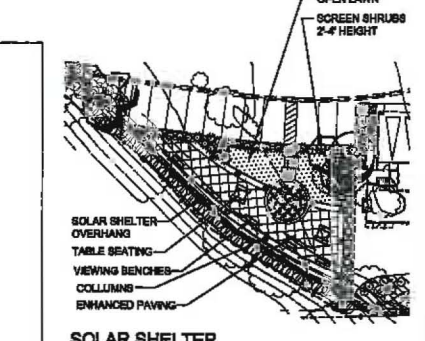
1. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE DEEP ROOT # 19-2 1/2" DEEP LINEAR RIGID BARRIER OR APPROVED EQUAL.
2. REFER TO BRUSH MANAGEMENT PLAN FOR BRUSH MANAGEMENT ZONES.
3. VERIFICATION OF LAND OWNERSHIP IS REQUIRED WITH THE CONSTRUCTION DOCUMENTATION AND PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DEVELOPMENT SUMMARY

1. LANDSCAPE NOTES A thorough soil analysis by a qualified agronomist will influence final plant selection, soil amendment, irrigation system design and use, and future maintenance practices.
All initial landscape maintenance shall be provided by the owner. The initial maintenance period will be sufficient in duration to ensure that all specifications are met. This includes removal of noxious weeds, re-seeding or plant replacement where necessary, insect and disease control, and continued fertilization as recommended by the agronomist.
All landscape and irrigation shall conform to the standards of the City-wide Landscape Regulations & Land Development Manual Landscape Standards, precise plan, and other applicable city and regional standards.
Plant materials have been selected that are suitable for the climate, and that integrate with the architectural theme.
Landscape drains shall be installed in planting areas as needed to prevent drainage across walkways and patio surfaces.
Tree root barriers shall be installed where trees are placed within 5 feet of public improvements.
All shrub areas to receive a 2" layer of well-rotted bark mulch.
2. IRRIGATION NOTES
Zone 1 will have permanent irrigation
Zone 2 will have a temporary irrigation system
All landscaped areas will be irrigated with a state of art permanent below-grade, fully automatic irrigation system. This system will be controlled by a dual program electronic time clock and remote control valves. All planting areas are based on exposure and plant material type. The system will employ water saving devices including controllers, valves, and irrigation heads. Pop-up type heads will be used adjacent to walkways and roadways. Subirrigation will be used for landscaped areas less than 8' wide. The system will be installed as soon as possible after construction and prior to placement of plant materials.
3. MAINTENANCE NOTES
All required landscape care shall be maintained by the HOME OWNERS ASSOCIATION. The landscape area shall be maintained in a healthy growing condition. Deadened or diseased plant material shall be satisfactorily treated or replaced per the conditions of the plan.
4. MINIMUM TREE SEPARATION DISTANCE
Improvement/Minimum Clearance to Street Trees:
Traffic signals, stop signs - 20 ft.
Underground utility lines - 6 feet
Above ground utility structures - 10 feet
Driveways (sidings) - 10 feet
Intersections - 25 ft.



PROJECT DESIGN CONSULTANTS
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San Diego, CA 92116
619.441.7171
619.441.7172



PREPARED BY:
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Address: 3014 AVE 2400 SAN DIEGO, CA 92116
Phone no: (619) 441-7171

PROJECT ADDRESS:
TERRASANTA BLVD

PROJECT NAME:
TERRASANTA

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

DATE: 11/3/10

Scale: 12" of 36"

DESY: JXX

BRUSH MANAGEMENT LEGEND

BRUSH MANAGEMENT ZONE 1 (SEE BRUSH MANAGEMENT NOTES THIS SHEET FOR DESCRIPTION)

BRUSH MANAGEMENT ZONE 2 (SEE BRUSH MANAGEMENT NOTES THIS SHEET FOR DESCRIPTION)

NOTE:

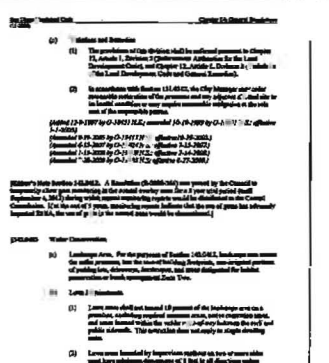
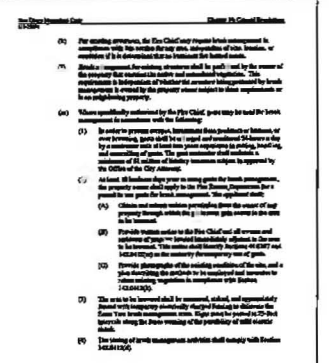
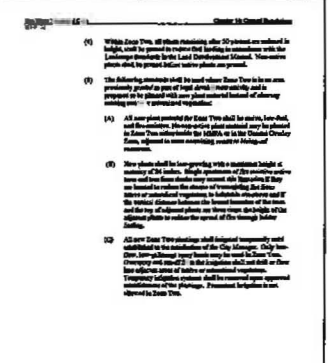
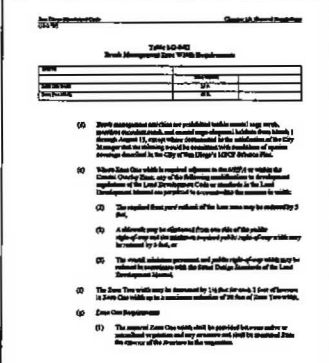
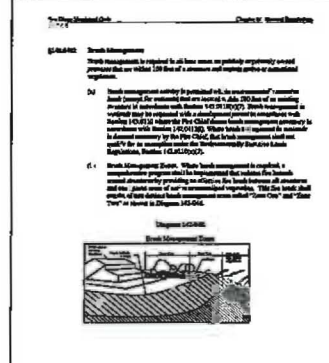
- ALL NEW CONSTRUCTION WITHIN 50' OF THE BOUNDARY OF BRUSH MANAGEMENT ZONE 1 AND ZONE 2 SHALL COMPLY WITH THE BUILDING STANDARDS AND POLICY PER 2001 CALIFORNIA BUILDING CODE, CHAPTER 14 - ARTICLE 5 - DIVISION 8 OF THE SAN DIEGO MUNICIPAL CODE - 2006 EDITION AND CHAPTER 14 - ARTICLE 2 - DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE - 2002 EDITION.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPER SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.
- VERIFICATION OF LAND OWNERSHIP IS REQUIRED WITH THE CONSTRUCTION DOCUMENTATION AND PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SEE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN DATED 9/27/2010 (OR LATEST VERSION) BY FIREWISE, INC.

