



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 10, 2012 **REPORT NO.** PC-12-038

ATTENTION: Planning Commission, Agenda of May 31, 2012

SUBJECT: SOUTHVIEW - PROJECT NO. 2204 PROCESS FIVE.

**OWNER/
APPLICANT:** SOUTHVIEW, LLC/
Walter Schwerin

SUMMARY

Issue(s): Should the Planning Commission recommend to City Council approval of a 3-lot subdivision and a Remainder Parcel for the future development of 538 multi-family condominium units for property located on the east side of Caliente Avenue, south of Otay Mesa Road, within the Otay Mesa Community Planning Area?

Staff Recommendations:

1. Recommend **CERTIFICATION** of Mitigated Negative Declaration No. 2204 and **ADOPTION** of the Mitigation, Monitoring and Reporting Program; and
2. Recommend **APPROVAL** of Rezone No. 025168, Tentative Map No. 025169 and Site Development Permit No. 025170.

Community Planning Group Recommendation: The Otay Mesa Planning Committee voted in 2006 to recommend unanimous approval of the project with no conditions. In March 2012, the group advised staff that they did not require that the applicant obtain an updated recommendation (Attachment 12).

Environmental Review: Mitigated Negative Declaration No. 2204 was prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program has been prepared which will reduce to below a level of significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this project.



Housing Impact Statement: The project proposes residential development on 21.44 acres of the project site (17.95 net developable acres). The subject property is located in the Otay Mesa Community Planning area and designated as Medium Residential with a density range of 15-30 dwelling units to the acre which would allow a developable range of 269-538 multi-family dwelling units on the site. The proposed Tentative Map, Rezone and Site Development Permit project would allow for development to occur within the Otay Mesa Community Plan's density range for the site and would provide residential dwelling units where none currently exist. Additionally, the project would help the City address its shortage of housing stock during a time when the City Council has determined that the City of San Diego is in a housing state of emergency. The proposed project will be required to comply with the City's Inclusionary Housing Ordinance.

BACKGROUND

The Southview Project is a Rezone, Tentative Map, and Site Development Permit for the 3-lot subdivision of 42.62-acre parcel for the future development of 538 multi-family condominiums units. Site specific development plans are not included with this application rather the Exhibit "A" incorporates conceptual architectural plans to guide future development. The 42.62 acres includes a 21.174-acre Remainder Parcel which will be conditioned to have no development with this action.

The site is located on the east side of Caliente Avenue at the intersection with Airway Road, south of Otay Mesa Road. The site is designated for Medium Residential density within the Otay Mesa Community Plan and zoned AR-1-1. The site contains environmentally sensitive lands in the form of non-native grasslands and a portion of the Remainder Parcel is located within the Multi-Planning Habitat Area (MHPA) (Attachments 1 through 3).

State Route (SR) 905 abuts the site to the north and is currently under construction. Adjacent to the east is the Spring Canyon Preserve which is mapped within the MHPA. Across Caliente Avenue to the west is San Ysidro High School. Undeveloped lands surround the property to the north and south. Abutting to the south is vacant land proposed for development of approximately 500 multi-family residential units under the "Candlelight Project" Project No. 40329 submitted in 2002 and currently under review with the Development Services Department. The nearest developed communities are located approximately 1/2 and 1/3 of a mile north of the subject property: California Terraces and Princess Park are single-family developments. The Greenfield Village Apartments are multi-family rental units (Attachment 4).

The project requires the following approvals:

1. A Rezone (Process 5) from AR-1-1 to RM-2-6 of the 3-lot subdivision.
2. A Tentative Map (Process 3) for the subdivision of the 3 lots and the creation of the Remainder Parcel.
3. A Site Development Permit (Process 3) for impacts to environmentally sensitive lands (non-native grasslands).

The project is a Process 5 City Council decision due to the request for the Rezone. A Community Plan Amendment was not required for the project as the density is consistent with the community plan's land use designation.

Historical Information:

In 2001, the project was originally submitted as a 5-lot subdivision for multi-family development of up to 1,015 units on 56 acres. The project included architectural plans for one lot and design guidelines for the remaining lots. Several significant issues resulted during the course of review including the following: The right-of-way dedication required for the future CALTRANS easement for SR-905 which reduced the developable area of the site by approximately 13 acres; the environmental constraints due to the proximity of the Spring Canyon MHPA Preserve within the easterly portion of the subject property (located within the Remainder Parcel) and abutting the site to the east; the proposed configuration of Airway Road through the subdivision; and, the off-site alignment of Airway Road across Spring Canyon to the east of the site. The project required extensive coordination on the part of the applicant with other agencies, city departments and adjacent property owners concerning public right-of-way dedications/improvements and infrastructure requirements.

In 2004, the project was reduced to a 3-lot subdivision, eliminating two lots, and creating the Remainder Parcel which abuts the 3-lot subdivision to the east adjacent to the Spring Canyon Preserve. The change in project scope resulted in part, due to the City's unresolved issues regarding the off-site alignment of Airway Road across Spring Canyon. This project was scheduled for an April 2007 Planning Commission Recommendation hearing upon finalization of the Mitigated Negative Declaration.

In October 2006, the City of San Diego along with multiple development projects, were affected by an Injunction issued by the United States District Court regarding environmentally sensitive lands in which among other issues, all discretionary projects were placed on hold in 2007 and unable to continue through the review or hearing process. The case was heard by the Ninth Circuit Court of Appeals and vacated in May 2011. Due to the time lapse from 2007 to 2011, several changes in circumstances have occurred concerning new regulations, changes in the development community and CEQA. The project was updated and resubmitted to reflect these changes. The project scope remains the same (538 units on 3 lots and the Remainder Parcel). The MND was updated and re-circulated for public review.

DISCUSSION

Project Description:

The project would subdivide 21.443 acres of a 42.62-acre site into three lots to support the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is classified on the Tentative Map as a Remainder Parcel. Future development within this Remainder Parcel would require site specific discretionary action(s) and environmental analysis. The lot sizes and densities of the proposed lots are as follows:

Lot 1: 5.068 acres, 152 units
Lot 2: 7.011 acres, 210 units
Lot 3: 5.881 acres, 176 units

Future development of the 538 residential units may be processed ministerially if consistent with the provisions of the Site Development Permit. The applicant has included conceptual plans identified as *Conceptual Architectural Plans* (sheets AS.1 through AS.3) which include a site plan, elevations and section plans. These plans incorporate the development regulations of the RM-2-6 zone, contain architectural design standards that is reflected in the nearby development communities and, the Urban Design Element's residential design objectives recommendations from the current Otay Mesa Community Plan. The conceptual plans and the draft permit conditions are intended to incorporate the RM-2-6 zone standards and the Otay Mesa Community Plan to ensure compatibility with other existing residential developments in the area. As noted above, site specific development plans for each lot are not included with this application. The applicant requested to maintain flexibility in the mix and design of the units given the timeframe for build out which is anticipated to occur over the next five years.

Several public improvements are required with project implementation. Currently, the site has frontage only on Caliente Avenue. Airway Road, a major thoroughfare in the community, would be extended through the project site terminating at the eastern boundary of Lot 3. Access to all three lots is proposed from driveways along Airway Road and Caliente Avenue. Half width frontage roadway improvements along Caliente Avenue and Airway Road to the newly constructed 905 bridge and, full width roadway improvements along Airway Road would be constructed. A traffic signal is required at the intersection of Airway Road and Caliente Avenue for which the applicant must contribute a 50 percent fair share payment. The project must construct a 12" sewer main in Airway Road east of Caliente and dual 12" water mains in Airway Road.

Community Plan Analysis:

The proposed project site is located in the Otay Mesa Community Planning area, and the Otay Mesa Community Plan designates the site Medium Residential with a density range of 15-30 dwelling units per acre which would allow for the development of 269-538 dwelling units on the approximately 17.95 acre site. Originally, the applicant considered the RM-2-5 zone which allows development of 29 dwelling units to the acre. Applying the RM-2-5 zone would allow development of a maximum of 521 dwelling units, which does not allow for development of the anticipated maximum of the 538 dwelling units allowed by the Medium Residential designation. There is no multi-family zone with an upper limit of 30 dwelling units per acre. The proposed rezone to RM-2-6 with a development cap of 30 dwelling units per acre would allow the applicant the ability to development 538 dwelling units, the maximum number for the density range of Medium Residential.

The Residential Element Objectives of the existing plan include the provision of a balanced community in terms of housing types and economic appeal. The objective would be achieved through the location of residential uses where they can be adequately served with community facilities, the preservation of views, avoidance of unstable soils, clustering of housing to preserve open space in the community, and provision of lower cost housing opportunities for low and

moderate-income persons. The proposed project would provide multifamily housing units of various sizes that are considered affordable in nature thus not adversely affecting the goals and objectives of the community plan.

The Community Environmental and Design Element Objectives of the existing plan include the provision of a healthful, safe environment that balances development with preservation of natural resources and assures high design standards for each development zone. The objective would be achieved through preservation of unique natural environments, employment of aesthetic and appropriately functional signs, fences, street lighting, and street furniture, incorporation of passive and active solar technology, and landscaping choices using indigenous and drought tolerant species.

The Otay Mesa Community Plan is currently in the update process, with the lots of the proposed project site south of Airway Road within the Southwest specific planning area and the northern lot designated Community Commercial. A specific plan is anticipated for the Southwest area, which would include a village location in accordance with the General Plan goals and policies. The proposed project site would be shown as Medium Residential on future maps, and as the proposed rezone is within the range of the existing Medium Residential designation, the rezone would not adversely affect the goals and objectives of the existing Otay Mesa Community Plan or the update.

Environmental Analysis:

A Site Development Permit is required for the project due to the presence of biological resources. Biological surveys were conducted which determined that the area of the site proposed for development contains non native grasslands that would be directly impacted by the project. The Mitigated Negative Declaration (MND) prepared for the project includes a Mitigation Monitoring and Reporting Program with mitigation measures for impacts to 21.48 acres of non-native grassland requiring either off-site acquisition within the MHPA, purchase of credits within the City's Marron Valley Cornerstone Mitigation Bank or through a combination of both options above.

The MND also concluded that the project could have a significant environmental effect in the following issues areas: land use (MSCP/MHPA), historical resources (archaeology), transportation/circulation, noise, paleontological resources and utilities. Subsequent revisions to the project have resulted in specific mitigation identified in Section V of the Mitigated Negative Declaration. These mitigation measures are summarized below and require either the construction of an improvement, fair share contribution, site specific conditions or field monitoring. These measures are summarized below:

- **Land Use:** A portion of the Remainder Parcel is mapped as MHPA. East of the Remainder Parcel is the Spring Canyon Preserve, also within the MHPA. The project must implement the City's MSCP Land Use Adjacency Guidelines for the MHPA. These guidelines include limitations on drainage, restrictions for staging/construction areas, and installation of fencing and lighting.
- **Historical Resources (Archaeology) and Paleontology:** The project is located in an area which has a high potential for prehistoric and historic archaeological resources requiring

monitoring during construction activities. Impacts are considered potentially significant when grading exceeds 1,000 cubic yards of cut at a depth of 10 feet or greater. The project requires only 4 feet of excavation for the creation of the 3 lots, however, future development of the buildings may require additional grading below the new pad elevation (i.e. in excess of six feet below the new grade) in which case, paleontological monitoring would be required.

- Transportation/Circulation: A Traffic Study was prepared for the project which concluded that the project will pay fair share amounts for the construction of a traffic signal at Airway Road and Caliente Avenue and towards the widening of the intersection of Caliente Ave/Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane. The applicant is required to submit a deferred agreement for the ultimate construction a traffic signal at the Lot 3 East Driveway/Airway Road intersection in the future when the signal is warranted. Street frontage improvements including dedications are also required along Airway Road and Caliente Avenue.
- Noise: The project site is located adjacent to SR-905 which is currently under construction. An Acoustical Study prepared for the project concluded that noise levels to residents of Lot 1 would be exceeded due to traffic volumes from the freeway. A five-foot high noise wall must be constructed for noise attention for the future residents.
- Utilities/Service Systems: A sewer study was prepared for the project which concluded that the project must construct the remaining segment of a 12” sewer main within Airway Road east of Caliente Avenue to serve the project. A Waste Management Plan is required targeting 75 percent waste reduction is required.

Outside Agencies Resources MND Comments-

Three comment letters were received from the following State agencies via the State Clearinghouse: the Native American Heritage Commission (NAHC), Department of Toxic Substances Control (DTSC), and the Department of Fish and Game (CDFG/U.S. Fish and Wildlife Service (USFWS).

The NAHC letter provided information about notification to Native American tribes and individuals in San Diego, reference to the California Public Resources Code and Health and Safety Code for the treatment of human remains and compliance with both NEPA and CEQA. The MND provided responses ensuring compliance with all requirements in State law which apply to the project.

The DTSC letter included information about specific environmental databases to be reviewed for hazardous materials as part of the review process and necessary regulatory requirements that should be implemented in event hazardous conditions are encountered during project implementation. The MND provided responses which confirm where in the document this information is included and the level of analysis that was conducted as well as information regarding how such hazards would be addressed if encountered during construction activities. The third letter was submitted jointly by CDFG and the USFWS (Wildlife Agencies). This letter raised nineteen (19) issues about the project including: a request to include specific conditions

of a Stipulated Agreement related to the Remainder Parcel (not a part of this current project) which was signed by the property owner and other parties to a lawsuit about vernal pools, including the USFWS. The City was not a signatory on this Agreement; comments related to how vernal pools, fairy shrimp and Burrowing Owls have been identified and analyzed in the environmental document and the projects affects on these resources; information regarding a recent CDFG update to Burrowing Owl Mitigation guidance; a request for additional biological surveys, and several requests for revisions to the MND and/or Initial Study to provide further clarification or make a mitigation measure stronger (more enforceable) in order to protect sensitive resources during project implementation. Environmental staff worked with the Project Biologist to address all Wildlife Agency comments, which included conducting an additional rare plant survey and revisions to the MND and Initial Study where necessary. The Response to Comments also provides further explanation to support the adequacy of the environmental document with respect to biological resources within the three lot subdivision footprint which would be impacted during project implementation. The Remainder Parcel is conditioned in the Site Development Permit to have no development.

Project-Related Issues:

Air Quality

Due to the proximity of the proposed project from the future SR-905 freeway, an air quality report was prepared for the project entitled *Air Quality Technical Report, Otay Mesa Southview Subdivision Project* by Jones & Stokes dated October 2006. This report analyzed vehicle emissions associated with the freeway alignment and potential health risks to future residents of the project. Air quality impacts were determined to be less than significant pursuant to CEQA guidelines therefore no mitigation was required. However, the report did recommend design measures to reduce exposure to vehicle pollutant emissions for Lot 1 which would be located adjacent to SR-905. The design measures recommended that a minimum 50-foot buffer between the nearest multi-family building and the SR-905 freeway:

Individual heating, ventilation and air conditioning systems to allow for adequate ventilation.

Air intake systems should be located as far away as possible from existing air pollution sources as possible.

Air filters and a maintenance plan to ensure that filtering systems are properly maintained.

Fixed windows should be utilized next to existing sources of pollution.

Tentative Map Boundaries/Remainder Parcel

As stated above, the Remainder Parcel is not being rezoned with this current proposal. The proposed Tentative Map renders the Remainder Parcel as a legal developable lot pursuant to the Subdivision Map Act (Section 66424.6 (a) which states that a designated remainder parcel may subsequently be sold without any further requirement of the filing of a parcel map or final map. However, as conditioned by the Site Development Permit, no development would occur as part of this project and any future development of this parcel would require further discretionary

review: A Site Development Permit would be required due the presence of environmentally sensitive lands on the Remainder Parcel (MHPA and sensitive biological resources), as well as the preparation of an environmental document. If residential development is proposed, a rezone would also be required.

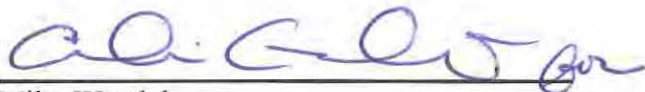
CONCLUSION

Staff recommends approval of the project. The proposed project would comply with all the applicable regulations of the Land Development Code and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed development will be conditioned to construct full width or half width circulation element major roads, Airway Road and Caliente Avenue, along the project's frontage, including a median, bike lanes and landscaped parkways thereby providing a critical connection to southerly and easterly properties in the Otay Mesa Community. The property is frequently used for illegal dumping and recreational activities. The project will visually enhance the neighborhood with the new buildings and landscaped areas and off-site landscape improvements. Staff has submitted draft findings to support approval of the project and draft conditions of approval.

ALTERNATIVES:

1. **Approve** Rezone No. 025168, Tentative Map No. 025169 and Site Development Permit No. 025170, **with modifications.**
2. **Deny** Rezone No. 025168, Tentative Map No. 025169 and Site Development Permit No. 025170, **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

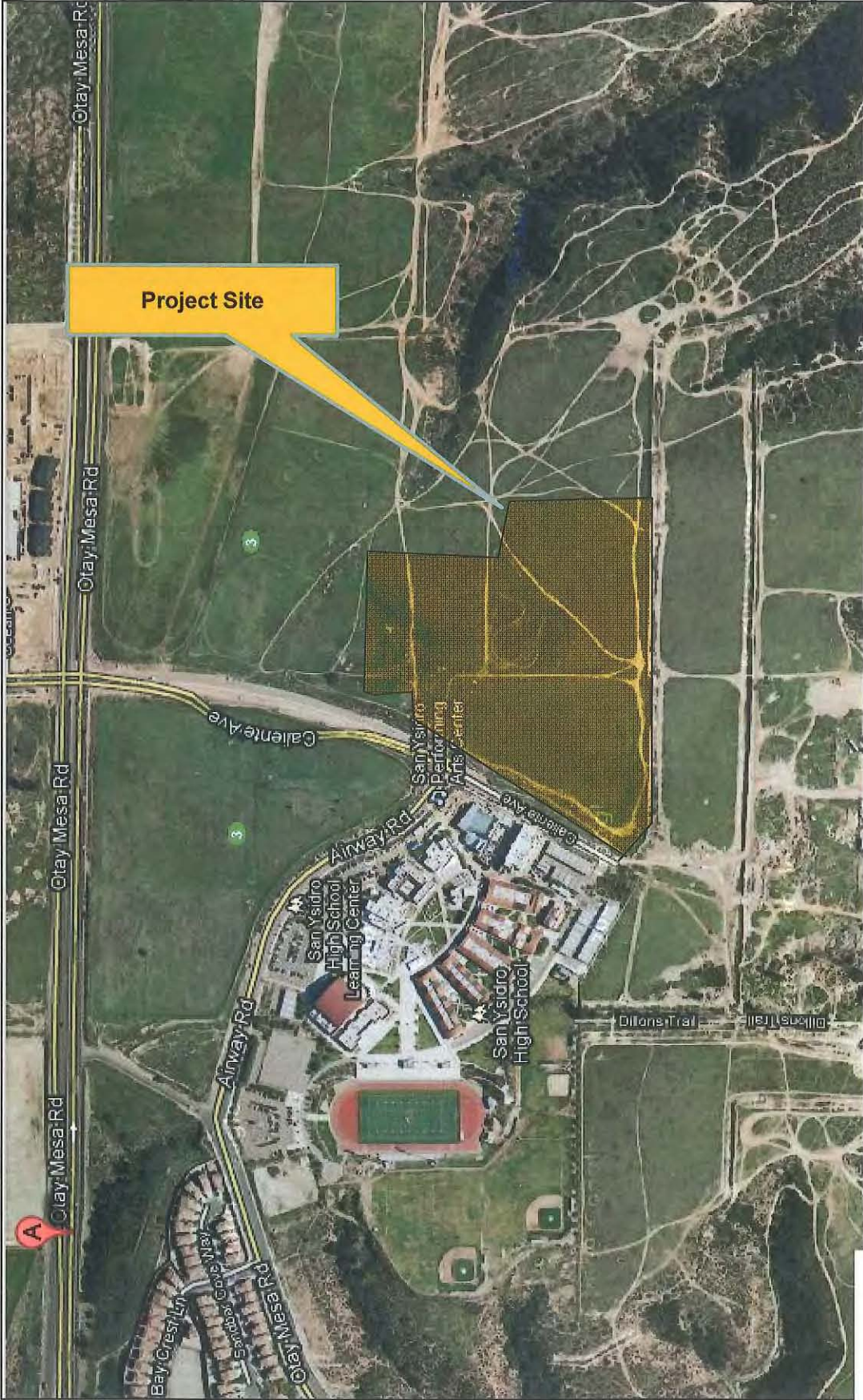
KGB/SMT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Surrounding Developments
5. Draft Map Conditions and Subdivision Resolution (5a)

6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Mitigation, Monitoring and Reporting Program
9. Rezone Ordinance
10. Rezone B Sheet
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Project Plans

Attachment 1 Aerial Photograph of Site



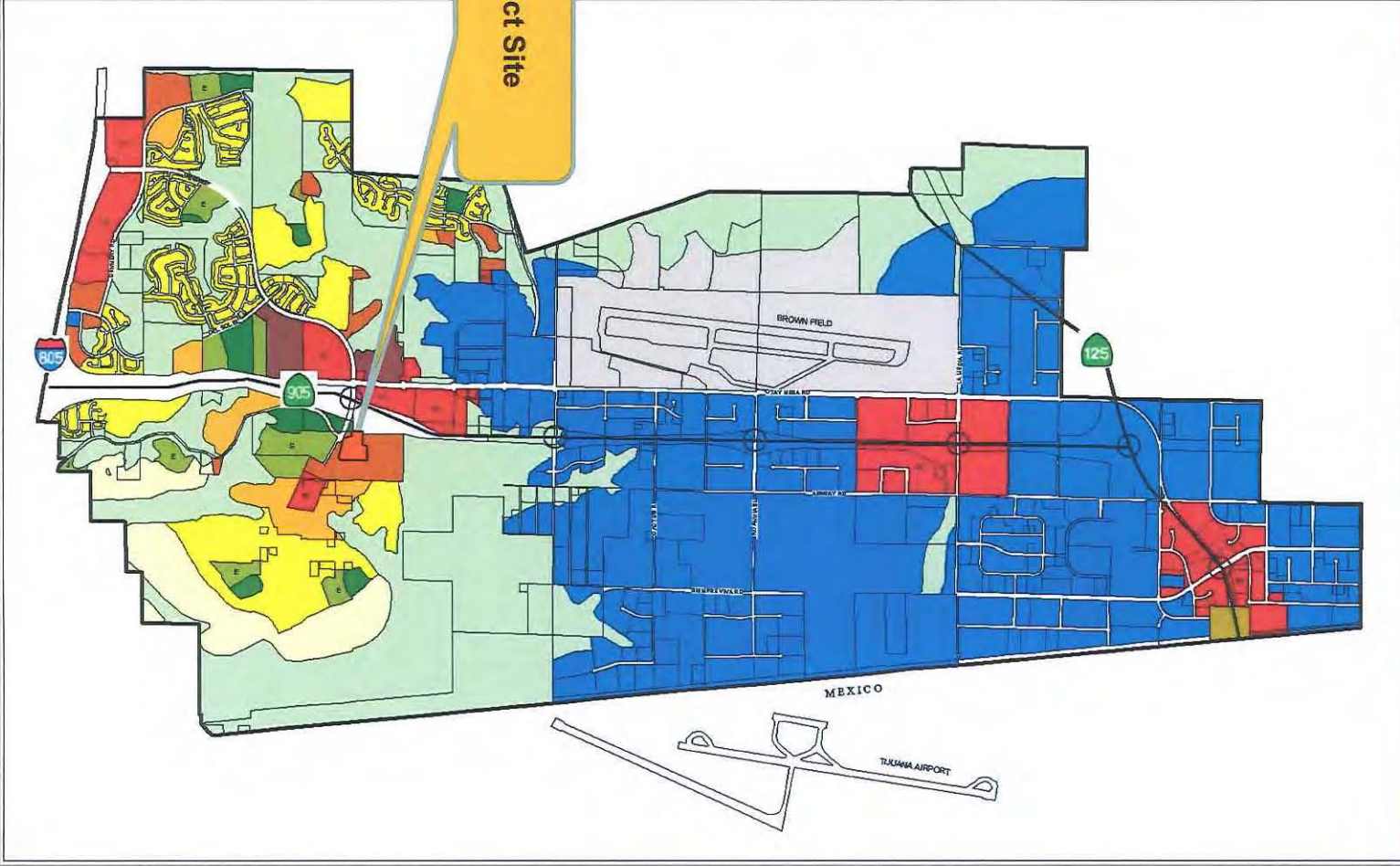
Southview - Project No. 2204






OTAY MESA COMMUNITY PLAN LAND USE

Project Site




CITY OF SAN DIEGO
PLANNING DEPARTMENT

LEGEND

Residential

- Very Low (0-5 DU/AC)
- Low (5-10 DU/AC)
- Low Medium (10-15 DU/AC)
- Medium (15-30 DU/AC)
- Medium High (30-45 DU/AC)

Commercial

- Town Center
- Commercial Center
- Neighborhood Commercial
- Specialty Commercial

Institutional


- Industrial Parks

Schools

- Senior High
- Junior High
- Elementary

Parks

- Open Space
- General Aviation

ADOPTED: April 1 981
Includes All Amendments
Through February 2001

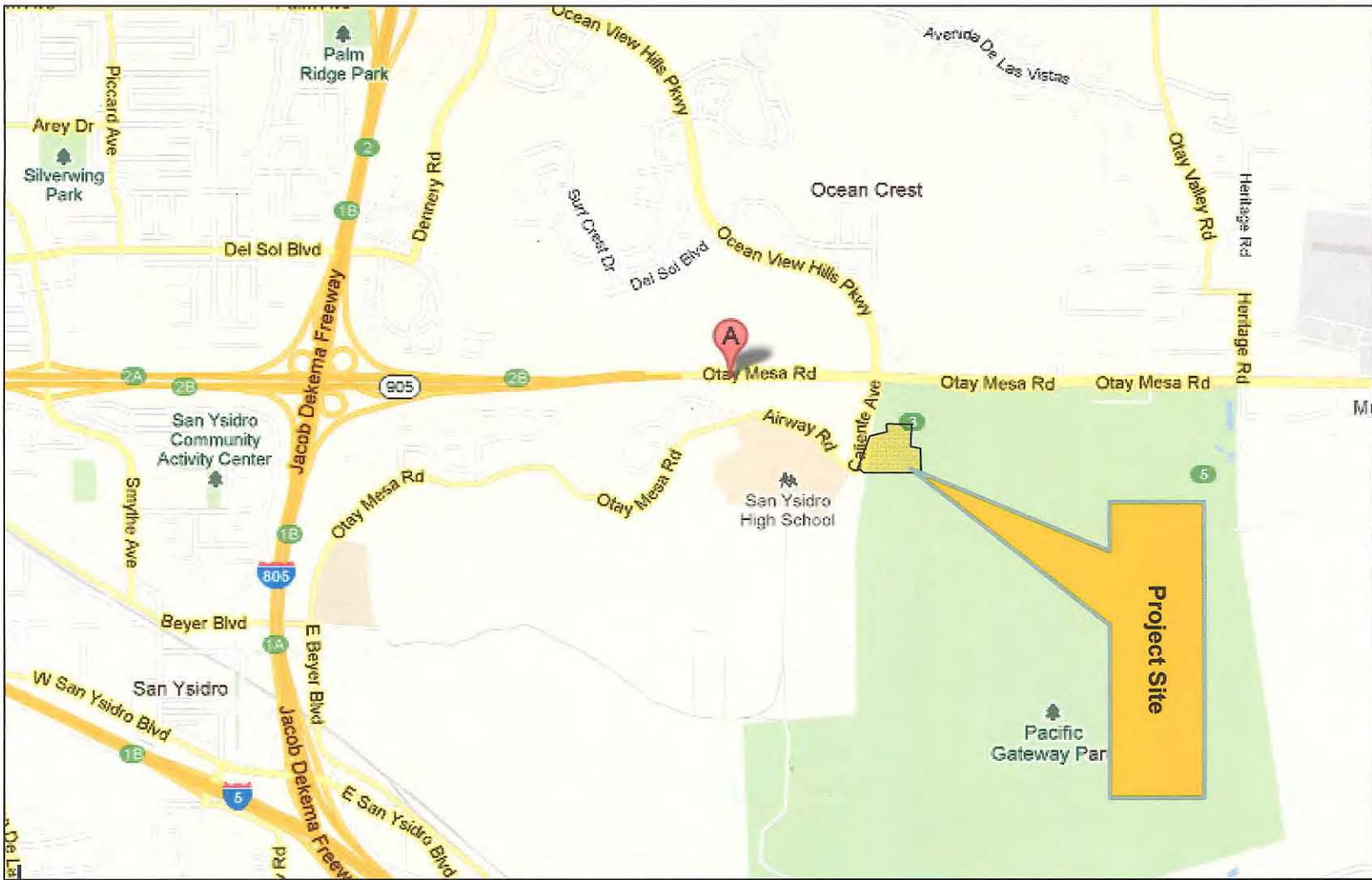

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Attachment 2
Land Use Map



Otay Mesa Land Use Plan

Southview - Project No. 2204



Attachment 3
Project Location Map



Southview - Project No. 2204

SOUTHVIEW PROPERTY



ATTACHMENT 5

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 025169

RESOLUTION NO. _____

SOUTHVIEW - PROJECT NO. 2204

[MMRP]

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on _____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Site Development Permit No. 025170.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

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TM No. 025169

ENGINEERING

6. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
7. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.
8. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
9. 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.
10. 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.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

- a. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83]. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983." The Tentative Map shall: Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES - WASTEWATER

14. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
15. Prior to the issuance any construction permit the Subdivider shall execute a written agreement acceptable to the City, that the Subdivider will perform one of the following three activities (activities 16, 17, or 18) at the subsequent direction of the City to provide for funding and construction of the Otay Mesa Trunk Sewer System. The Subdivider will secure performance of the agreement by providing a performance bond acceptable to the City prior to the issuance of any public improvement permit.
16. Design and construct, either alone or in conjunction with other developers similarly conditioned, the next pending improvement phase of the Otay Mesa Sewer System as identified in the Otay Mesa Sewer Master Plan Revisions dated December 2008. The improvements are those that will provide capacity to serve the development by splitting the current drainage basin.

ATTACHMENT 5

17. If the Subdivider's cost of the improvement exceeds the fair share attributable to the development, the Subdivider will enter into a written agreement acceptable to the City that provides for reimbursement to the Subdivider for the costs (including interest) in excess of the fair share, as it is collected from future development in the area benefiting from the improvement.
18. The Subdivider will participate in and not object to the formation of a Community Facilities District (CFD) or other mechanism, to fund or reimburse the construction of the improvement phases as identified in the Otay Mesa Master Plan Revisions, dated December 2008.

PUBLIC UTILITIES - WATER

19. The Subdivider shall design and construct parallel 12-inch public water facilities within Airway Road, from Caliente Boulevard to the easterly cul-de-sac, in a manner satisfactory to the Director of Public Utilities. The parallel facilities shall have a minimum separation of 20-feet.
20. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead end main then the Subdivider shall install a redundant water system satisfactory to the Director of Public Utilities.
21. The Subdivider shall design and construct all irrigation systems to utilize reclaimed water in a manner satisfactory to the Director of Public Utilities. If reclaimed water is not yet available, the irrigation systems shall be designed to avoid any cross connections when reclaimed water becomes available.
22. The Subdivider shall design and construct all proposed public water facilities, including services, meters, and easements in accordance with established criteria in the most current edition of the City San Diego Water Facility Design Guidelines and regulations, standards, and practices pertaining thereto.

GEOLOGY

23. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

TRANSPORTATION

24. Prior to recordation of the final map, the subdivider shall contribute 50 percent of the cost of the installation of a traffic signal at the intersection of the six-lane

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ATTACHMENT 5

Caliente Avenue and the four-lane Airway Road, satisfactory to the City Engineer.

28. Prior to recordation of the final map, the subdivider shall assure by permit and bond the widening of the east side of Caliente Ave, from the intersection of Airway Road to the southerly project property line, as a 6-lane major roadway with a 24 foot wide raised center median and 59 feet curb-to-centerline tapering to a 16 foot wide raised center median and 50 feet curb to centerline approximately 700 feet south of Airway Road, a 22 foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer. A temporary cul-de-sac turnaround with a minimum 50 foot radius shall be provided at the southerly end of Caliente Avenue.
29. Prior to recordation of the final map, the subdivider shall assure by permit and bond the widening of the east side of Caliente Ave, from the intersection of Airway Road to the northerly project property line, as a 6-lane major roadway with any necessary median improvements, 60 feet curb-to-centerline and a 22 foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer.
30. Prior to recordation of the final map, the subdivider shall assure by permit and bond the full width construction of Airway Road as a 4-lane major roadway from Caliente Avenue to the easterly project property line, satisfactory to the City Engineer. Subdivider shall provide a cul-de-sac at the east end of Airway Road and provide a deferred improvement agreement to install a traffic signal at the intersection of the easterly driveway of Lot 3 and Airway Road when warranted.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto.

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ATTACHMENT 5

Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 23420290

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TM No. 025169

(R-[Reso Code])

RESOLUTION

TENTATIVE MAP NO. 25169

SOUTHVIEW PROJECT NO. 2204

[MMRP]

WHEREAS, SOUTHVIEW, LLC, a California Limited Corporation, and SCHWERIN & ASSOC., Engineer, submitted an application with the City of San Diego for a Tentative Map and Site Development Permit for the subdivision of a portion of the property into three (3) Lots including a Remainder Parcel to accommodate up to 538 multi-family units. The project site is located at the southeast corner of Caliente Avenue and Airway Road on the east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon in the AR-1-1 zone of the Otay Mesa Community Plan. The property is legally described as a portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T18S, R1W, and, a portion of the W $\frac{1}{2}$ LY $\frac{1}{2}$ of the NW $\frac{1}{4}$ Section of 32, T18S, R1W, SBBM; and

WHEREAS, the Map proposes the subdivision of a 42.62 site into three (3) lots for up to 538 units of multi-family residential development with a Remainder Parcel; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the San Diego Municipal Code (SDMC) of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1351 of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The maximum number of residential condominium units is 538; and

WHEREAS, on May 17, 2012, the Planning Commission of the City of San Diego considered Tentative Map No. 25169, pursuant to Sections 125.0440 (tentative map) of the SDMC and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

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

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 25169, and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 25169

1. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The Tentative Map would subdivide 21.443 acres of a 42.62-acre site into three lots to support the future development of a maximum of 538 residential condominium units. The remaining

21.174 acres is designated on the Tentative Map as a Remainder Parcel. The lot sizes and densities of the proposed lots are as follows: Lot 1: 5.068 acres, 152 units; Lot 2: 7.011 acres, 210 units; and Lot 3: 5.881 acres, 176 units; Remainder Parcel: No development. The site is located on the east side of Caliente Avenue, south of Otay Mesa Road.

The site is currently zoned AR-1-1 and designated for Medium Residential with a density range of 15-30 dwelling units per acre. The project would rezone 21.443 acres proposed for residential development from AR-1-1 to RM-2-6 which would allow 35 dwelling units per acre. The community plan would allow a developable range of 269-546 multi-family dwelling units on the rezoned portion site. The proposed subdivision and rezone of the approximately 21.443 acres to RM-2-6 with allowable dwelling units per acre of 35, capped at 30 dwelling units per the Community Plan, for a maximum of 538 multi-family dwelling units across the three lots (pursuant to Site Development Permit No. 26170), is consistent with the land use designation of Medium Residential in the Otay Mesa Community Plan and the General Plan.

Therefore, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The Tentative Map would subdivide 21.443 acres of a 42.62-acre site into three lots to support the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is designated on the Tentative Map as a Remainder Parcel. The lot sizes and densities of the proposed lots are as follows: Lot 1: 5.068 acres, 152 units; Lot 2: 7.011 acres, 210 units; and Lot 3: 5.881 acres, 176 units; Remainder Parcel: No development. The site is located on the east side of Caliente Avenue, south of Otay Mesa Road. The proposed subdivision would comply with the development regulations of the proposed RM-2-6 zone and all of the applicable development regulations of the Land Development Code. No deviations are proposed with the project.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The Tentative Map would subdivide 21.443 acres of a 42.62-acre site into three lots to support the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is designated on the Tentative Map as a Remainder Parcel where no development will occur with this action. The lot sizes and densities of the proposed lots are as follows: Lot 1: 5.068 acres, 152 units; Lot 2: 7.011 acres, 210 units; and Lot 3: 5.881 acres, 176 units; Remainder Parcel: No development. The site is located on the east side of Caliente Avenue, south of Otay Mesa Road.