BRUSH MANAGEMENT NOTES-(CITY IDENTIFIED)

- All plant material in BRZ1 shall be irrigated with a permanent, below-grade irrigation system. The system shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition.
- Irrigation systems are to be installed in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.
- No invasive non-native plant species shall be introduced within 100 feet of areas with native or restored vegetation.

BRUSH MANAGEMENT PROGRAM

- General Maintenance - Regular Inspections and Landscaping** - Inspections are to be made to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failure. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone:
- Zone 1 - Year-round maintenance.**
- Zone 2 - 2x annual maintenance.** Brush management activities are prohibited within 50 feet of edge-of-roads, median, unattended roads, and coastal ridge-channel habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the brushing would be consistent with conditions of special cover-up divestiture to the City of San Diego's MSCP Subarea 2 Plan.



BRUSH MANAGEMENT DESIGN STATEMENT:

The highly constrained site, with restricted access, topographic relief, and MHPA results in a limited developable area and requires modification to the STANDARD BRUSH MANAGEMENT ZONES AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN DATED 9/27/2010 AND THE BRUSH MANAGEMENT PLAN. THE REPORT VALIDATED THE SITE'S HISTORY, GEOGRAPHY, WIND CONDITIONS, LOCAL RESPONSIBILITY AREAS, AND FIRE ASSESSMENT. THE REPORT ALSO PROVIDED FOR A BEHAVIOR ANALYSIS, FUEL MODIFICATION PLAN, AND ADDITIONAL PROTECTION FEATURES SUBMITTED THE MITIGATION FOR THE COMPREHENSIVE FIRE ASSESSMENT IMPACTING THE RESIDENTIAL DEVELOPMENT.

WHERE ZONE 1 HAS BEEN REDUCED BELOW THE STANDARD OF UNIMPAIRED AREA, FIRE RESISTANT BUILDING MATERIALS ARE TO BE INCORPORATED INTO THE ROOFING. THE WINDOWS WILL BE INSULATED, HAVE TWO GLASS PANEES, OR WHICH ONE WILL BE TRIMMED, AS NOTED IN THE REPORT. ALL STRUCTURES WILL BE CONSTRUCTED WITH MHPA 550 AUTOMATIC FIRE SUPPRESSION (P.S. 25) AND HAVE EXTERIOR WALLS THAT CONSIST OF AN APPROVED NON-COMBUSTIBLE INTENTION RESISTANT MATERIAL, SUCH AS ZIP STRUCT (P.S. 40).

BOTH THE BRUSH MANAGEMENT PLAN AND THE REPORT, ILLUSTRATE THE FACED HEAT WALLS (P.S. 25 AND 30) WHICH ARE TYPICALLY LOCATED AS BETWEEN ZONES 1 AND 2. ON THE SOUTH SIDE SOME WALLS ARE ADJACENT TO THE NATIVE HILLSIDES. THESE WALLS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE RESIDENTIAL DEVELOPMENT, AND MADE OF NON-COMBUSTIBLE MATERIALS CONSISTING OF CONCRETE BLOCK, METAL, AND/OR THERMOFORM GLASS.

WITHIN THE ZONE 1 AREA THE SUBSIDIES OF PERMANENT IRRIGATION, LOW SPRINKLE, AND NO COMBUSTIBLE STRUCTURES WILL BE ADHERED TO AS OUTLINED IN LSC 142.0403 (P.S. 25). SIMILARLY, IN ZONE 2, TYPICALLY RESISTANT, WITH NO STRUCTURES, SELECTIVE TRIMMING, AND REDUCTION OF FUEL VOLUME WILL BE ADHERED TO AS OUTLINED IN LSC 142.0403 (P.S. 40). AN OUTLINE ON THE BRUSH MANAGEMENT PLAN, LOW FUEL VOLUME SPECIES WILL BE USED FOR AREAS TO BE REVEGETATED.

BRUSH MANAGEMENT ZONE 1 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- ZONE 1 WILL FOLLOW TOE OF SLOPE OR 20' FROM HABITABLE STRUCTURE.