The site is a relatively flat, undeveloped, irregularly shaped parcel. The property is partially located within the Multiple Habitat Planning Area, and contains environmentally sensitive lands. Mitigation measures have been incorporated into the project for potential direct impacts to

biological resources requiring either off-site acquisition within the MHPA, purchase of credits within the City's Marron Valley Cornerstone Mitigation Bank or through a combination of both options.

Significant public improvements are required for the project. Airway Road, a major thoroughfare in the community, would be extended through the project site terminating at the eastern boundary of Lot 3. Access to all three lots is proposed from driveways along Airway Road and Caliente Avenue. A Traffic Study was prepared for the project which concluded that the project will pay fair share amounts for the construction of a traffic signal at Airway Road and Caliente Avenue and towards the widening of the intersection of Caliente Avenue /Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane. Additionally, the project is required to construct a traffic signal at the Lot 3 East Driveway/Airway Road intersection. Half width frontage roadway improvements along Caliente Avenue and Airway Road to the newly constructed 905 bridge and, full width roadway improvements along Airway Road would be constructed. A traffic signal is required at the intersection of Airway Road and Caliente Avenue for which the applicant must contribute a 50 percent fair share payment. The project must construct a 12" sewer main in Airway Road east of Caliente and dual 12" water mains in Airway Road.

Implementation of the proposed project requires approximately 3,400 cubic yards of balanced grading (cut and fill). The project required the preparation and analysis of several technical studies including biological and archaeological resources surveys, a sewer study, water quality technical report, traffic study, greenhouse gas emissions report, a noise study and an air quality study. None of these reports identified constraints that would prevent the proposed project from being suitable for development. The proposed future developments would be consistent with the proposed RM-2-6 zone and the policies and densities as recommended in the Otay Mesa Community Plan.

Therefore, the site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The Remainder Parcel to the east is mapped as containing environmentally sensitive lands. Habitats on the Remainder Parcel include Diegan coastal sage scrub (0.4 acre), non-native grassland (17.79 acre), southern willow scrub (0.1 acre), freshwater marsh (0.2 acre), vernal pool (2 pools; 0.02 acre), road ruts (10 ruts; 0.06 acre), and disturbed (2.6 acre). The road ruts and vernal pools within the Remainder Parcel support the San Diego fairy shrimp and have been fenced to provide protection from unauthorized activities. Based on fairy shrimp surveys conducted between 2001 and 2005, as many as 54 road ruts have been identified within the overall 42.6-acre property boundary; however, only the road ruts and vernal pools within the Remainder Parcel support fairy shrimp. No development will occur on the Remainder Parcel in accordance with the conditions of Site Development Permit No. 025170.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The site is located within the Otay Mesa Community Planning area. The 3-lot subdivision is partially located within and adjacent to the Multiple Habitat Planning Area (MHPA). The MHPA is located within the easterly portion of the Remainder Parcel however, no impacts would occur to the MHPA as a result of this development. The Remainder Parcel is conditioned to prohibit development pursuant to Site Development Permit No. 025170. No regulated wetlands (i.e. basins) would be impacted with project implementation. All identified and/or mapped wetlands within the Remainder Parcel would be avoided. Specifically, a 100-foot buffer is required from the development footprint to the nearest mapped basin containing fairy shrimp. In order to provide additional protection for sensitive resources on the Remainder Parcel, the project must comply with the MHPA Land Use Adjacency Guidelines to reduce indirect impacts to below a level of significance. The 3-lot subdivision proposed for residential development contains environmentally sensitive lands in the form of non-native grasslands. The project has the potential to impact this biological resource requiring mitigation through off-site acquisition or purchase of credits in the City's Marron Valley Cornerstone Mitigation Bank. The surrounding area is developed with a high school to the west, State Route-905 under construction to the north, and vacant, undeveloped land to the south. The site is not located near the Pacific Ocean, rivers or stream beds.

An Environmental Initial Study (EIS) was conducted for the proposed subdivision in accordance with the California Environmental Quality Act (CEQA). With the proposed mitigations, the project would not have potential adverse significant impacts on the environment. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes to construct 538 multi-family residential units on 21.443 acres of vacant land and create a Remainder Parcel where no development will occur. This Tentative Map No. 25169, the associated Site Development Permit and rezone include conditions of approval which would allow compliance with the applicable regulations of the San Diego Municipal Code in effect for design of this subdivision and related improvements. Such conditions have been determined by the decision maker as necessary to avoid adverse impacts upon the public health, safety, and welfare. Mitigation measures, where necessary have been proposed as conditions of this Tentative Map.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed subdivision would improve the existing public rights-of-ways through the proposed extension of Airway Road through the project site, and full build-out improvements of Caliente Avenue connecting to Otay Mesa Road to the north. Both these streets are major thoroughfares in the Otay Mesa Community, providing a critical link for the neighboring

residents, and for the future extension of Airway Road through Spring Canyon. The project would no impact existing general utility easements. Therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The development once rezoned to RM-2-6, meets all applicable regulations and policy documents, and the project is consistent with the land use, design guidelines for the RM-2-6 zone. The proposed subdivision of 21.443 acre parcel into three lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The future concept design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. The Conceptual Architecture Narrative and Design Objectives have been documented in the draft permit and on the Exhibit A for the future construction of the multi-family residential; however they will be built in accordance to best practices to allow future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the required through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. In addition, the site chosen for this subdivision was chosen to avoid areas with substantial environmental impacts.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The Otay Mesa Community Plan designates the site Medium Residential with a density range of 15-30 dwelling units per acre which would allow for the development of 269-538 dwelling units on the approximately 17.95 acre site. The proposed rezone to RM-2-6 with a development cap of 30 dwelling units per acre would allow the applicant the ability to development 538 dwelling units, the maximum number for the density range of Medium Residential. Prior to issuance of the first residential building permit, the subdivider would comply with the City's affordable housing regulations by payment of the inclusionary housing in-lieu fee.

The environmental analysis for the project did not identify any significant environmental impacts on public services or the available fiscal and environmental resources which could not be mitigated to a level below significance. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of 538 new residential units would assist the housing needs of the Otay Mesa community. The Council further finds that the project fulfillment of housing needs will not impact public services or available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 26170, hereby granted to SOUTHVIEW LLC subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

By _____
SANDRA TEASLEY
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 23-420290

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A
or
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23420290

SITE DEVELOPMENT PERMIT NO. 25170
SOUTHVIEW - PROJECT NO. 2204
[MMRP]
CITY COUNCIL

This Site Development Permit No. 25170 is granted by the City Council of the City of San Diego to SOUTHVIEW, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0501 and 143.0101. The 42.62-acre site is located at the southeast corner of Caliente Road and Airway Road on the east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon in the AR-1-1 zone of the Otay Mesa Community Plan. The project site is legally described as a portion of the SE ¼ of the NE ¼ of Section 31, T18S, R1W, and, a portion of the W'LY ½ of the NW ¼ Section of 32, T18S, R1W, SBBM; and

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a parcel into three lots for the future development of 538 multi-family condominium units where a portion of the site contains environmentally sensitive lands, and creating a Remainder Parcel which is not proposed for development (project implementation requires approval of Tentative Map No. 025168 and Rezone No. 025168), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[INSERT Approval Date]**, on file in the Development Services Department.

The project shall include:

- a. The 3-lot subdivision of a 42.62-acre site pursuant to Tentative Map No. 025169 and Rezone No. 025168 for the future construction of a maximum of 538 multi-family condominium units located on environmentally sensitive lands as noted in the table below. The maximum density of 538 units is consistent with the Otay Mesa Community Plan's Medium-Residential Land Use designation:

	Acreage	# of Units
Lot 1	5.06	152
Lot 2	7.01	210
Lot 3	5.88	176

- b. Conceptual Architectural Plans (AS.1 through AS.3);
- c. Landscaping (planting, irrigation and landscape related improvements);
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.
- d. Remainder Parcel: No development.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

ATTACHMENT 6

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. 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 federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California 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 Owner/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 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 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 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, 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 building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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.

12. This Site Development Permit shall comply with the provisions of Tentative Map No. 025169.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 2204, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 2204, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Land Use (MSCP/MHPA)
Biological
Historic (Archaeology)
Transportation/Circulation
Noise
Paleontology
Utilities

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

LANDSCAPE REQUIREMENTS:

17. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

18. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydro-seeding 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.

19. 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 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

20. Prior to the issuance of any engineering permits for grading or improvement the permittee shall complete a Maintenance Assessment District Agreement form for early confirmation.

21. 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 Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

22. The 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 Establishment & Maintenance Agreement (LEMA) may be required.

23. 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.

24. The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Landscape Regulations and 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.

25. Prior to final inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

26. Graded pad areas shall be hydro-seeded to prevent erosion, in the event that construction of building(s) does not occur within 30 days of grading. Hydro-seed shall be irrigated or reapplied as necessary to establish growth.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

27. 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 or off the property in substantial conformance with Exhibit "A".

28. 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", on file in the Development Services Department and shall comply with the Uniform Fire Code (SDMC section 55.0889.0201) and the Land Development Manual Landscape Standards.

29. 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 the Fire Chief and City Manager's approval.

30. 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.

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31. Prior to final inspection for any building permit, the approved Brush Management Program shall be implemented.
32. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Chapter 14 Landscape Regulations and with the Land Development Manual Landscape Standards.
33. The Fire Chief has approved the following Modified Brush Management Program:
 - Lot 1 - Zone One of 35 feet on the east and no Zone Two.
 - Lot 2 - Zone One of 35 feet on the south and no Zone Two.
 - Lot 3 - Zone One of 58 feet on the east and no Zone Two, and Zone One of 35 feet on the south and no Zone Two.

MULTIPLE SPECIES CONSERVATION PROGRAM:

34. The 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 (EAS) and any amendments thereto (16 U.S.C. Section 1531 et seq.).
35. 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.
36. 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 Section 9.6 and 9.7 of the IA.
37. 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.

PLANNING/DESIGN REQUIREMENTS:

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

ATTACHMENT 6

39. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.
40. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.
41. 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.
42. Development of Lots 1, 2 and 3 shall be consistent with the underlying zoning and the provisions of the Exhibit "A", *Conceptual Architectural Plans* numbered AS.1 through AS.3.
43. The Remainder Parcel shall have no development rights with this current action. Future development proposals will require discretionary actions.

TRANSPORTATION REQUIREMENTS :

44. Prior to issuance of any construction permit, Owner/Permittee shall contribute 50 percent of the cost of the installation of a traffic signal at the intersection of the six-lane Caliente Avenue and the four-lane Airway Road, satisfactory to the City Engineer.
45. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening of the east side of Caliente Ave, from the intersection of Airway Road to the southerly project property line, as a 6-lane major roadway with a 24 foot wide raised center median and 59 feet curb-to-centerline tapering to a 16 foot wide raised center median and 50 feet curb to centerline approximately 700 feet south of Airway Road, a 22 foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer. A temporary cul-de-sac turnaround with a minimum 50 foot radius shall be provided at the southerly end of Caliente Avenue.
46. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening of the east side of Caliente Ave, from the intersection of Airway Road to the northerly project property line, as a 6-lane major roadway with any necessary median improvements, 60 feet curb-to-centerline and a 22 foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer.
47. Prior to the issuance of any construction permit the Owner/Permittee shall assure by permit and bond the full width construction of Airway Road as a 4-lane major roadway from Caliente Avenue to the easterly project property line, satisfactory to the City Engineer. Owner/Permittee shall provide a cul-de-sac at the east end of Airway Road and provide a deferred improvement agreement to install a traffic signal at the intersection of the easterly driveway of Lot 3 and Airway Road when warranted.
48. Prior to issuance of any construction permit, the Owner/Permittee shall contribute 5.7 percent towards the widening of the intersection of Caliente Ave/Ocean View Hills Parkway/Otay

Mesa Road to provide an additional northbound right turn lane, resulting in a total of one exclusive northbound left turn lane, two northbound through lanes, and two northbound exclusive right turn lanes, satisfactory to the City Engineer.

49. Prior to the issuance of the first certificate of occupancy, SR-905 Phase IB shall be completed, satisfactory to the City Engineer.

50. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

51. Prior to the issuance of any grading or building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for all improvements, including private utilities, installed in or over any public street right of way.

52. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall provide evidence, satisfactory to the Director of Public Utilities, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.

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

54. 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.

55. Prior to the issuance any construction permit the Owner/Permittee shall execute a written agreement acceptable to the City, that the Owner/Permittee will perform one of the following three activities (activities 54, 55, and 56) at the subsequent direction of the City to provide for funding and construction of the Otay Mesa Trunk Sewer System. The Owner/Permittee will secure performance of the agreement by providing a performance bond acceptable to the City prior to the issuance of any public improvement permit.

56. The Owner/Permittee shall design and construct, either alone or in conjunction with other developers similarly conditioned, the next pending improvement phase of the Otay Mesa Sewer System as identified in the Otay Mesa Sewer Master Plan Revisions dated December 2008. The improvements are those that will provide capacity to serve the development by splitting the current drainage basin.

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57. If the Owner/Permittee's cost of the improvement exceeds the fair share attributable to the development, the Owner/Permittee will enter into a written agreement acceptable to the City that provides for reimbursement to the Owner/Permittee for the costs (including interest) in excess of the fair share, as it is collected from future development in the area benefiting from the improvement.

58. The Owner/Permittee will participate in and not object to the formation of a Community Facilities District (CFD) or other mechanism, to fund or reimburse the construction of the improvement phases as identified in the Otay Mesa Master Plan Revisions, dated December 2008.

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

PARK AND RECREATION REQUIREMENTS:

60. Prior to approval of the final map a Maintenance Assessment District shall be formed for the public improvements within the public right of way, for Caliente Blvd. and Airway Road, to the satisfaction of the City of San Diego.

61. If a Maintenance Assessment District is not formed. All landscape improvements installed as a part of this project shall be maintained by a private entity (HOA).

62. The Owner/Permittee shall ensure that all Maintenance Assessment District irrigation systems and water meter are separate from HOA irrigation systems and water meter. All MAD irrigation shall be designed and installed per the City of San Diego Park Design and Development Guidelines (2011).

63. The Owner/Permittee shall ensure that all Maintenance Assessment District improvements are separated from Home Owner Association improvements by a concrete mow curb constructed to City standards.

64. Prior to the issuance of the first building permit, Public Improvement Plans shall be reviewed and approved by the Park & Recreation Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

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

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

APPROVED by the [City Council] of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number]. Permit Type/PTS Approval No.: Site Development Permit No. 025170.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MIKE WESTLAKE
Program Manager

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

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

SOUTHVIEW, LLC
Owner/Permittee

By _____
CLEM ABRAMS
Managing Member

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

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CITY COUNCIL
RESOLUTION NO. -----
SITE DEVELOPMENT PERMIT NO. 025170
SOUTHVIEW PROJECT NO. 2204

WHEREAS, SOUTHVIEW, LLC, a California Limited Corporation, Owner/Permittee filed an application with the City of San Diego for a Tentative Map and Site Development Permit to subdivide 21.443 acres of a 42.62-acre parcel into three lots for the future development of 538 residential condominium units and create a 21.174 Remainder Parcel (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 025169), on portions of a 42.62-acre site; and

WHEREAS, the project site is located southeast corner of Caliente Avenue and Airway Road, east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon in the AR-1-1 zone (proposed RM-2-6 zone for a portion of the site) and the Airport Environs Overlay Zone of the Otay Mesa Community Plan; and

WHEREAS, the project site is legally described as portions portion of the SE ¼ of the NE ¼ of Section 31, T18S, R1W, and, a portion of the W'LY ½ of the NW ¼ Section of 32, T18S, R1W, SBBM of San Diego County of San Diego;

WHEREAS, on May 17, 2012, the Planning Commission of the City of San Diego considered Site Development Permit No. 025170 pursuant to the Land Development Code of the City of San Diego and recommended approval to the City Council;

WHEREAS, on -----, the City Council of the City of San Diego considered Site Development Permit No. 025170 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

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

That the City Council adopts the following written Findings, dated -----.

SITE DEVELOPMENT PERMIT FINDINGS:

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel where no development will occur. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public

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roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included as part of the Exhibit "A" to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 zone and, consistency with the community plan recommendations. The property is zoned AR-1-1 (proposed RM-2-6 zone) and designated for Medium Residential development within the Otay Mesa Community Plan.

The Medium Residential land use designation has a density range of 15-30 dwelling units per acre. The rezone to RM-2-6 would allow 35 dwelling units per acre. The community plan would allow a developable range of 269-538 multi-family dwelling units on the site. The proposed subdivision and rezone of the approximately 21.443 acres to RM-2-6 with allowable dwelling units per acre of 35, capped at 30 dwelling units per as conditioned by the Site Development Permit, would be consistent with the density range of the plan. Therefore, the proposed development will not adversely affect the applicable land use plan. The Remainder Parcel will be left undeveloped.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not included for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included as part of the Exhibit "A" to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 zone, and consistency with the community plan recommendations. The property is zoned AR-1-1 (proposed RM-2-6 zone) and designated for Medium Residential development within the Otay Mesa Community Plan.

Surrounding developments are the San Ysidro High School directly across Caliente Avenue to the west and State Route 905 currently under construction to the north. Undeveloped lands abut the remainder of the site.

The proposed development required the preparation of a number of technical studies including: biological and archaeological resources surveys, a sewer study, water quality technical report, traffic study, water supply assessment, greenhouse gas emissions report, air quality report and a noise study. These reports concluded that the proposed project would not adversely impact these issue areas (as a result of project design features, implementation of applicable mitigation measures or, due to no resulting environmental impact). As such, there are no site or design constraints that would prevent the proposed project from being suitable for development. Some of these site specific project features include additional fencing, building setbacks and buffer requirements.

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An air quality technical report was prepared for the project which concluded that, due to the proximity of the proposed development to SR-905 and the potential for air quality risks from vehicle emissions, a 50-foot buffer is required from the nearest building on Lot 1 to the SR-905 right-of-way (*Air Quality Technical Report*, by Jones and Stokes October 2006). Within the 50-foot buffer, design measures are required on the appropriate building elevations as well as heating and air conditioning location requirements for ventilation purposes to reduce potential health risks exposures. A noise study was prepared for the project due to the projected traffic volumes on SR-905 (*Acoustical Analysis*, Rick Taveras, 2006) which concluded that a five-foot high perimeter wall is required for Lot 1 to mitigate noise impacts to future residents.