BRUSH MANAGEMENT ZONE 2 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- WILL EXTEND FROM OUTSIDE OF ZONE 1 FOR A TOTAL OF 100' FROM HABITABLE STRUCTURE.

MHPA LINE

STREET TREE TO REMAIN

TERRASANTA BLVD

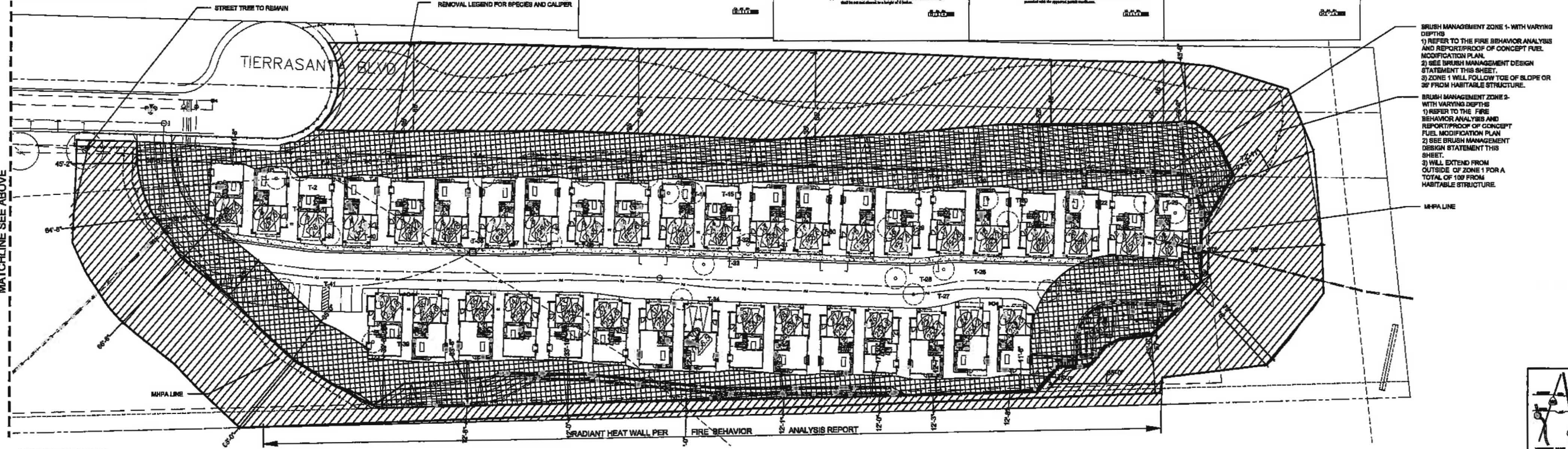
EXISTING TREES TO BE REMOVED. SEE TREE REMOVAL LEGEND FOR SPECIES AND CALPER

BRUSH MANAGEMENT ZONE 1 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- ZONE 1 WILL FOLLOW TOE OF SLOPE OR 20' FROM HABITABLE STRUCTURE.

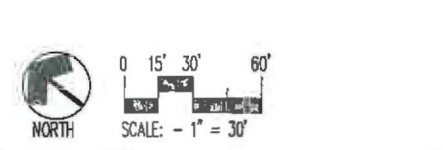
BRUSH MANAGEMENT ZONE 2 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- WILL EXTEND FROM OUTSIDE OF ZONE 1 FOR A TOTAL OF 100' FROM HABITABLE STRUCTURE.



EXISTING TREES ON SITE

NO.	BOTANICAL NAME	COMMON NAME	CALPER
T-4 thru T-20 T-22 thru T-24	EUCALYPTUS SIDEROCYLLON	RED IRON BARK	10"
T-21, T-25, T-26 thru T-42	CUPANIPSOBA ANACARDIODES	CARROTWOOD	4"
T-26, T-27, T-28	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8"
T-30, T-31, T-33, T-34	EUCALYPTUS FICIFOLIA	RED FLOWERING GUM	16"
T-32	EUCALYPTUS FICIFOLIA	RED FLOWERING GUM	DEAD ON SITE



PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 200
 San Diego, CA 92101
 619.594.0200 Fax

BRUSH MANAGEMENT ZONE 1 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- ZONE 1 WILL FOLLOW TOE OF SLOPE OR 20' FROM HABITABLE STRUCTURE.

BRUSH MANAGEMENT ZONE 2 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- WILL EXTEND FROM OUTSIDE OF ZONE 1 FOR A TOTAL OF 100' FROM HABITABLE STRUCTURE.

MHPA LINE

STREET TREE TO REMAIN

TERRASANTA BLVD

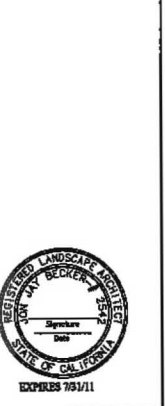
EXISTING TREES TO BE REMOVED. SEE TREE REMOVAL LEGEND FOR SPECIES AND CALPER

BRUSH MANAGEMENT ZONE 1 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- ZONE 1 WILL FOLLOW TOE OF SLOPE OR 20' FROM HABITABLE STRUCTURE.