A Mitigated Negative Declaration (MND) No. 2204 was prepared for the project in accordance with the California Environmentally Quality Act (CEQA) which analyzed a full build-out residential scenario in all CEQA issue areas. The environmental analysis confirms that the development would not have the potential to cause significant adverse effects to Health and Safety, Hydrology/Water Quality, or Public Services. The MND concluded that the proposed project could have a significant environmental effect in the following areas: Traffic/Circulation, Land Use (Multi-Species Conservation Plan) /Adjacency Guidelines), Noise, Historical Resources, Paleontological Resources, Biological Resources and Public Utilities. However, implementation of a Mitigation Monitoring and Reporting Program would reduce the environmental effects of the project in these issue areas to below a level of significance. No significant impacts result from for the following issue areas: Air Quality, Greenhouse Gas Emissions, Energy, and Visual Quality/Neighborhood Character.

The project has been designed in compliance with the Land Development Code to prevent detrimental impacts to the health, safety and welfare of residents, workers and visitors as well as adjacent development. These requirements include the design of streets, sidewalks, grading, and treatment of stormwater. Conditions of approval and mitigation measures address construction activities, shielding of lights, attenuation for noise, and placement of landscape and buildings. Construction of the project will be pursuant to the applicable Uniform Building, Fire, Plumbing, Electrical and Mechanical Codes. All proposed improvement plans associated with the project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the project will meet or exceed all relevant and applicable codes. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel that is not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included as part of the Exhibit "A" to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 zone, and consistency with the community plan

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recommendations. The property is zoned AR-1-1 (proposed RM-2-6 zone) and designated for Medium Residential development within the Otay Mesa Community Plan. No deviations have been requested. The project complies with all of the development regulations of the Land Development Code.

SITE DEVELOPMENT PERMIT FINDINGS – ENVIRONMENTALLY SENSITIVE LANDS

1. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT WILL RESULT IN MINIMUM DISTURBANCE TO ENVIRONMENTALLY SENSITIVE LANDS.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included as part of the Exhibit “A” to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk and scale of the surrounding developments for purposes of complementing the existing “Spanish” architecture style, to ensure compliance with the proposed RM-2-6 zone and, consistency with the community plan recommendations. The property is zoned AR-1-1 (proposed RM-2-6 zone) and designated for Medium Residential development within the Otay Mesa Community Plan. The property is partially located within and adjacent to the Multi-Habitat Planning Area (MHPA), and contains environmentally sensitive lands.

The site is a relatively flat, undeveloped, irregularly shaped parcel. Updated Biological and Burrowing Owls surveys conducted in 2010/2011 determined that the site contains non native grasslands which would be directly impacted by the project. The Mitigated Negative Declaration prepared for the project includes a Mitigation Monitoring and Reporting Program with mitigation measures for impacts to 21.48 acres of non-native grassland requiring either off-site acquisition within the MHPA, purchase of credits within the City’s Marron Valley Cornerstone Mitigation Bank or through a combination of both options above. The Remainder Parcel has environmentally sensitive lands but is conditioned for no development.

Significant public improvements are required for the project. Airway Road, a major thoroughfare in the community, would be extended through the project site terminating at the eastern boundary of Lot 3. Access to all three lots is proposed from driveways along Airway Road and Caliente Avenue. The developer will pay fair share amounts for the construction of a traffic signal at Airway Road and Caliente Avenue and towards the widening of the intersection of Caliente Ave/Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane. The applicant is required to submit a deferred agreement for the ultimate construction a traffic signal at the Lot 3 East Driveway/Airway Road intersection in the future when the signal is warranted. Street frontage improvements including dedications are also required along Airway Road and Caliente Avenue. The project must construct two 12” sewer main in Airway Road, east of Caliente and dual 12” water mains in Airway Road.

Implementation of the proposed project requires approximately 3,400 cubic yards of balanced cut and fill grading. The project required the preparation and analysis of several technical studies including biological and archaeological resources surveys, a sewer study, water quality technical report, traffic

study, and a greenhouse gas emissions report. None of these reports identified constraints that would prevent the proposed project from being suitable for development.

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

2. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATION OF NATURAL LAND FORMS AND WILL NOT RESULT IN UNDUE RISK FROM GEOLOGIC AND EROSIONAL FORCES, FLOOD HAZARDS, OR FIRE HAZARDS.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not included for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Surrounding developments include the San Ysidro High School, undeveloped lands, the Spring Canyon Preserve and SR-905, currently under construction.

The 3-lot subdivision does not contain areas mapped as steep slopes nor is it within a Special Flood Hazard Area however the Remainder Parcel contains steep slopes within a small finger canyon. No development will occur within the Remainder Parcel. Implementation of the proposed project requires approximately 3,400 cubic yards of balanced cut and fill to depths of approximately 4 feet below grade for the creation of the 3 lots. The project required the preparation of a geotechnical report as the area is located within a seismically active region of California within Geologic Hazard Categories 53 and 57 (level or sloping terrain/unfavorable geologic structure, low to moderate risk). The report entitled *Limited Geotechnical Investigation*, C. S. La Monte Company Inc, 2004, concluded that with implementation of proper engineering design for the future buildings, in accordance with the approved geotechnical and soils reports, the potential for geologic impacts from regional hazards would be insignificant and no mitigation is required.

The project required the preparation of a Water Quality Technical Report to analyze water quality standards and discharge requirements. The report entitled *Water Quality Technical Report and Stormwater Best Management Practices for Southview*, Schwerin & Associates, Inc. July 2006 and updated in 2011, concluded that the project would comply with the City of San Diego's Storm Water Standards and would not preclude considerable water quality impacts. Implementation of the project requires the construction of two on-site stormwater detention basins, vegetated swales and comprehensive permanent post-construction water quality BMPs.

Modified Brush Management is required for all structures within 100 feet of native or naturalized vegetation. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. The Tentative Map includes Brush Management zones that would be located entirely within the boundaries of the map consisting of irrigated landscape or pavement with no invasive plant material or habitable or combustible structures

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within zone 1. The project would implement these requirements pursuant to the adopted Brush Management Regulations.

Therefore, 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.

3. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. A 2.48-acre portion of the Remainder Parcel is mapped as the Multi-Habitat Planning Area (MHPA). Adjacent to the Remainder Parcel to the east is the Spring Canyon Preserve and the MHPA.

The Mitigated Negative Declaration prepared for the project contains a Mitigation Monitoring and Reporting Program including mitigation measures to implement the MSCP/MHPA Land Use Adjacency Guidelines. These measures include provisions for barrier fencing, plantings for access control, and lighting restrictions to minimize impacts to off-site sensitive lands and reduce potential indirect impacts (i.e. on-site construction activities) to below a level of significance.

The Remainder Parcel to the east is mapped as containing environmentally sensitive lands. Habitats on the Remainder Parcel include Diegan coastal sage scrub (0.4 acre), non-native grassland (17.79 acre), southern willow scrub (0.1 acre), freshwater marsh (0.2 acre), vernal pool (2 pools; 0.02 acre), road ruts (10 ruts; 0.06 acre), and disturbed (2.6 acre). The road ruts and vernal pools within the Remainder Parcel support the San Diego fairy shrimp and have been fenced to provide protection from unauthorized activities. Based on fairy shrimp surveys conducted between 2001 and 2005, as many as 54 road ruts have been identified within the overall 42.6-acre property boundary; however, only the road ruts and vernal pools within the Remainder Parcel support fairy shrimp. No development is proposed on the Remainder Parcel with this action and there will be no impacts to environmentally sensitive lands within the Remainder Parcel.

As ordered by a Stipulated Agreement dated 2009 related to the Remainder Parcel, signed by the property owner and other parties to a lawsuit about vernal pools, (the City of San Diego was not named in this action) a 100-foot radius buffer must be maintained around all identified and/or mapped wetlands (i.e. road ruts/basins) from the development footprint to the nearest basin. This buffer is noted on the Tentative Map and will ensure that no indirect effects to this habitat and species occur. Lastly, the applicant proposes to construct a subdivision boundary fence along the easterly property line of abutting the Remainder Parcel which will further serve to separate construction activities from the 3-lot subdivision from adjacent sensitive habitat species or the MHPA located approximately 400 feet from the proposed residential development. No impacts would occur to the MHPA from this distance and no mitigation is required other than those discussed above for the Land Use Adjacency Guideline requirements, to reduce potential indirect impacts.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE CITY OF SAN DIEGO'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. A 2.48-acre portion of the Remainder Parcel is mapped as the Multi- Habitat Planning Area (MHPA). Adjacent to the Remainder Parcel to the east is the Spring Canyon Preserve and the MHPA. The Remainder Parcel is not proposed for development consistent with conditions of the Site Development Permit.

The Mitigated Negative Declaration prepared for the project contains a Mitigation Monitoring and Reporting Program including mitigation measures to implement the MSCP/MHPA Land Use Adjacency Guidelines. These measures include but are not limited to, provisions for barrier fencing, plantings for access control, and lighting restrictions to minimize impacts to off-site sensitive lands and to reduce potential indirect impacts (i.e. on-site construction activities) to below a level of significance. Therefore, the proposed development will be 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 project site is located approximately 8.5 to 12 miles inland and not located within the coastal overlay zone.

6. THE NATURE AND EXTENT OF MITIGATION REQUIRED AS A CONDITION OF THE PERMIT IS REASONABLY RELATED TO, AND CALCULATED TO ALLEVIATE, NEGATIVE IMPACTS CREATED BY THE PROPOSED DEVELOPMENT.

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included as part of the Exhibit "A" to guide future ministerial

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development of each lot. These conceptual plans outline the general style, bulk and scale of the surrounding developments for purposes of complementing the existing “Spanish” architecture style, to ensure compliance with the proposed RM-2-6 zone and, consistency with the community plan recommendations. The property is zoned AR-1-1 (proposed RM-2-6 zone) and designated for Medium Residential development within the Otay Mesa Community Plan.

A Mitigated Negative Declaration was prepared for the project which concluded that the project could have a significant environmental effect in the following issues areas: land use (MSCP/MHPA), biological resources, historical resources (archaeology), transportation/circulation, noise, paleontological resources and utilities. Subsequent revisions to the project create specific mitigation identified in section V of the Mitigated Negative Declaration. These mitigation measures are summarized below and require either construction of an improvement, fair share contribution, site specific conditions or field monitoring. These measures are outlined in Section V of the MND:

- Land Use: A portion of the Remainder Parcel is mapped as MHPA. East of the Remainder Parcel is the Spring Canyon Preserve, also within the MHPA. The project must implement the City’s MSCP Land Use Adjacency Guidelines for the MHPA. These guidelines include limitations on drainage, restrictions for staging/construction areas, and installation of fencing and lighting.
- Biological Resources: The project would impact 20.28 acres of non-native grasslands. Mitigation measures require either off-site acquisition within the MHPA purchase of credits within the City’s Marron Valley Cornerstone Mitigation Bank or a combination of both options above.
- Historical Resources (Archaeology) and Paleontology: The project is located in an area which as a high potential for prehistoric and historic archaeological resources requiring monitoring during construction activities. Impacts are considered potentially significant when grading exceeds 1,000 cubic yards of cut at a depth of 10 feet or greater. The project requires only 4 feet of excavation for the creation of the 3 lots, however, future development of the buildings may require additional grading below the new pad elevation (i.e. in excess of six feet below the new grade) in which case, paleontological monitoring would be required.
- Transportation/Circulation: A Traffic Study was prepared for the project which concluded that the project will pay fair share amounts for the construction of a traffic signal at Airway Road and Caliente Avenue and towards the widening of the intersection of Caliente Ave/Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane. Additionally, the project is required to construct a traffic signal at the Lot 3 East Driveway/Airway Road intersection. Full frontage improvements including dedications, are also required along Airway Road and Caliente Avenue.
- Noise: The project site is located adjacent to SR-905 which is currently under construction. An Acoustical Study prepared for the project concluded that noise levels to residents of Lot 1 would be exceeded due to traffic volumes from the freeway. A five-foot high noise wall must be constructed for noise attention for the future residents.
- Utilities/Service Systems: A sewer study was prepared for the project which concluded that the project must construct the remaining segment of a 12” sewer main within Airway Road east of

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Caliente Avenue to serve the project. A Waste Management Plan is required targeting 75 percent waste reduction is required.

Therefore, 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.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Site Development Permit Approval No. 025170 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 025170, a copy of which is attached hereto and made a part hereof.

SANDRA TEASLEY
Development Project Manager
Development Services

Adopted on: V27 - DATE OF APPROVAL

Job Order No. 23-420290

cc: Legislative Recorder, Planning Department

RESOLUTION NUMBER R-xxxx
ADOPTED ON _____

WHEREAS, on April 16, 2002, Clem Abrams, submitted an application to the Development Services Department for a Tentative Map (TM), Rezone (RZ) and Site Development Permit (SDP);

WHEREAS, the Tentative Map/Rezone/Site Development Permit was set for a public hearing to be conducted by the City Council of the City of San Diego;

WHEREAS, the issue was heard by the City Council on _____; and

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

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 2204, NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 2204 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the City Council; directing the City Clerk to file a Notice of Determination.

BE IT FURTHER RESOLVED that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

Jan Goldsmith, City Attorney

By: _____
Deputy City Attorney

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

**MITIGATION MONITORING AND REPORTING PROGRAM
TENTATIVE MAP No. 25169, REZONE No. 25168,
SITE DEVELOPMENT PERMIT No. 25170
PROJECT NO. 2204**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No. 2204) shall be made conditions of the Tentative Map/Rezone/Site Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

BIOLOGIST, ARCHAEOLOGIST, NATIVE AMERICAN MONITOR AND PALEONTOLOGIST

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, **PTS No. 2204**, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

- *Regional Water Quality Control Board (RWQCB) – Section 402 National Pollutant Discharge Elimination System (NPDES) Permit*

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i><u>Issue Area</u></i>	<i><u>Document submittal</u></i>	<i><u>Associated</u></i>
<i><u>Inspection/Approvals/Note</u></i>		
<i>General</i>	<i>Consultant Qualification Letters</i>	<i>Prior to Pre-construction Mtg.</i>
<i>General</i>	<i>Consultant Const. Monitoring</i>	<i>Prior to or at Pre-Con Mtg.</i>
<i>Biology</i>	<i>Biology Reports</i>	<i>Limit of Work Verification</i>
<i>Archaeology</i>	<i>Archaeology Reports</i>	<i>Archaeology observation</i>
<i>Paleontology</i>	<i>Paleontology Reports</i>	<i>Paleontology observation</i>
<i>Final MMRP</i>		<i>Final MMRP Inspection</i>

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

A. LAND USE [MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) For PROJECTS WITHIN 100 FEET OF THE MHPA]

The eastern portion of the Southview project site is adjacent to the Multi-Habitat Planning Area (MHPA). Therefore, the following MHPA Land Use Adjacency Guidelines shall be required:

I. Prior to Permit Issuance

A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project’s design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit “A”, and also the City’s Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines for the Multi-Habitat Planning Area (MHPA), including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:

- 1. Land Development / Grading / Boundaries** –MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA..
- 2. Drainage / Toxins** –All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- 3. Staging/storage, equipment maintenance, and trash** –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: “All construction related activity that may have potential for leakage or

intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA. ”

4. **Barriers** –All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
5. **Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
6. **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *“The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA. ”*
7. **Brush Management** –All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone (BMZ) 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. BMZ 2 may be located within the MHPA and the BMZ 2 management shall be the responsibility of a HOA or other private entity.
8. **Noise-** Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as: *California Gnatcatcher (3/1-8/15); Least Bell's vireo (3/15-9/15); and Southwestern Willow Flycatcher (5/1-8/30)*. **Only construction noise measures for the California gnatcatcher are applicable to this project.** If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated. Upon project submittal EAS shall determine which of the following project specific avian protocol surveys shall be required.

COASTAL CALIFORNIA GNATCATCHER

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- a. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO

CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

1. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
2. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED

TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- b. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

RAPTORS AND BURROWING OWLS

1. If the site has a potential to support nests and nesting raptors. If nests are present during construction, compliance with the Migratory Bird Treaty Act/Section 3503 would preclude the potential for direct impacts.

If there is a potential for indirect noise impacts to nesting raptors, prior to any construction within the nesting/breeding season (February 1 through September 15) and for the Northern harrier (February 1 through August 31) the biologist shall conduct a preconstruction survey to determine the presence of active raptor nests. If active nests are detected the biologist in consultation with EAS staff shall establish an species appropriate noise buffer zone. The size and configuration of buffers shall be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors, and shall be established through coordination with the Department of Fish and Game. If active nests are detected,

construction activities shall be prohibited within 300 feet of the nest until after the raptor breeding season has ended (defined as February 1 – August 31) or until the fledglings have left the nest. No construction shall occur within this zone during the raptor breeding season.

2. Although focused surveys conducted for the burrowing owl revealed no owls or owl sign (i.e., scat, feathers, burrows, etc.) on the project site, potentially suitable habitat exists on and immediately off-site. Therefore, pre-construction surveys shall be conducted to confirm that this species is not resident on-site. If burrowing owls are observed onsite during preconstruction surveys, impacts to the species would be avoided to the maximum extent practical; any individuals would be relocated out of the impacted area using methodologies approved by the wildlife agencies pursuant to the CDFG Staff Report on Burrowing Owls, updated March 7, 2012; and mitigation for impacts to occupied habitat (in accordance with the ratios set forth in Table 3-5 of the MSCP Subarea Plan) would occur through the conservation of occupied burrowing owl habitat or conservation of lands appropriate for restoration, management and enhancement of burrowing owl nesting and foraging requirements.

FAIRY SHRIMP

1. Prior to the first preconstruction meeting the biologist shall conduct a single pre-construction survey (wet or dry) if surveys have not already been conducted within one year prior to the start of construction activities. Results of the survey shall be provided to MMC with recommendations for further analysis, avoidance measures or if no species are identified, direction to proceed with construction activities.

QUINO CHECKERSPOT BUTTERFLY

1. Prior to the first preconstruction meeting the biologist shall conduct a habitat assessment. If suitable habitat is present, then a single Quino checkerspot butterfly survey shall be required if not already conducted within one year prior to the start of construction activities. Results of the survey shall be provided to MMC with recommendations for further analysis, avoidance measures or if no species are identified, direction to proceed with construction activities.