BRUSH MANAGEMENT ZONE 2 - WITH VARYING DEPTHS

- REFER TO THE FIRE BEHAVIOR ANALYSIS AND REPORT/PROOF OF CONCEPT FUEL MODIFICATION PLAN.
- SEE BRUSH MANAGEMENT DESIGN STATEMENT THIS SHEET.
- WILL EXTEND FROM OUTSIDE OF ZONE 1 FOR A TOTAL OF 100' FROM HABITABLE STRUCTURE.



PREPARED BY:
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 Address: 701 B STREET, SUITE 200
 SAN DIEGO, CA 92101
 Phone no. (619) 235-5471

PROJECT ADDRESS:
 TERRASANTA BLVD.

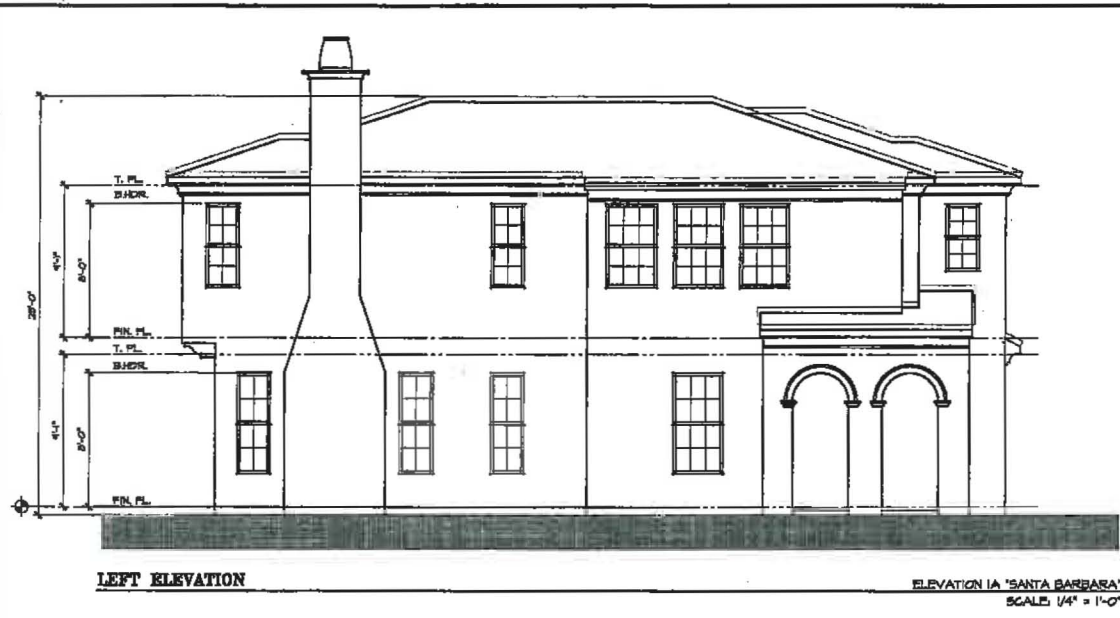
PROJECT NAME:
 TERRASANTA

SHEET TITLE:
 LANDSCAPE CALCULATIONS AND
 BRUSH MANAGEMENT PLAN

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: 1/20/11-1/20/11
 Revision 1: 11/3/10

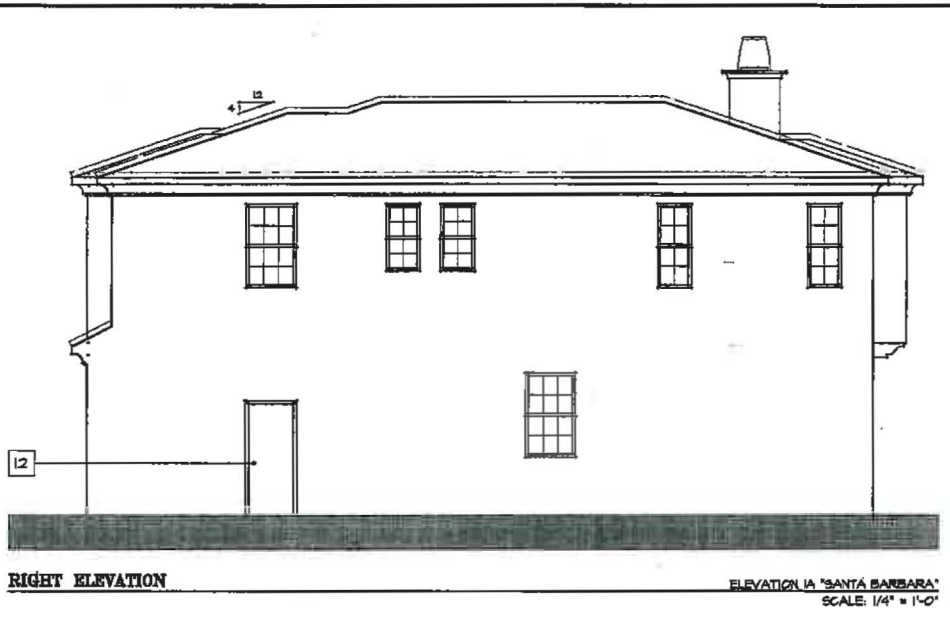
Original Date: 8/26/10

Sheet 15 of 25
 DEP: JKL



LEFT ELEVATION

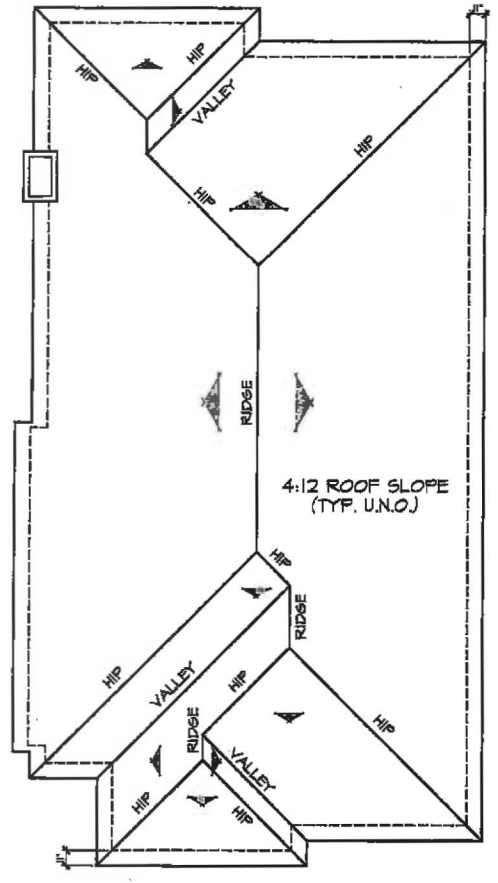
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SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

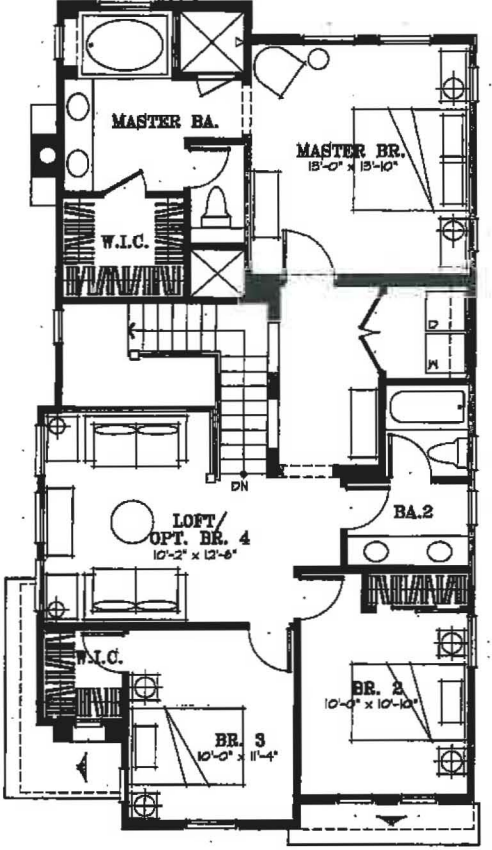
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SCALE: 1/4" = 1'-0"

- ELEVATION NOTES**
- 1 EXTERIOR PLASTER W/ LIGHT SAND FINISH
 - 2 BARRELL CONCRETE ROOF TILES
 - 3 WOOD RAFTER TAILS
 - 4 H.D. FOAM EAVE / SILL / CORBEL / LINTEL / TRIM W/ LIGHT SAND PLASTER & PAINT FINISH
 - 5 VINYL WINDOWS
 - 6 FIBERGLASS ENTRY DOORS
 - 7 FRENCH DOORS
 - 8 ROUGH SAWN POS* / BEAM / CORBELS / TRIM
 - 9 PRE-CAST CONCRETE MEDALLION
 - 10 FABRIC AWNING
 - 11 PRE-CAST CONCRETE TRIM/FINIAL
 - 12 PAINTED HOLLOW METAL DOOR
 - 13 PAINTED WOOD RAILING
 - 14 DECORATIVE SHUTTERS
 - 15 DECORATIVE POT SHELF
 - 16 DECORATIVE LIGHT FIXTURE
 - 17 PAINTED FIBER-CEMENT PANEL & TRIM W/ WOODGRAIN LOOK
 - 18 UPGRADED SECTIONAL ROLL-UP GARAGE DOORS
 - 19 RECESSED WALL SURFACE W/ PLASTER FINISH
 - 20 SLIDING GLASS DOOR



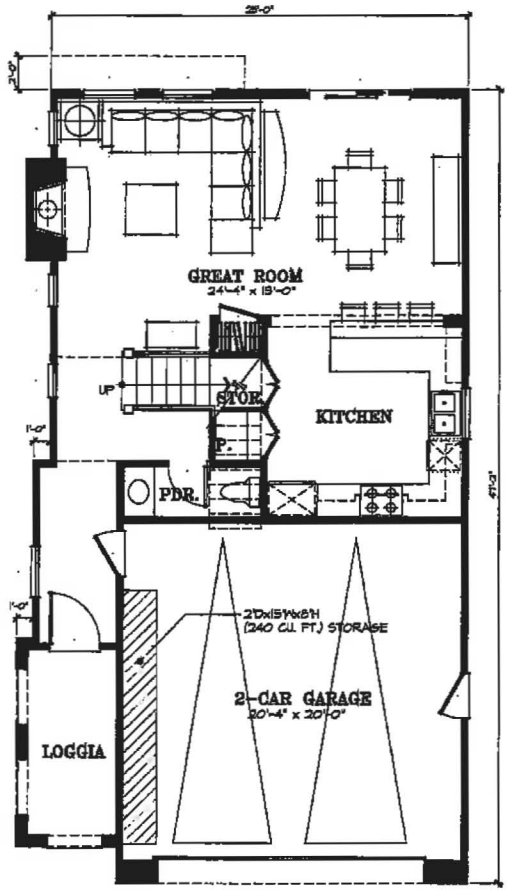
PLAN 1: ROOF PLAN

PLAN IA "SANTA BARBARA"
SCALE: 1/4" = 1'-0"