II. Prior to Start of Construction

A. Preconstruction Meeting

The Qualified Biologist/Owners Representative shall incorporate all MHPA construction related requirements, into the project's Biological Monitoring Exhibit (BME).

The Qualified Biologist/Owners Representative is responsible to arrange and perform a focused pre-con with all contractors, subcontractors, and all workers involved in grading or other construction activities that discusses the sensitive nature of the adjacent sensitive biological resources.

III. During Construction

- A. The Qualified Biologist/Owners Representative, shall verify that all construction related activities taking place within or adjacent to the MHPA are consistent with the CDs, the MSCP/MHPA Land Use Adjacency Guidelines. The Qualified Biologist/Owners Representative shall monitor and ensure that:
1. **Land Development /Grading Boundaries** - The MHPA boundary and the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing, or grading. Limits shall be defined with orange construction fence and a siltation fence (can be combined) under the supervision of the Qualified Biologist/Owners Representative who shall provide a letter of verification to RE/MMC that all limits were marked as required. Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
 2. **Drainage/Toxics** - No Direct drainage into the MHPA shall occur during or after construction and that filtration devices, swales and/or detention/desiltation basins that drain into the MHPA are functioning properly during construction, and that permanent maintenance after construction is addressed. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g. clay compounds) when necessary and appropriate.
 3. **Staging/storage, equipment maintenance, and trash** - Identify all areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities on the monitoring exhibits and verify that they are within the development footprint. Comply with the applicable notes on the plans
 4. **Barriers** - New development adjacent to the MHPA provides city approved barriers along the MHPA boundaries
 5. **Lighting** - Periodic night inspections are performed to verify that all lighting adjacent to the MHPA is directed away from preserve areas and appropriate placement and shielding is used.
 6. **Invasives** - No invasive plant species are used in or adjacent (within 100 feet) to the MHPA and that within the MHPA, all plant species must be native.
 7. **Brush Management** - BMZ1 is within the development footprint and outside of the MHPA, and that maintenance responsibility for the BMZ 2 located within the MHPA is identified as the responsibility of an HOA or other private entity.
 8. **Noise** – For any area of the site that is adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed, shall be avoided, during the breeding seasons, for protected avian species such as: *California Gnatcatcher* (3/1-8/15); *Least Bell's vireo* (3/15-9/15); and *Southwestern Willow Flycatcher* (5/1-8/30). **Only construction noise measures for the California gnatcatcher are applicable to this project.** If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

IV. Post Construction

- A. Preparation and Submittal of Monitoring Report

The Qualified Biologist/Owners Representative shall submit a final biological monitoring report to the RE/MMC within 30 days of the completion of construction that requires monitoring. The report shall incorporate the results of the MMRP/MSCP requirements per the construction documents and the BME to the satisfaction of RE/MMC.

BIOLOGICAL RESOURCES

A. Prior to Permit Issuance

1. Entitlements Plan Check
 - a. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable,
2. Letters of Qualification have been submitted to ADD
 - a. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the biological monitoring program, as defined in the City of San Diego Biological Resources Guidelines (BRG).
 - b. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the biological monitoring of the project.
 - c. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.
3. Payment into the Habitat Acquisition Fund for Biological Impacts
 - a. Prior to permit issuance or the first preconstruction meeting, whichever is applicable, direct on-site impacts to 20.28-acres of Non-Native Grassland (NNGL) and off-site impacts to 1.2-acre of NNGL shall be mitigated to the satisfaction of the Assistant Deputy Director Environmental Designee, through one of the following methods: (1) off-site acquisition within the MHPA; (2) purchase of credits in the City's Marron Valley Cornerstone Mitigation Bank as described below, or through a combination of 3.a (1) and (2).
 - (1) Prior to the first preconstruction meeting, the owner/permittee shall acquire and dedicate to the City of San Diego, interest in property necessary to maintain the land in its existing condition in perpetuity, a total of 10.74-acre of Tier III-B or better habitat located off-site, in the City of San Diego's MHPA. The 10.74-acre of acquisition would satisfy the mitigation acreage requirement of 0.5:1 (Tier IIIB) for impacts outside the MHPA that would be mitigated inside the MHPA; or
 - (2) Prior to the first preconstruction meeting, the applicant shall provide verification to MMC showing purchase of credits in the City's Marron Valley Cornerstone Mitigation Bank. The 10.74-acres of credits at the Marron Valley Cornerstone Mitigation Bank would satisfy the mitigation acreage

requirement of 0.5:1 (Tier IIIB) for direct impacts outside the MHPA that would be mitigated inside the MHPA.

B. Prior to Start of Construction

1. PI Shall Attend Precon Meetings
 - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that includes the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Biologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Biological Monitoring program with the Construction Manager and/or Grading Contractor.
 - (1) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to Be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit a Biological Monitoring Exhibit (BME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval, identifying the areas to be monitored including the delineation of grading/excavation limits.
 - (1) The Biologist shall identify pertinent information concerning protection of sensitive resources, such as but not limited to, flagging of individual plants or small plant groups, limits of grade fencing and limits of silt fencing (locations may include 10-foot or less inside the limits of grading, or up against and just inside of the limits of the grade fencing).
Specifically, vernal pools/road ruts adjacent to the project footprint and Brush Management Zones shall be staked and flagged to minimize potential impacts and ensure that construction activities do not affect the pools identified to be avoided.
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as changes to the limits of grading in sensitive areas which may reduce or increase the potential for resources to be impacted.
4. Approval of BME and Construction Schedule

After approval of the BME by MMC, the PI shall submit to MMC written authorization of the BME and Construction Schedule from the CM.

C. During Construction

1. Biological Monitor Shall Be Present During Grading/Excavation
 - a. The Biological Monitor shall be on site to ensure that grading limits are observed and shall document activity via the Consultant Site Visit Record. This record

shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC. The biological monitor shall have the authority to divert work or temporarily stop operations to avoid significant impacts. It is the Construction Manager's responsibility to keep the monitors up-to-date with current plans.

- b. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area; no equipment maintenance shall be conducted within or near adjacent open space.
- c. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space.
- d. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off site to an approved disposal facility.

2. Unforeseen Biological Impacts During Construction

For any unforeseen additional biological resources impacted during monitoring, the rehabilitation, revegetation or other such follow up action plans shall be included as part of the Final Biological Monitoring Report. Additional mitigation measures may also be required if additional impacts to the adjacent wetland habitat occur as a result of project construction.

D. Post Construction

1. Submittal of Draft Monitoring Report

- a. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Biological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring,
- b. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
- c. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
- d. MMC shall provide written verification to the PI of the approved report.
- e. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

2. Final Monitoring Report(s)

- a. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
- b. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC.

GENERAL BIRD MITIGATION

- a. If project grading/brush management is proposed during the typical bird breeding season (i.e. February 1 - September 15), or an active nest is noted, the project biologist shall conduct a pre-grading survey (< 10 days) for active nests in the development area

and within 300 feet (500 feet for raptors) of it, shall be responsible for ensuring that no impacts to active bird nests occur, and submit a letter report to MMC prior to the preconstruction meeting.

- b. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and all monitoring results shall be incorporated into the final biological construction monitoring report.
- c. If no nesting birds are detected per III.a above, mitigation under III a. is not required.

TRANSPORTATION/CIRCULATION

1. Prior to issuance of any construction permit, Owner/Permittee shall contribute 50 percent of the cost of the installation of a traffic signal at the intersection of the six-lane Caliente Avenue and the four-lane Airway Road, satisfactory to the City Engineer.
2. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening of the east side of Caliente Avenue, from the intersection of Airway Road to the southerly project property line, as a 6-lane major roadway with a 24 foot wide raised center median and 59 feet curb-to-centerline tapering to a 16 foot wide raised center median and 50 feet curb to centerline approximately 700 feet south of Airway Road, a 22-foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer. A temporary cul-de-sac turnaround with a minimum 50 foot radius shall be provided at the southerly end of Caliente Avenue.
3. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening of the east side of Caliente Avenue, from the intersection of Airway Road to the northerly project property line, as a 6-lane major roadway with any necessary median improvements, 60 feet curb-to-centerline and a 22 foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer.
4. Prior to the issuance of any construction permit the Owner/Permittee shall assure by permit and bond the full width construction of Airway Road as a 4-lane major roadway from Caliente Avenue to the easterly project property line, satisfactory to the City Engineer. Owner/Permittee shall provide a cul-de-sac at the east end of Airway Road and provide a deferred improvement agreement to install a traffic signal at the intersection of the easterly driveway of Lot 3 and Airway Road when warranted.
5. Prior to issuance of any construction permit, the Owner/Permittee shall contribute 5.7 percent towards the widening of the intersection of Caliente Avenue/Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane, resulting in a total of one exclusive northbound left turn lane, two northbound through lanes, and two northbound exclusive right turn lanes, satisfactory to the City Engineer.

6. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide verification from Caltrans that State Route 905 Phase 1B has been completed, satisfactory to the City Engineer.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

ATTACHMENT 8

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, **OR** the MLD failed to make a recommendation within 48 hours after being notified by the Commission; **OR**;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, **THEN**,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).

3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.**

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL RESOURCES

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

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to

MMC through the RE indicating when and where monitoring will occur.

- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell

fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural

- History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

NOISE

The applicant shall mitigate exterior noise impacts for the proposed project as follows:

- I. Prior to Permit Issuance
- A. Entitlements Plan Check
1. Prior to Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for environmental noise mitigation have been noted on the appropriate construction documents as described in the *Acoustical Site Assessment, prepared by ISE (February 2006)*, and shall incorporate the following sound attenuation measures noted below:
 - a. Construction of a five-foot high attenuation barrier within Lot 1 along the northern boundary of the property adjacent to the State Route 905 alignment. The sound attenuation barrier shall be a single, solid sound wall or combination of sound wall and earthen berm. The sound attenuation wall shall be constructed of masonry, with a minimum density of 3.5 lbs per square foot, and shall have no gaps or openings.

- b. Construction of additional solid sound attenuation barriers for residences within Lot 1 and along the northern project boundary would be required based on comprehensive acoustical assessments of each building pad once design plans are finalized with respect to outdoor usable open space.

II. During Construction

A. Construction of Sound Attenuation Barrier

1. The RE shall notify MMC and verify that the sound barrier has been constructed in accordance with the approved Acoustical Analysis and Construction documents.
2. Prior to issuance of the Notice of Completion, the RE shall notify MMC to allow for inspection of the sound barrier.

III. Post Construction

A. Notification of Completion

1. Prior to issuance of the Notice of Completion, the RE shall notify MMC to allow for inspection of the sound barrier.

UTILITIES (SEWER/WATER/SOLID WASTE)

I. Prior to Permit Issuance

A. Entitlements Plan Check - Sewer Review

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for construction of sewer infrastructure have been noted on the appropriate construction documents as described below:
 - a. The applicant shall be required to construct the 12" sewer main in Airway Road east of Caliente Avenue to the satisfaction of the Director of the Public Utilities Department and the City Engineer.
 - b. If any construction of Caliente Avenue is required as a part of this development, the applicant shall be required to construct the dual force mains for both the private and public pump stations.
 - c. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved plans will require modification based on the accepted sewer study.
 - d. The developer may construct a separate, private pump station to facilitate development. Permanent facilities for the public sewer pump station shall be secured with a deferred improvement agreement and bond.
 - e. Prior to issuance of any construction permit the Subdivider shall execute a written agreement acceptable to the City that the Subdivider shall perform one of the following two activities (as further detailed below in f & g or h) at the subsequent direction of the City to provide for funding and construction of the Otay Mesa Trunk Sewer System. The Subdivider shall secure performance of the agreement by providing a performance bond acceptable to the City prior to issuance of any public improvement permit.

- f. The Subdivider shall design and construct, either alone or in conjunction with other developers similarly conditioned, the next pending improvement phase of the Otay Mesa Trunk Sewer System as identified in the Otay Mesa Sewer Master Plan Revisions dated December 2008. The improvements are those that shall provide capacity to serve the development by splitting the current drainage basin.
- g. If the Subdivider's cost of the improvement exceeds the fair share attribute to the development, the Subdivider shall enter into a written agreement acceptable to the City that provides for reimbursement to the Subdivider for costs (including interest) in excess of the fair share, as it is collected from future development in the area benefitting from the improvement.
- h. The Subdivider shall participate in, and not object to the formation of a Community Facilities District (CFD) or other mechanism to fund or reimburse the construction of the improvement phases as identified in the Otay Mesa Sewer Master Plan Revisions dated December 2008.

B. Entitlements Plan Check - Water Review

- 1. Prior to Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for construction of water infrastructure have been noted on the appropriate construction documents as described below:
 - a. Prior to the issuance of the first building permit, the Subdivider (Owner/Permittee) shall assure, by permit and bond, the design and construction of parallel 12-inch public water facilities within an improved Airway Road, from Caliente Avenue to the easterly cul-de-sac, in a manner satisfactory to the Director of the Public Utilities Department and the City Engineer. The parallel facilities shall have a minimum separation of 20 feet.

C. Entitlements Plan Check - Waste Management Plan

- 1. Prior to issuance of grading permits, the project applicant or developer shall prepare a Waste Management Plan which identifies measures that shall be taken to minimize waste from the project grading and construction activities. The Waste Management Plan shall be subject to review and approval by the City of San Diego Environmental Services Department.
- 2. Prior to recordation of the Final Map, the project applicant or developer shall prepare a Waste Management Plan which identifies measures that shall be taken to promote recycling within the community with a goal of diverting more than 75% of the total solid waste from landfills. The Waste Management Plan shall be subject to review and approval by the City of San Diego Environmental Services Department.

Rezone Ordinance

(O-2011-113)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE REZONE OF 21.443 ACRES LOCATED SOUTHEAST CORNER OF CALIENTE AVENUE AND AIRWAY ROAD, SOUTH OF OTAY MESA ROAD AND WEST OF SPRING CANYON, WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE EXISTING AR-1-1 ZONE INTO THE RM-2-6 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0401 REZONE NO. 025168; AND REPEALING ORDINANCE NO. 10862 (NEW SERIES), ADOPTED ON JULY 29, 1972, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, Southview LLC, Applicant, requested a rezone for the purpose of changing 21.443 acres, located at the southeast corner of Caliente Avenue and Airway Road, south of Otay Mesa Road and west of Spring Canyon, and legally described as portions portion of the SE ¼ of the NE ¼ of Section 31, T18S, R1W, and, a portion of the W'LY ½ of the NW ¼ Section of 32, T18S, R1W, SBBM of San Diego County of San Diego in the Otay Mesa Community Plan Area from the AR-1-1 zone to the RM-2-6 zone (Rezone No. 025168, as shown on Zone Map Drawing No. 4191 on file in the Office of the City Clerk as Document No. OO-_____; and

WHEREAS, on May 17, 2012, Planning Commission of the City of San Diego considered Rezone No. 025168 and voted _____ to recommend City Council approval of Rezone No. 025168; and

WHEREAS, the matter was set for public hearing on _____,

ATTACHMENT 9

testimony having been heard, evidence having been submitted and the City Council having full considered the matter and being fully advised concerning the same; NOW, THEREFORE,

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

Section 1. That the 21.443 acre site located at located at the southeast corner of Caliente Avenue and Airway Road, south of Otay Mesa Road and west of Spring Canyon, and legally described as portions portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T18S, R1W, and, a portion of the W^{LY} $\frac{1}{2}$ of the NW $\frac{1}{4}$ Section of 32, T18S, R1W, SBBM of San Diego County of San Diego in the Otay Mea Community Plan area, as shown on Zone Map Drawing No. B-4191 on file in the Office of the City Clerk as Document No. OO-_____, is rezoned from the AR-1-1 zone to the RM-2-6 zone as the zone is described and defined by Chapter 13 Article 1 Division 4 of the San Diego Municipal Code. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 10862 (New Series), adopted July 29, 1972 of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

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

Section 4. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued.

Tb(@4Tb)
APPROVED: JAN GOLDSMITH, City Attorney

ATTACHMENT 9

By _____

Deputy City Attorney

INITIAL CAPS:INITIAL LOWER CASE

DATE

Or.Dept: DSD

Document No. XXXXX

(O-xxxxxxx)

CITY ATTORNEY DIGEST

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

EFFECTIVE DATE _____

Tb(@2Tb)

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE REZONE OF 21.443 ACRES LOCATED SOUTHEAST CORNER OF CALIENTE AVENUE AND AIRWAY ROAD, SOUTH OF OTAY MESA ROAD AND WEST OF SPRING CANYON, WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE EXISTING AR-1-1 ZONE INTO THE RM-2-6 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0401 REZONE NO. 025168; AND REPEALING ORDINANCE NO. 10862 (NEW SERIES), ADOPTED ON JULY 29, 1972, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

Tb(@3Tb)

This ordinance approves the rezoning of 21.443 acres from the AR-1-1 zone to the RM-2-6 zone, in connection with property located the southeast corner of Caliente Avenue and Airway Road, south of Otay Mesa Road and west of Spring Canyon, in the Otay Mesa Community Planning Area, in the City of San Diego, California.

This ordinance contains a notice that a full reading of this ordinance is dispensed with prior to its final passage, since a written or printed copy will be available to the City Council and the public a day prior to it final passage.

This ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

ATTACHMENT 9

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.