PLAN 1: SECOND FLOOR

PLAN IA "SANTA BARBARA"
SCALE: 1/4" = 1'-0"



PLAN 1: FIRST FLOOR

PLAN IA "SANTA BARBARA"
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 695 S.F.
SECOND FLOOR: 1088 S.F.
TOTAL: 1783 S.F.
GARAGE: 421 S.F.



REAR ELEVATION

ELEVATION IA "SANTA BARBARA"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

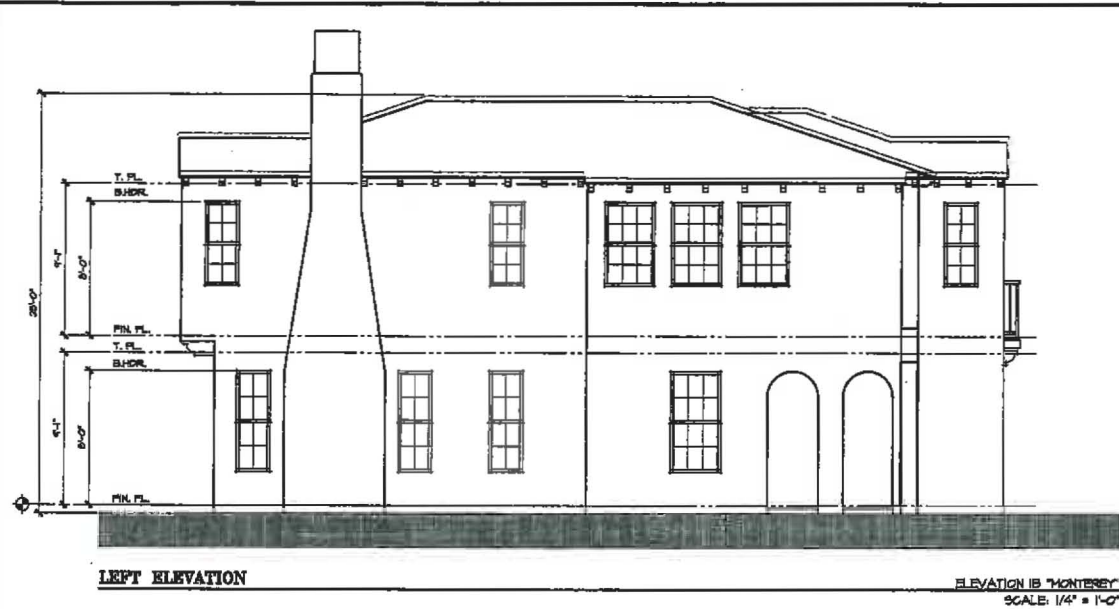
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SCALE: 1/4" = 1'-0"

PLAN 1A "SANTA BARBARA"

TIERRASANTA SFD

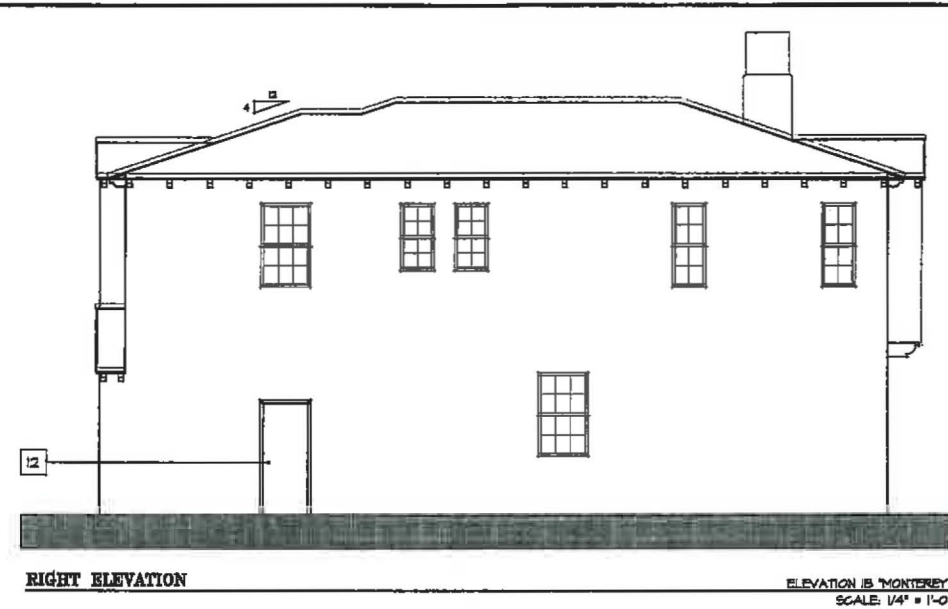
ELIM CHANG ROHLING ARCHITECTS
ICRA

PROJECT NAME:	TERRASANTA SFD	Revised 1:	NOVEMBER 3, 2010
PREPARED BY:	LIM CHANG ROHLING & ASSOCIATES	Revised 2:	JANUARY 20, 2011
Name:	LIM CHANG ROHLING & ASSOCIATES	Revised 3:	
Address:	ONE COLORADO, 38 HODUS ALLEY SUITE 200 PASADENA, CA 91103	Revised 4:	
Phone no.:	(626) 449-8888	Revised 5:	
PROJECT ADDRESS:	1148 TIERRASANTA BLVD. SAN DIEGO, CA 92104	Revised 6:	
Original Date:	AUGUST 30, 2010	Revised 7:	
Sheet	10 of 25	Revised 8:	
SHEET TITLE:	PLAN 1A "SANTA BARBARA" PLANS & EXTERIOR ELEVATIONS	Revised 9:	



LEFT ELEVATION

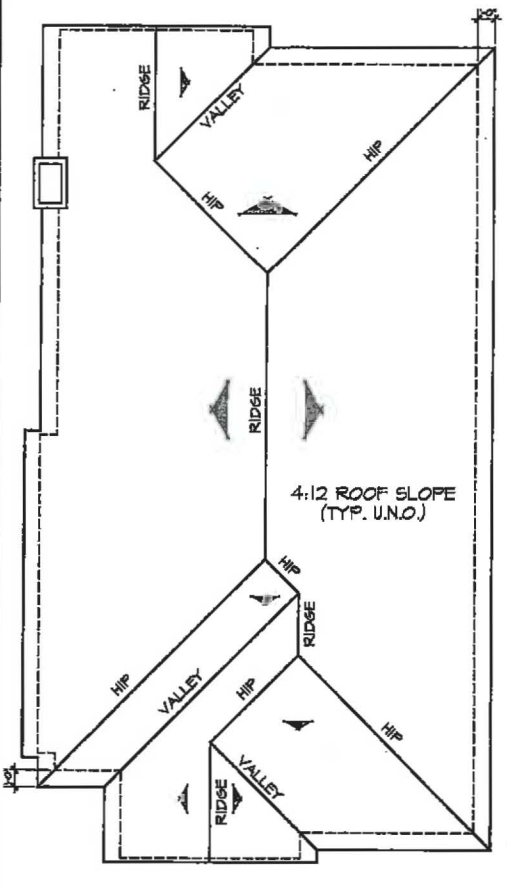
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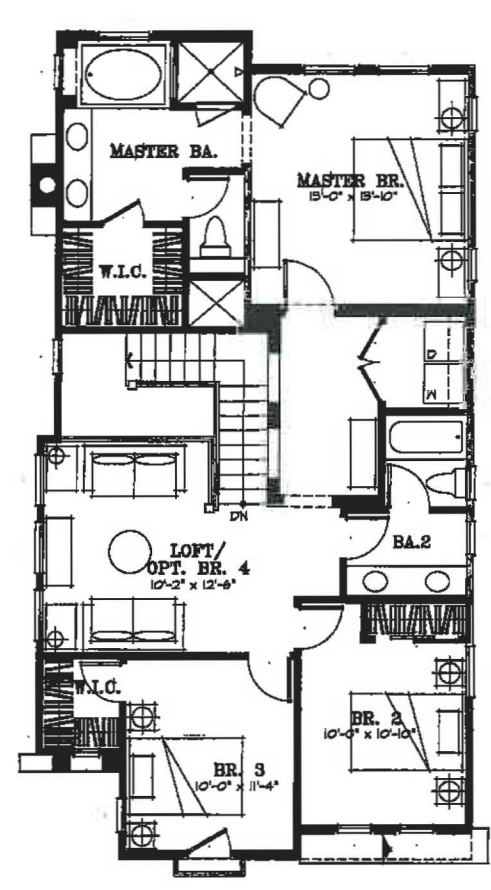
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SCALE: 1/4" = 1'-0"

- ELEVATION NOTES**
- 1 EXTERIOR PLASTER W/ LIGHT SAND FINISH
 - 2 BARRELL CONCRETE ROOF TILES
 - 3 WOOD RAFTER TALS
 - 4 H.D. FOAM EAVE / SILL / CORBEL / LINTEL / TRIM W/ LIGHT SAND PLASTER & PAINT FINISH
 - 5 VINYL WINDOWS
 - 6 FIBERGLASS ENTRY DOORS
 - 7 FRENCH DOORS
 - 8 ROUGH SAWN POST / BEAM / CORBELS / TRIM
 - 9 PRE-CAST CONCRETE MEDALLION
 - 10 FABRIC AWNING
 - 11 PRE-CAST CONCRETE TRIM/FINIAL
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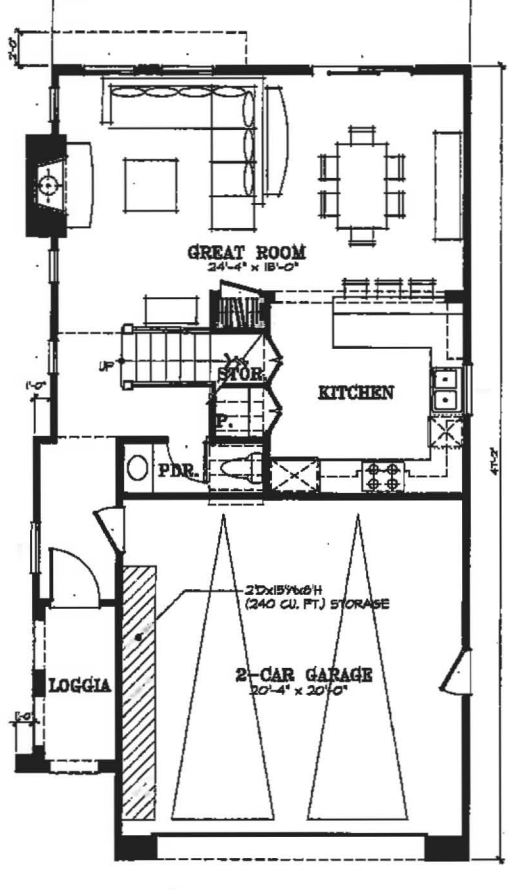
PLAN 1: ROOF PLAN