INITIALS

DATE

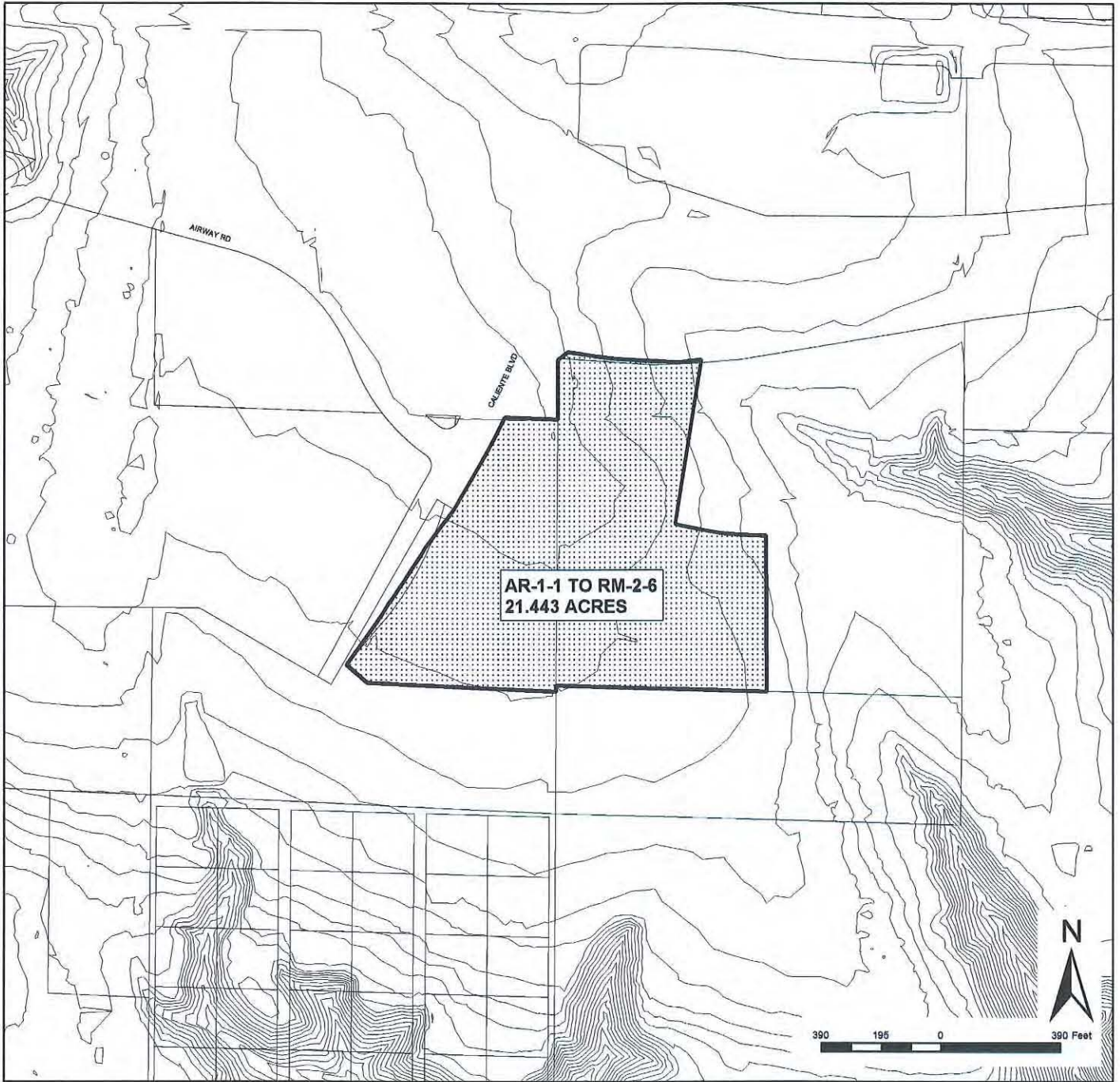
Or.Dept:DSD

Case No.xxxxxx

0-xxxxxxxxxx

Form=inloto.frm(61203wct)

CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



Portion of N.E. 1/4, Sec. 31 T18S R1W & N.W. 1/4, Sec. 32 T18S R1W

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

REQUEST **RM-2-6**
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO. **42-0290**

DEVELOPMENT SERVICES MANAGER

B- 4191

APN: 645-060-28, -080-14

(145-1764) 2-28-07 LDJ


Project Title: **SOUTHVIEW** Project No. (For City Use Only) **2204**

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. **03-0453763**
 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):
SOUTHVIEW, LLC
 Owner Tenant/Lessee
 Street Address:
8015 N. LA JOLLA SCENIC DR
 City/State/Zip:
LA JOLLA, CA 92037
 Phone No: _____ Fax No:
(858) 455 5005 (858) 455 5004
 Name of Corporate Officer/Partner (type or print):
CLEM ABRAMS
 Title (type or print):
MANAGING MEMBER
 Signature:  Date: **5 07 12**

Corporate/Partnership Name (type or print):
SOUTHVIEW, LLC
 Owner Tenant/Lessee
 Street Address:
8015 N. LA JOLLA SCENIC DR
 City/State/Zip:
LA JOLLA, CA 92037
 Phone No: _____ Fax No:
(858) 455 5005 (858) 455 5004
 Name of Corporate Officer/Partner (type or print):
ERNIE WAKABAYASHI
 Title (type or print):
MEMBER
 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: _____

Teasley, Sandra

From: Teasley, Sandra
Sent: Wednesday, May 02, 2012 11:11 AM
To: Teasley, Sandra
Subject: FW: Otay Mesa Planning Group

Subject: FW: Otay Mesa Planning Group

Hi Kathy,

AS you probably heard from Walter, the Southview project was approved at the last planning group meeting. I am finishing up a support letter from the Otay Mesa Planning Group. I have Sandra Teasley down as your contact at the City of San Diego. Is that correct? I'll need to address the letter to whoever you've been working with in DSD. Thanks very much. Also, let me know if there are others who should be cc'ed on the letter.

Susanne

Susanne Bankhead | MNA Consulting
427 C Street, Suite 308
San Diego, CA 92101
619.239.9877 x.10
sbankhead@mnac.com

TENTATIVE MAP- CONCEPT GRADING- SITE PLAN

SOUTHVIEW - TENTATIVE MAP NO. 25169

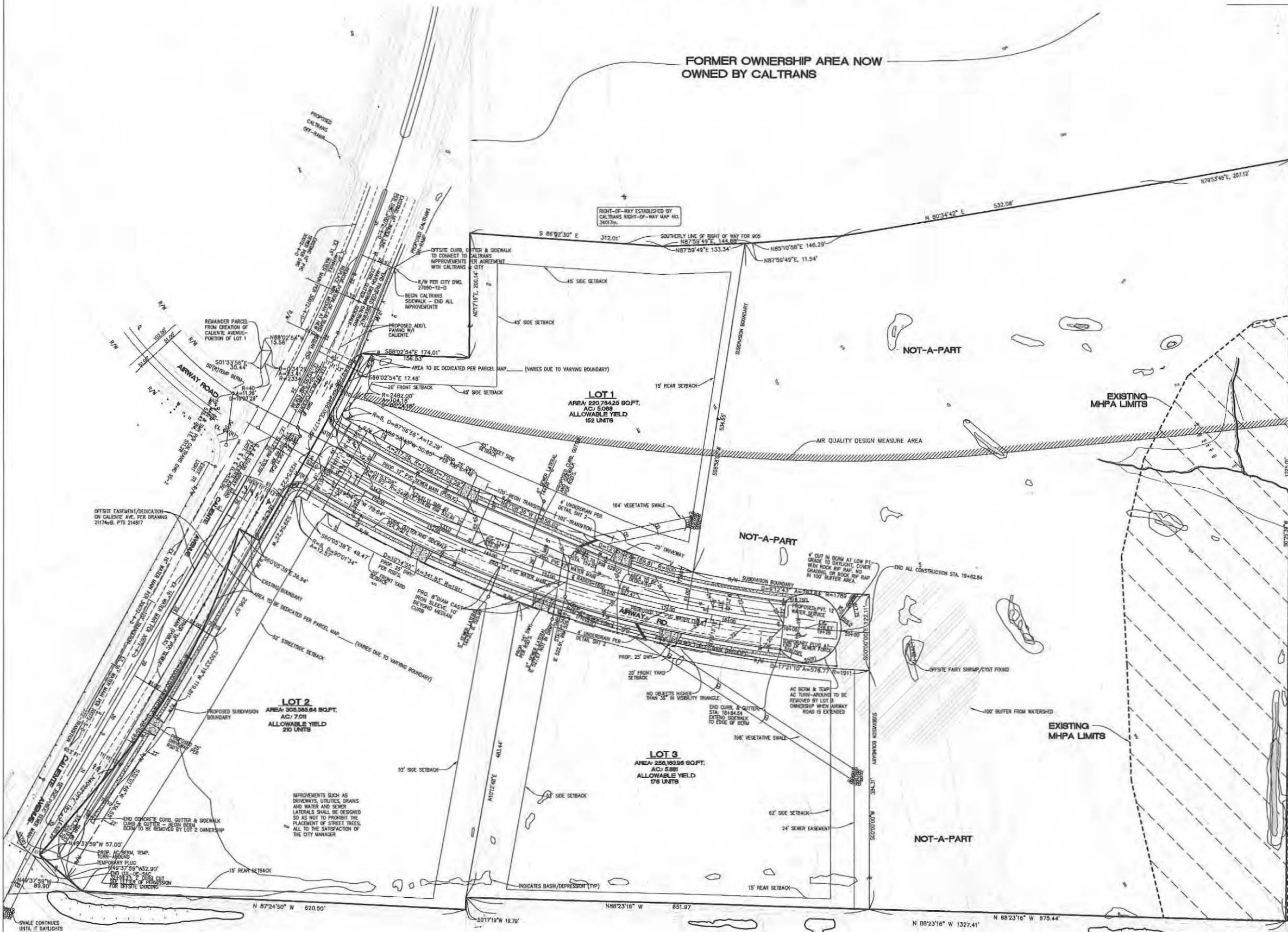
OWNER/ DEVELOPER
SOUTHVIEW, LLC
BY CLEM ABRAMS
8015 N. LA JOLLA SCENIC DR.
LA JOLLA, CA. 92037
PHONE: (858) 455-5055

ENGINEER
Schwernin & Assoc.
Civil Engineering • Planning
Engineered Construction
814 Morena Blvd., Ste. 101, San Diego, CA 92118
Phone (619) 220-4969 Fax (619) 220-7028



WALTER T. SCHWERNIN PCE 22199

FORMER OWNERSHIP AREA NOW OWNED BY CALTRANS



DEVELOPMENT SUMMARY
THE PROPOSED DEVELOPMENT IS A THREE LOT SUBDIVISION FOR THE INTENDED USE OF MULTI-FAMILY DEVELOPMENT. DISCRETIONARY ACTIONS BEING REQUESTED AT THIS TIME ARE FOR A SITE DEVELOPMENT PERMIT, REZONING AND A TENTATIVE MAP. THE FOREMENTIONED SITE DEVELOPMENT PERMIT IS FOR ALL THREE LOTS.

LEGAL DESCRIPTION:
PORTION OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, T18S R1W, AND A PORTION OF THE WLY 1/2 OF THE NW 1/4 SECTION 32, T18S, R1W, S88M CITY OF SAN DIEGO, COUNTY OF SAN DIEGO.

REQUIRED DATA
EXISTING ZONING: AR-1-1
PROPOSED ZONING: RM-2-B (350U/AC.)
(SITE DEVELOPMENT PERMIT RESTRICTS DENSITY TO 30 DU/ACRES)
AREA: 42,617 (TOTAL OWNERSHIP)
AREA TO BE SUBDIVIDED: 21,443 ACRES
PROPOSED NUMBER OF LOTS: 3
LAMBERT COORDINATES: 146N, 1765.5E
ASSESSOR'S PARCEL NUMBERS: 645-080-28, 645-080-17
TYPE OF CONSTRUCTION: TYPE V RATED
OCCUPANCY CLASSIFICATION: MULTI-FAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL (CONDOMINIUMS)
EXISTING USE: VACANT ACREAGE

PROJECT TEAM
CIVIL ENGINEER:
SCHWERNIN & ASSOC.
814 MORENA BLVD.
101
SAN DIEGO, CA. 92101
(619) 220-4969
ARCHITECT:
RODRIGUEZ ASSOCIATES
CARLOS RODRIGUEZ, ARCHITECT
2445 57TH AVENUE,
STE. 220
SAN DIEGO, CA 92101
(619) 544-8951
ENVIRONMENTAL CONSULTANT:
HELIK ENVIRONMENTAL PLANNING
7578 EL CAJON BLVD.,
STE. 200
LA MESA, CA. 91942
(619) 462-1515
LANDSCAPE ARCHITECT:
GREGG STOCKWELL & ASSOC. INC.
P.O. BOX 1056
POWAY, CA 92074
(858) 748-3350

- LEGEND**
- PROPERTY LINE
 - SUBDIVISION
 - PROPOSED LOTLINE
 - 100' BUFFER FROM WATERSHED AREA
 - RE: 2008 BIO SURVEY
 - CYST/FAIRY SHRIMP FIND WATERSHED AREA
 - VERNAL DEPRESSION - C/BLACK RPT - NO FINDS
 - MHPA LINE
 - PRO. WATER LINE
 - EX. WATER LINE
 - PRO. SEWER LINE
 - EX. SEWER LINE
 - SFM - SEWER FORCE MAIN
 - STREET LIGHT
 - FIRE HYDRANT
 - EXIST. CONTOUR LINE
 - EXIST. INDEX CONTOUR LINE
 - PROP. CONTOUR
 - DESIGN MEASURE AREA
 - SEWER EASEMENT
 - VISIBILITY TRIANGLE
 - CHECK DAM
 - SIDEWALK UNDERDRAIN

AIRWAY ROAD PROFILE INFORMATION
13+74-19+25 = 2.5%
16+30 PM = PVI EL: 527.65
- G1 = 1%
- G2 = 3.34%
- LVC = 55'
19+82.84 = END CONSTRUCTION

OTHER
FOR TYPICAL STREET SECTIONS OF AIRWAY AND CALIENTE, AND FOR ADDITIONAL NOTES, SEE SHEET 2.
DESIGN MEASURES
SEE SHEET 2 FOR RECOMMENDED DESIGN MEASURES FOR IMPROVING AIR QUALITY.

GRADING TABULATIONS:
GRADING PROPOSED FOR LOTS 1-3:
AMOUNT OF CUT = 3,400 CUBIC YARDS
AMOUNT OF FILL = 3,400 CUBIC YARDS
MAXIMUM HEIGHT OF CUT = 4', MAXIMUM HEIGHT OF FILL = 4'
THE AMOUNT OF AREA TO BE GRADED IS 8% OF LOTS 1, 2 & 3.
AREA OF SLOPES EXCEEDING 25% IS 0.0 ACRES
SLOPE ANALYSIS:
SLOPES LESS THAN 25% = 21.44 AC (100%)
SLOPES 25% TO 35% = 0.0 AC (0.0%)
SLOPES GREATER THAN 35% = 0.0 AC (0.0%)
GRADING NOTE: NO IRRIGATION RUN OFF SHALL DRAIN INTO THE PUBLIC RIGHT OF WAY, STREET, DRIVES ALLEYS OR ADJACENT PROPERTIES. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SYSTEM WITHOUT PROPER BMP'S.
AREAS/ACRES TO BE GRADED: CALIENTE AVENUE = 1.66AC,
AIRWAY ROAD = 2.90AC

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1550 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. LOT 1 HAS A MAXIMUM OF 152 RESIDENTIAL CONDOMINIUMS, LOT 2 - 210 RESIDENTIAL CONDOMINIUMS, AND LOT 3 - 176 RESIDENTIAL CONDOMINIUMS FOR A TOTAL MAXIMUM OF 538 RESIDENTIAL CONDOMINIUM DWELLING UNITS.



VICINITY MAP
NOT TO SCALE

Prepared By: Schwernin and Associates
Name: WALTER T. SCHWERNIN
Address: 814 Morena Blvd. #101
SAN DIEGO, CA. 92101
Phone: (619) 220-4969

Project Address: SOUTH OF FREEWAY 905, EAST OF CALIENTE AVENUE

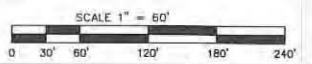
Revision 18:	11/15/11
Revision 17:	9/25/2011
Revision 16:	1/19/2011
Revision 15:	8/27/2010
Revision 14:	4/20/2010
Revision 13:	3/06/2007
Revision 12:	1/28/2007
Revision 11:	9/17/2006
Revision 10:	8/13/2006
Revision 9:	5/17/2006
Revision 8:	2/06/2006
Revision 7:	8/02/2005
Revision 6:	9/08/2005
Revision 5:	10/22/04
Revision 4:	9/25/04
Revision 3:	5/13/04
Revision 2:	1/4/02
Revision 1:	1/21/02

Original Date: 10/27/01

Sheet Title: TENTATIVE MAP, SITE PLAN
CONCEPT GRADING PLAN

Sheet 1 of 3

DEP NO.:



SOURCE OF TOPOGRAPHY

A FLOWN AERIAL SURVEY FOR THIS PROJECT WAS PERFORMED BY BARRY ROCKWELL SURVEYS IN THE MONTH OF AUGUST, 2001. A BOUNDARY SURVEY FOR THE SUBJECT PROPERTY WAS PERFORMED BY MIKE BUTCHER, PLS 6922 OF SB&O, IN APRIL 2010.