PLAN IS "MONTEREY"
SCALE: 1/4" = 1'-0"



PLAN 1: SECOND FLOOR

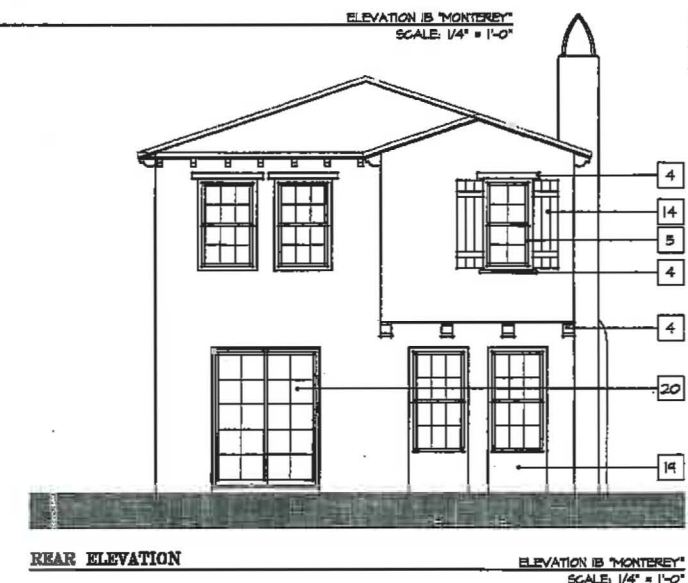
PLAN IS "MONTEREY"
SCALE: 1/4" = 1'-0"



PLAN 1: FIRST FLOOR

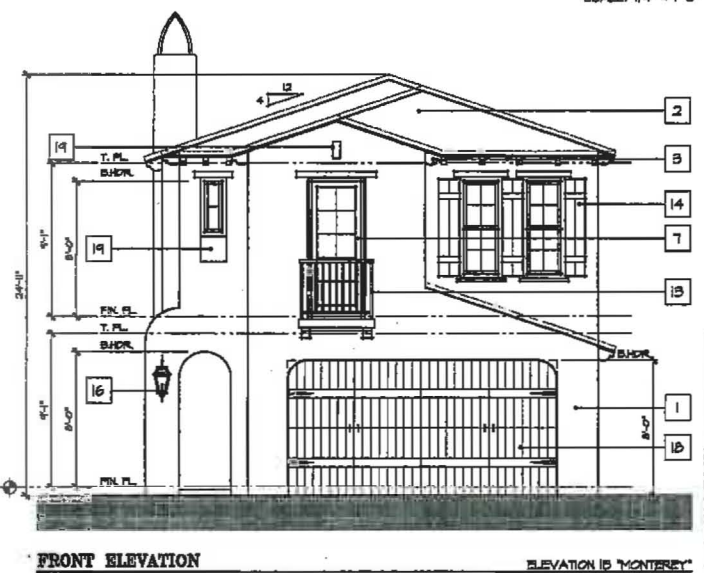
PLAN IS "MONTEREY"
SCALE: 1/4" = 1'-0"

FIRST FLOOR:	690 S.F.
SECOND FLOOR:	1,088 S.F.
TOTAL:	1,788 S.F.
GARAGE:	427 S.F.



REAR ELEVATION

ELEVATION IS "MONTEREY"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

ELEVATION IS "MONTEREY"
SCALE: 1/4" = 1'-0"

PLAN 1B "MONTEREY"

TIERRASANTA SFD

LIM CHANG ROHLIN & ASSOCIATES

PROJECT NAME:	TIERRASANTA SFD	Revision 1:	November 3, 2010
PREPARED BY:	LIM CHANG ROHLIN & ASSOCIATES	Revision 2:	January 20, 2011
Address:	ONE COLORADO, 38 HIKERS ALLEY	Revision 3:	
	SITE 220	Revision 4:	
	PASADENA, CA 91103	Revision 5:	
Phone no.:	(925) 448-4323	Revision 6:	
PROJECT ADDRESS:	1148 TIERRASANTA BLVD.	Original Date:	AUGUST 20, 2010
	SAN DIEGO, CA 92124	Sheet:	17 of 38
SHEET TITLE:	PLAN 1B "MONTEREY"	DATE:	
	PLANS & EXTERIOR ELEVATIONS		