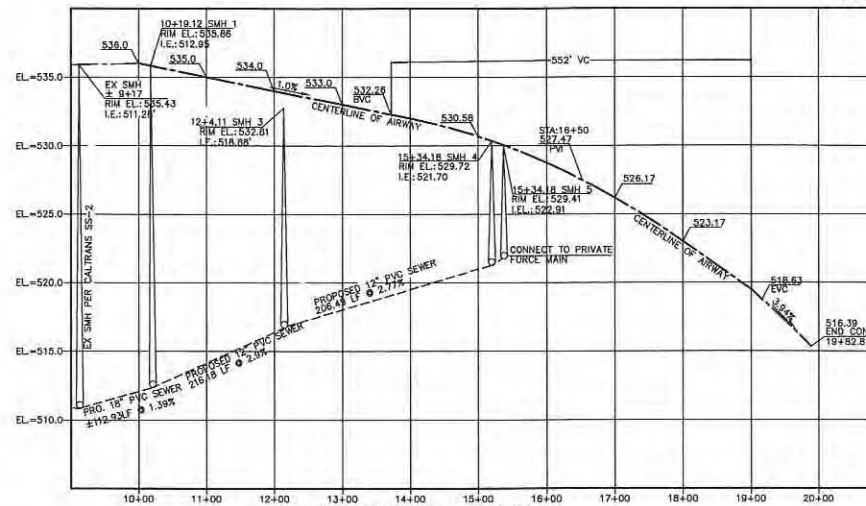
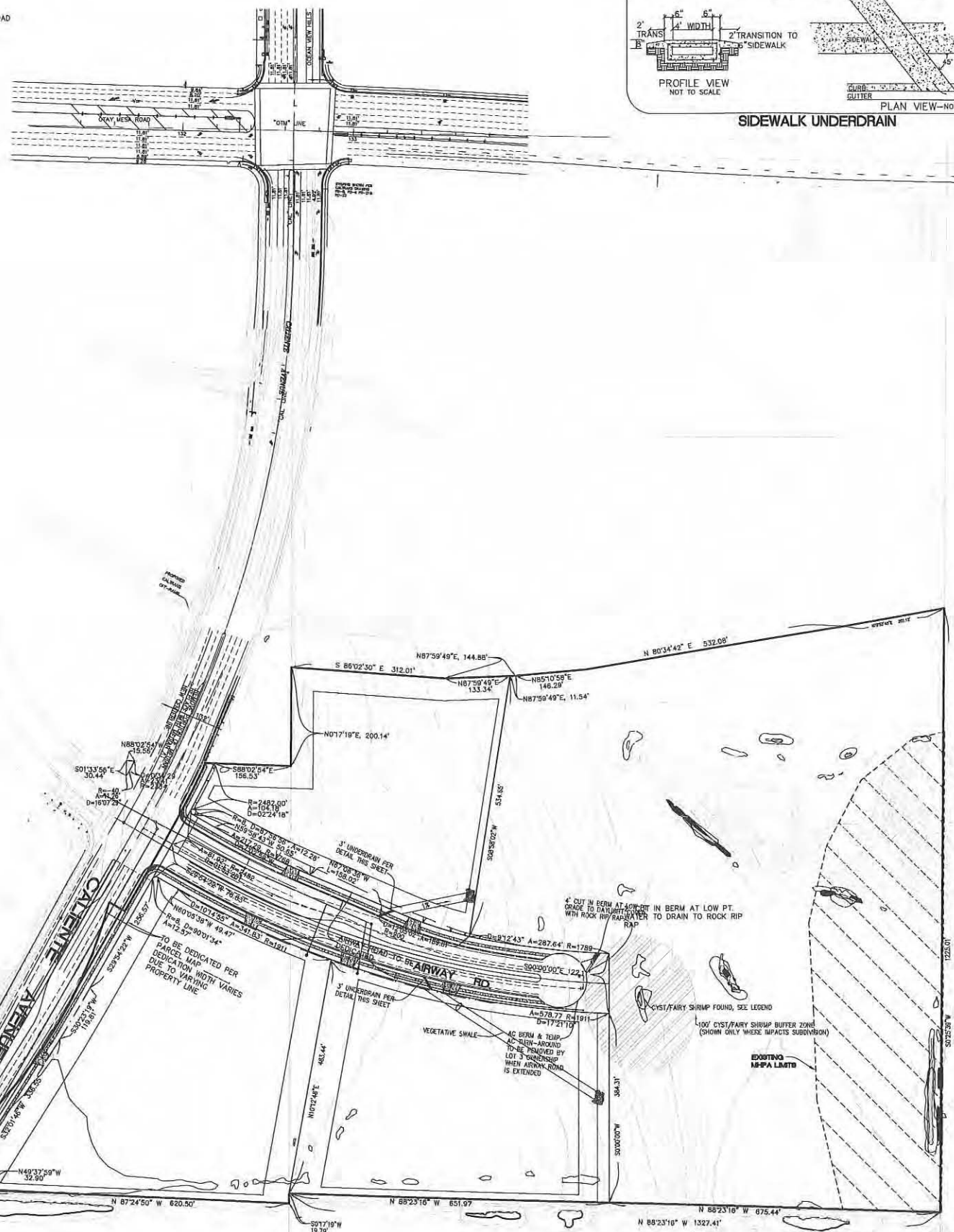
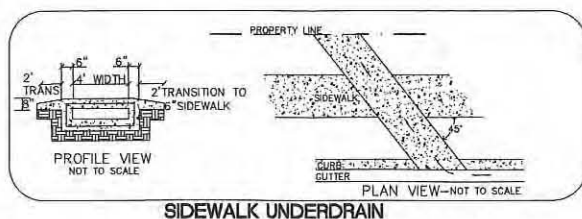
ADDITIONAL TENTATIVE MAP NOTES
 INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTIONS AND OBTAIN A NO FEE STREET TREE PERMIT FOR ALL STREET TREES, AND NOTIFY AND OBTAIN SIGNATURES FROM ANY SUBSEQUENT PROPERTY OWNERS, ON A NO FEE STREET TREE PERMIT PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY MANAGER.

BENCHMARK:
 STANDARD BRASS DISK IN WELL MONUMENT AT CENTERLINE INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD
 ELEVATION: 504.468 MSL

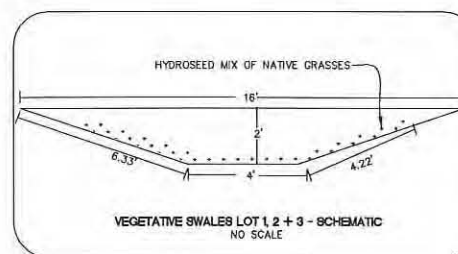
RECOMMENDED DESIGN MEASURES FOR REDUCING HEALTH RISKS

- PROVIDING THE FACILITY WITH INDIVIDUAL HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEMS IN ORDER TO ALLOW ADEQUATE VENTILATION WITH WINDOWS CLOSED.
- LOCATING AIR INTAKE SYSTEMS FOR HVAC SYSTEMS AS FAR AWAY FROM THE EXISTING AIR POLLUTION SOURCES AS POSSIBLE.
- USING HEPA AIR FILTERS IN THE HVAC SYSTEM AND DEVELOPING A MAINTENANCE PLAN TO ENSURE THE FILTERING SYSTEM IS PROPERLY MAINTAINED.
- UTILIZING ONLY FIXED WINDOWS NEXT TO ANY EXISTING SOURCES OF POLLUTION.

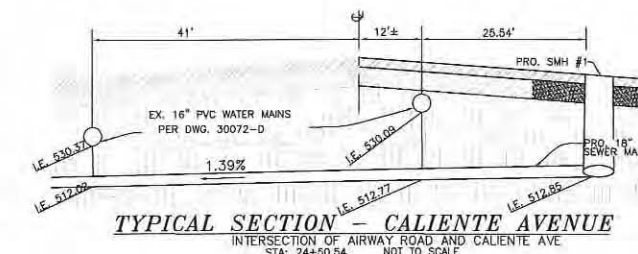
TOPOGRAPHIC SURVEY
SOUTHVIEW



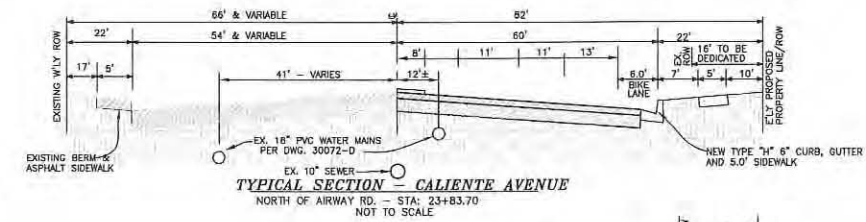
AIRWAY ROAD - PROFILE
 HORIZ. SCALE: 1"=100' VERT. SCALE: 1"=5'



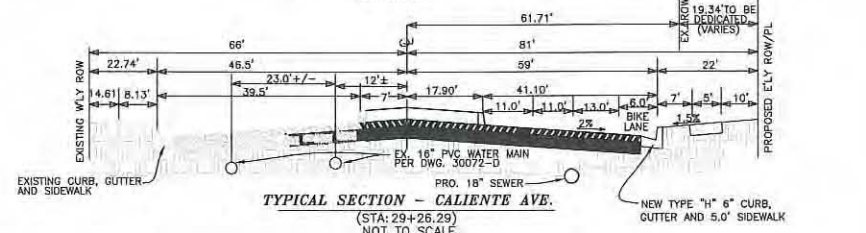
VEGETATIVE SWALES LOT 1, 2 + 3 - SCHEMATIC
 NO SCALE



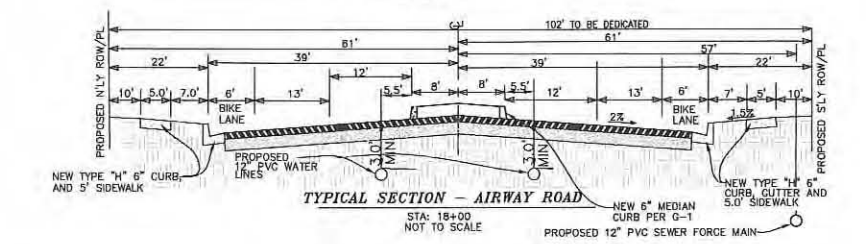
TYPICAL SECTION - CALIENTE AVENUE
 INTERSECTION OF AIRWAY ROAD AND CALIENTE AVE.
 STA: 24+50.54
 NOT TO SCALE



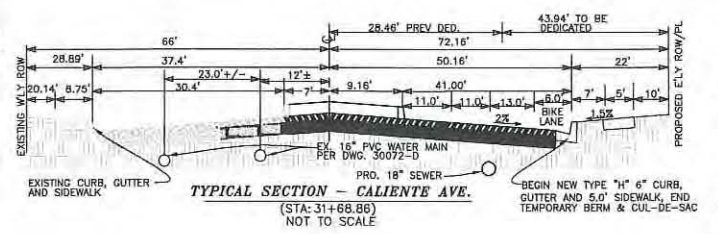
TYPICAL SECTION - CALIENTE AVENUE
 NORTH OF AIRWAY RD. - STA: 23+83.70
 NOT TO SCALE



TYPICAL SECTION - CALIENTE AVE.
 (STA: 29+26.29)
 NOT TO SCALE



TYPICAL SECTION - AIRWAY ROAD
 STA: 18+00
 NOT TO SCALE



TYPICAL SECTION - CALIENTE AVE.
 (STA: 31+68.86)
 NOT TO SCALE

Prepared By:
 Name: **SCHWERIN + ASSOCIATES**
 WALTER T. SCHWERIN
 Address: 814 MORENA BLVD., # 101
 SAN DIEGO, CA. 92110
 Phone: (619) 220-4969

Project Address:
 EASTERLY SIDE OF THE INTERSECTION
 OF AIRWAY RD & CALIENTE

Project Name:
SOUTHVIEW

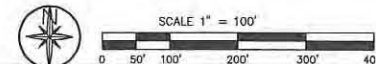
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 TOPOGRAPHIC SURVEY, ADDITIONAL
 PROJECT NOTES

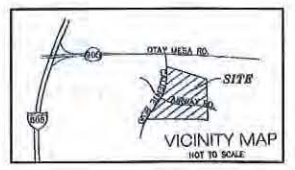
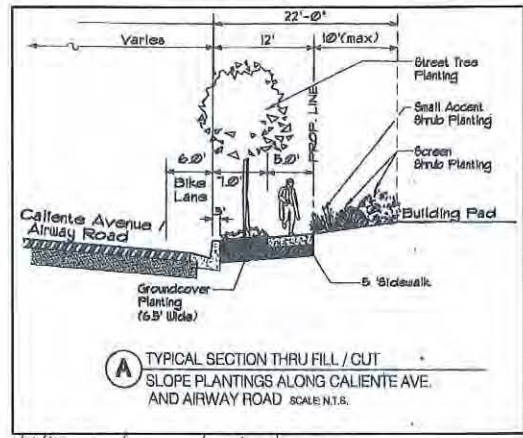
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Revision 13:	3/08/2007
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Revision 9:	5/17/2006
Revision 8:	2/06/2006
Revision 7:	9/02/2005
Revision 6:	6/08/2005
Revision 5:	10/22/04
Revision 4:	9/23/04
Revision 3:	5/13/04
Revision 2:	4/4/02
Revision 1:	1/21/02

Original Date: 10/27/01

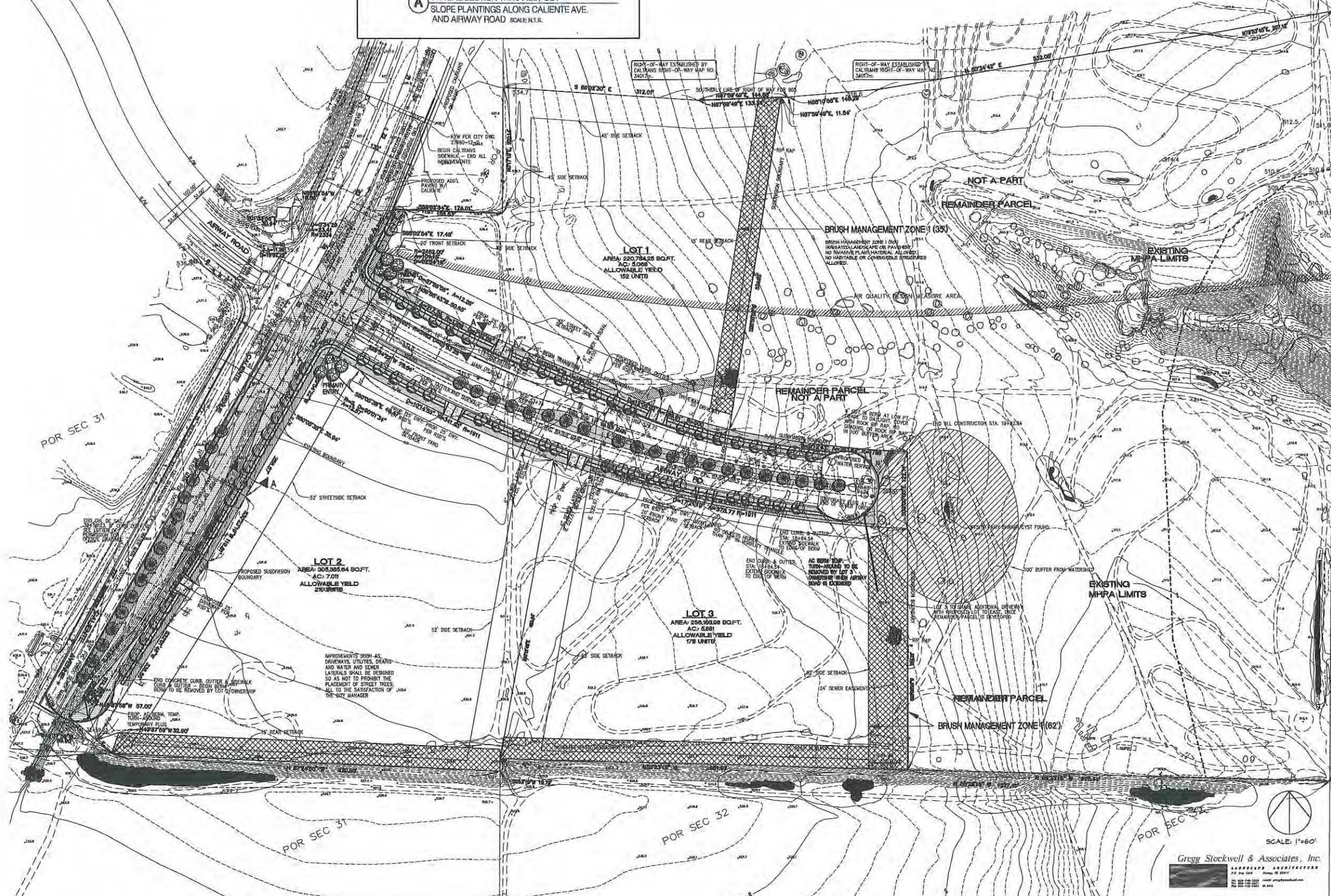
Sheet 2 of 3

DEP. NO.:





1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. ALL PUBLIC LANDSCAPE AREAS SHALL BE MAINTAINED BY A LANDSCAPE MAINTENANCE DISTRICT. ALL PRIVATE LANDSCAPE INSTALLATIONS SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL OTHER PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. ALL LANDSCAPING SHALL BE IRRIGATED WITH AN UNDERGROUND, LOW PRECIPITATION IRRIGATION SYSTEM THAT PROVIDES OPTIMAL WATERING FOR PLANT GROWTH WHILE MINIMIZING WATER WASTE.
4. ALL MANUFACTURED SLOPES SHALL NOT EXCEED 5' HEIGHT, AND SHALL BE PLANTED PER THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS.
5. ALL SLOPES SHALL BE RESTORED 30 DAYS AFTER CONSTRUCTION GRADING AND PERMANENT REVEGETATION SHALL BE IN PLACE 90 DAYS AFTER GRADING.
6. OWNER/DEVELOPER HAS THE POTENTIAL TO GLIMMER STREET TREES WHILE RETAINING THE REQUIRED QUANTITY OF 1 PER 50 LINEAR FEET. THIS ALLOWS FOR FLEXIBILITY TO ACCOMMODATE SITE CONDITIONS SUCH AS CURB CUTS WHILE STILL PROVIDING THE REQUIRED QUANTITIES.
7. THE PERMANENT BEST MANAGEMENT PRACTICES (BMP) SHALL STORE AND TREAT ALL STORMWATER AND INCIDENTAL RAINFALL RUN-OFF PRIOR TO BEING DISCHARGED INTO THE CITY STORMWATER SYSTEM SHALL NOT CONTAIN POLLUTANTS OR PARTICULATE.
8. LANDSCAPE CONSTRUCTION DOCUMENTS SHALL BE PREPARED WHICH MEET THE LANDSCAPE TECHNICAL MANUAL.
9. IN THE EVENT THAT THE CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 90 DAYS OF GRADING, ALL DISTURBED AREAS SHALL BE HYDROSEEDED.
10. ALL PLANS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PERMIT AND EXHIBIT A.



PLANT MATERIAL LEGEND

Symbol	Street Trees for Caliente Blvd - 100% 24" box - 30' O.C. Broadheaded / Deciduous + Evergreen (-20'-30' Spread)
Symbol	BRADFORD PEAR (24") BOTTLE TREE
Symbol	BRADFORD PEAR (24") BRADFORD PEAR
Symbol	BRADFORD PEAR (24") CANARY ISLAND PINE
Symbol	BRADFORD PEAR (24") CALEPT TREE
Symbol	Medion Trees for both Caliente Blvd (22) and Airway Road (6) - 100% 24" box - 30' O.C. (30 total) Broadheaded / Deciduous + Evergreen (-20'-30' Spread)
Symbol	GERARDIA CANADENSIS EASTERN REDBUD
Symbol	GERARDIA CANADENSIS AUSTRALIAN HILLTOP
Symbol	GERARDIA CANADENSIS CORK OAK
Symbol	Shrub planting for Caliente Blvd - 50% 5 gal. 50% 1 gal.
Symbol	ABELIA GRANDIFLORA GLOSSY ABELIA
Symbol	CEANOTHUS SPP. CEANOTHUS SPECIES
Symbol	CISTIS PURPUREA ORCHY ROCKROSE
Symbol	ELEAGNUS FLORENS SILVERBERRY
Symbol	PITTOSPORUM SPP. MOCK ORANGE SPECIES
Symbol	PHORADENDRON SPP. NEW ZEALAND FLAX
Symbol	PHOTINIA FRASESI PHOTINIA
Symbol	XYLOPSA CONGESTUM SHINY XYLOPSA
Symbol	HYPOPHYPHYS HYPOPHYS
Symbol	Street Trees for Airway Road - 100% 24" box - 30' O.C. Broadheaded / Deciduous + Evergreen (-20'-30' Spread)
Symbol	CHITALPA X TASKENTENSIS CHITALPA
Symbol	PINUS CANARIENSIS CANARY ISLAND PINE
Symbol	LAURUS NOBILIS CREPE MYRTLE
Symbol	PISTACIA CHINENSIS CHINESE PISTACHE
Symbol	PYRUS CALLERYANA BRADFORD BRADFORD PEAR
Symbol	TRISTANIA CONFERTA BRISBANE BOX
Symbol	Shrub planting for Airway Road - 50% 5 gal. 50% 1 gal.
Symbol	AGAPANTHUS AFRICANUS LILY-OF-THE-VALLEY
Symbol	COTYLEDON SPP. MIRRORED PLANT SPECIES
Symbol	DIETES VEGETA FORTNIGHT LILY
Symbol	ESCALLONIA ESCALLONIA
Symbol	LANAIA MONTEVIDENSIS TRAILING LANAIA
Symbol	PITTOSPORUM SPP. MOCK ORANGE SPECIES
Symbol	NAIDIA DOESTIGIA HEAVENLY BAMBOO
Symbol	PHORADENDRON SPP. NEW ZEALAND FLAX
Symbol	PHOTINIA FRASESI PHOTINIA
Symbol	XYLOPSA CONGESTUM SHINY XYLOPSA
Symbol	HYPOPHYPHYS HYPOPHYS
Symbol	Project Entry Trees - 10% 24" box - 50% 56" box Broadheaded / Evergreen (-20'-30' Spread)
Symbol	ARENARIA UNDO STRAWBERRY TREE
Symbol	RHUS LANCEA AFRICAN SUMAC
Symbol	LAURUS NOBILIS CREPE MYRTLE
Symbol	Brush Management Zone 1
Symbol	100' Buffer Zone

STREET FRONTAGE CALCULATIONS

STREET NAME:	1. CALIENTE BLVD.
LENGTH OF FRONTAGE:	190'
NO. OF TREES REQUIRED:	26.3
NO. OF TREES PROVIDED:	26.0
STREET NAME:	2. AIRWAY ROAD
LENGTH OF FRONTAGE:	1660' (TOTAL)
	1800' NORTH SIDE
	1800' SOUTH SIDE
NO. OF TREES REQUIRED:	55.3
NO. OF TREES PROVIDED:	51.0

PROPOSED PLANT MATERIAL IN ZONE 1

(Broadheaded - Deciduous + Evergreen (-20'-30' Spread) 5 gal. - 24" box (Varies))

GLEDITSIA TRIACANTHOS INERMIS	50	THORNLESS HONEYLOCUST 24" BOX	15 GAL
PODOCARPUS GRAECOLOR	10	FERN PINE	5 GAL
PYRUS CALLERYANA BRADFORD	20	BRADFORD PEAR	24" BOX
TRISTANIA CONFERTA	20	BRISBANE BOX	15 GAL
BACCHARIS FICULARIS	100	DIWANE COYOTE BUSH	1 GAL
COTYLEDON REPENS	450	MIRRORED PLANT	1 GAL
CEANOTHUS GRACIOSUS YANKEE POINT	300	CALIFORNIA LILAC	1 GAL
CISTIS PURPUREA	50	ORCHY ROCKROSE	1 GAL
LANAIA MONTEVIDENSIS - NON NATIVE	100	TRAILING LANAIA	6 GAL
DIETES VEGETA	300	FORTNIGHT LILY	1 GAL

EXISTING PLANT MATERIAL IN ZONES 1 + 2

Botanical Name	Common Name	Growth Form
MONOCOTYLEDONS	Grass Family	
Avicula barbata	Slender wild oat	AG
Bromus diandrus	Ripgut grass	AG
Dryas octopetala	Fountain grass	AG
Lomoloma aurea	Goldenrod	AG
Geraniaceae	Geranium Family	AH
Polygonaceae	Polygonaceae	AH
Brassicaceae	Black mustard	AH
Brassica nigra	Field mustard, Turnip	AH
Rapistrum raphanistrum	Rough	AH
Chenopodiaceae	Goosefoot Family	AH, PH
Chenopodium ambrosioides	Henbit leaf	AH
Amaranthaceae	Amaranth Family	AH
Amaranthus albus	Timbaleweed	AH
Amaranthus retrofractus	Carrot Family	AH
Asteraceae	Asteraceae	AH
Fragaria virginiana	Fern	PH
Asteraceae	Sanflower Family	AH
Ambrosia psilostachya	Western ragweed	AH
Gnaphalium confertiflorum	Yellow star-thistle	AH
Eriophyllum confertiflorum	Horseweed	AH
Senecioium californicum	Soldan Tarson	AH
Gutierrezia sarothra	California eveningstar	AH, DH
Heterotheca grandiflora	California madweed	5a
Sonchus oleraceus	Common sow thistle	AH

EXISTING PLANT MATERIAL FROM ZONE 1 TO BE REMOVED. EXISTING PLANT MATERIAL FROM ZONE 2 TO BE RETAINED BUT MANAGED TO MINIMIZE FUEL LOADS.

NON-IRRIGATED HYDROSEED MIX (DRAINAGE SWALE)	1.5 LBS./AC.
CLADIA UNICOLORATA (MOUNTAIN GARLAND)	2 LBS./AC.
ESCHSCHOLZIA CALIFORNICA (CAL. POPPY)	2 LBS./AC.
LUPINUS SPECIES (LUPINE)	5 LBS./AC.
HEMIPHYSALIS MEXICANA (BAND BLUE EYES)	4 LBS./AC.
PHACELIA CAMPANULARIA (CANTABRY BELLS)	3 LBS./AC.
SISYRINCHUM BELLUM (BLUE-EYED GRASS)	5 LBS./AC.

LANDSCAPE DEVELOPMENT PLAN/ BRUSH MANAGEMENT PLAN

PREPARED BY: Gregg Stockwell & Associates, Inc.

NAME: 5555 CALIENTE BLVD. PROJECT

ADDRESS: 5555 CALIENTE BLVD. PROJECT

PHONE #: 656-148-9990

PROJECT ADDRESS: CALIENTE BLVD / AIRWAY ROAD

PROJECT NAME: LANDSCAPE DEVELOPMENT PLAN / BRUSH MANAGEMENT PLAN

SCALE: 1"=60'

DATE: 10/27/21

SHEET 3 OF 3

DATE: 10/27/21

SHEET 3 OF 3

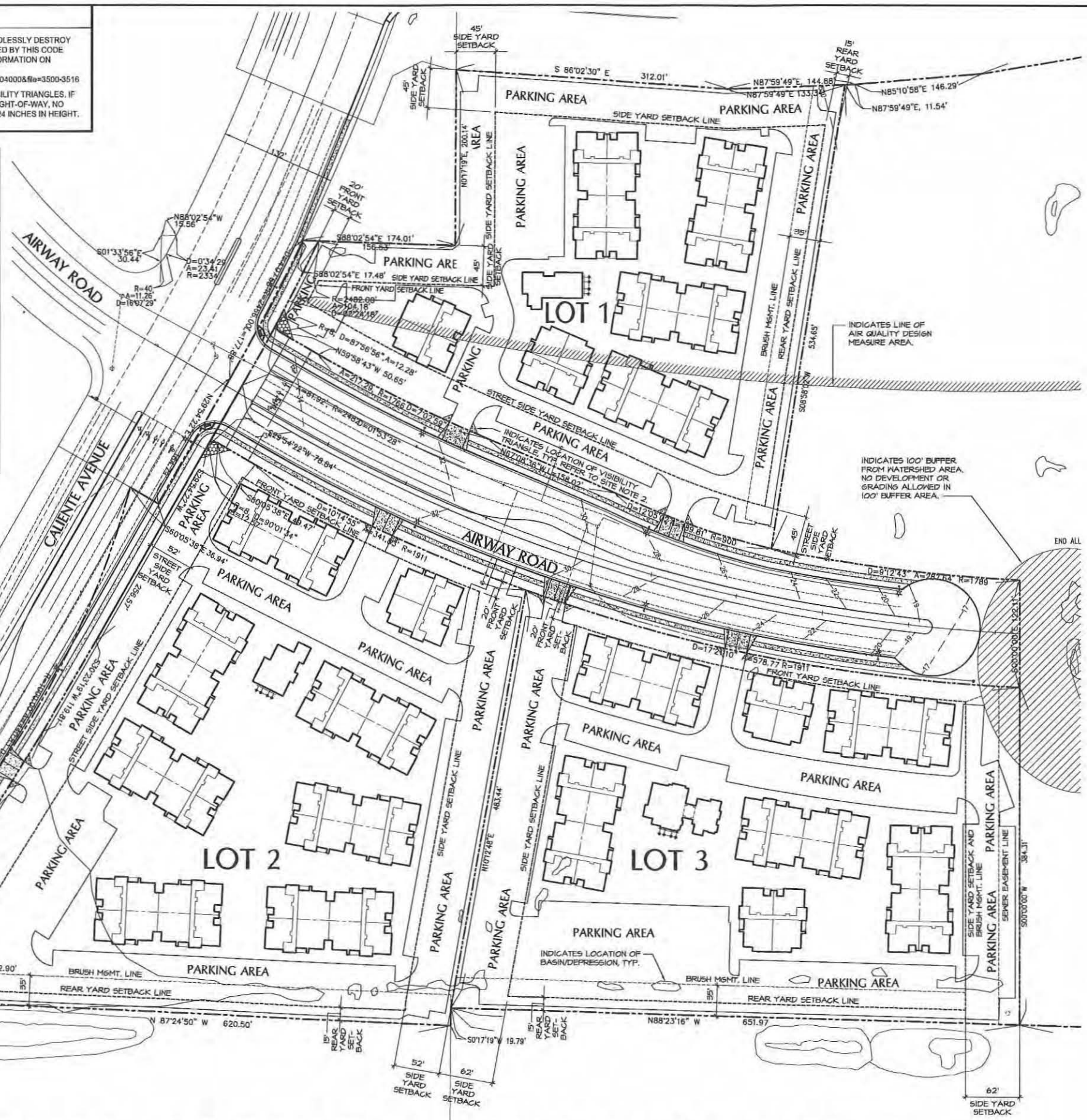
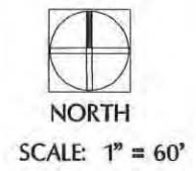
DATE: 10/27/21

SITE NOTES

1. CDFG CODE STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO." FOR MORE INFORMATION ON CDFG CODE SECTION 3503 GO TO: <http://www.jeginfo.ca.gov/cgl-bin/displaycode?section=fgc&group=03001-04000&file=3500-3516>
2. NO OBJECTS HIGHER THAN 36 INCHES ARE PROPOSED IN THE VISIBILITY TRIANGLES, IF ANY PORTION OF THE VISIBILITY AREAS LIES WITHIN THE PUBLIC RIGHT-OF-WAY, NO VEGETATION, OTHER THAN TREES, IN THESE AREAS WILL EXCEED 24 INCHES IN HEIGHT.

ADDITIONAL NOTES

1. THE PROJECT WILL PROVIDE CONVENIENT, SAFE, WELL-MARKED, AND ATTRACTIVE PEDESTRIAN CONNECTIONS FROM THE PUBLIC STREET TO BUILDING ENTRANCES.
2. THE PROJECT WILL DESIGN BUILDING WALL PLANES TO HAVE SHADOW RELIEF, WHERE POP-OUTS, OFFSETTING PLANES, OVERHANGS AND RECESSED DOORWAYS ARE USED TO PROVIDE VISUAL INTEREST TO THE PEDESTRIAN LEVEL.
3. THE PROJECT WILL ENSURE THAT BUILDING ENTRIES ARE PROMINENTLY VISIBLE, AND WELL-LOCATED.
4. THE PROJECT WILL DESIGN LANDSCAPE BORDERING THE PEDESTRIAN NETWORK WITH NEW ELEMENTS, SUCH AS A NEW PLANT FORM OR MATERIAL, AT A SCALE AND INTERVALS APPROPRIATE TO THE SITE.
5. THE PROJECT WILL USE DESIGN LANDSCAPING THAT DEEMPHASIZES LARGE TURF AREAS AND UTILIZES NATIVE AND DROUGHT RESISTANT MATERIALS.
6. THE PROJECT WILL AVOID REPETITIVE USE OF IDENTICAL STYLE DWELLINGS WITH IDENTICAL SETBACKS AND WILL USE STAGGERED SETBACKS, VARIOUS BUILDING HEIGHTS, WIDTHS AND SHAPES.
7. CLUSTER DEVELOPMENT, GREATER USE OF PATIO AREAS, SOLAR HEATING AND COOLING, AND IMPROVED INSULATING TECHNIQUES WILL BE UTILIZED. ALL SITE PLANS WILL PROVIDE FOR SOLAR ACCESS TO MAXIMIZE THE BENEFITS FROM THE USE OF SOLAR ENERGY.
8. THE PROJECT WILL RELATE BUILDINGS TO EXISTING AND PLANNED ADJACENT USES.



LOT 1 - DEVELOPMENT SUMMARY

SITE AREA:	5.06 AC. / 220,784.2 S.F. (NET)	COMMON OPEN SPACE REQUIRED:	120 X 25 S.F. = 3,000 S.F.
ZONING:	RM-2-6	LOT COVERAGE:	NOT APPLICABLE
CONCEPTUAL UNIT MIX:	1 BDRM. UNITS = 36 2 BDRM. UNITS = 60 3 BDRM. UNITS = 18 4 BDRM. UNITS = 8 TOTAL UNITS = 120	PARKING SPACES REQUIRED:	1 BDRM. - 36 X 1.5 = 54 2 BDRM. - 60 X 2.0 = 120 3-4 BDRM. - 24 X 2.25 = 57 SUB-TOTAL = 228 VISITOR - 20% OF SUB-TOTAL = 45.6 TOTAL REQUIRED = 273.6
CONCEPTUAL BLDG. MIX:	24-PLEX BLDG. = 4 12-PLEX BLDG. = 2 CLUB HOUSE = 1 TOTAL BLDG.S = 7	MOTORCYCLE SPACES REQUIRED:	120 UNITS X 0.1 = 12
DENSITY:	PER ZONE = 35 DU/ACRE UNITS = 177 MAX. UNITS = 30 DU/ACRE ALLOWED = 152	BICYCLE SPACES REQUIRED:	1 BDRM. - 36 X 0.4 = 14.4 2 BDRM. - 60 X 0.5 = 30.0 3-4 BDRM. - 24 X 0.6 = 14.4 TOTAL REQUIRED = 58.8
MAX. HT.:	ALLOWABLE = 30/40 FT.*		
SETBACKS:	FRONT - MIN. = 20 FT. INT. SIDE = 45 FT.** STREET SIDE = 45 FT.** REAR = 15 FT.		

FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60 DEGREE ANGLE FROM SETBACK.
** 10% OF LOT WIDTH

LOT 2 - DEVELOPMENT SUMMARY

SITE AREA:	7.01 AC. / 305,385.6 S.F. (NET)	COMMON OPEN SPACE REQUIRED:	176 X 25 S.F. = 4,400 S.F.
ZONING:	RM-2-6	LOT COVERAGE:	NOT APPLICABLE
CONCEPTUAL UNIT MIX:	1 BDRM. UNITS = 54 2 BDRM. UNITS = 88 3 BDRM. UNITS = 24 4 BDRM. UNITS = 10 TOTAL UNITS = 176	PARKING SPACES REQUIRED:	1 BDRM. - 54 X 1.5 = 81.0 2 BDRM. - 88 X 2.0 = 176.0 3-4 BDRM. - 34 X 2.25 = 76.5 SUB-TOTAL = 333.5 VISITOR - 20% OF SUB-TOTAL = 66.7 TOTAL REQUIRED = 400.2
CONCEPTUAL BLDG. MIX:	24-PLEX BLDG. = 7 6-PLEX BLDG. = 1 CLUB HOUSE = 1 TOTAL BLDG.S = 9	MOTORCYCLE SPACES REQUIRED:	176 UNITS X 0.1 = 17.6
DENSITY:	PER ZONE = 35 DU/ACRE UNITS = 177 MAX. UNITS = 30 DU/ACRE ALLOWED = 152	BICYCLE SPACES REQUIRED:	1 BDRM. - 54 X 0.4 = 21.6 2 BDRM. - 88 X 0.5 = 44.0 3-4 BDRM. - 34 X 0.6 = 20.4 TOTAL REQUIRED = 86.0
MAX. HT.:	ALLOWABLE = 30/40 FT.*		
SETBACKS:	FRONT - MIN. = 20 FT. INT. SIDE = 52 FT.** STREET SIDE = 52 FT.** REAR = 15 FT.		

FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60 DEGREE ANGLE FROM SETBACK.
** 10% OF LOT WIDTH

LOT 3 - DEVELOPMENT SUMMARY

SITE AREA:	5.88 AC. / 256,163.9 S.F. (NET)	COMMON OPEN SPACE REQUIRED:	144 X 25 S.F. = 3,600 S.F.
ZONING:	RM-2-6	LOT COVERAGE:	NOT APPLICABLE
CONCEPTUAL UNIT MIX:	1 BDRM. UNITS = 44 2 BDRM. UNITS = 72 3 BDRM. UNITS = 20 4 BDRM. UNITS = 8 TOTAL UNITS = 144	PARKING SPACES REQUIRED:	1 BDRM. - 44 X 1.5 = 66 2 BDRM. - 72 X 2.0 = 144 3-4 BDRM. - 28 X 2.25 = 63 SUB-TOTAL = 273 VISITOR - 20% OF SUB-TOTAL = 54.6 TOTAL REQUIRED = 327.6
CONCEPTUAL BLDG. MIX:	24-PLEX BLDG. = 5 12-PLEX BLDG. = 2 CLUB HOUSE = 1 TOTAL BLDG.S = 7	MOTORCYCLE SPACES REQUIRED:	144 UNITS X 0.1 = 14.4
DENSITY:	PER ZONE = 35 DU/ACRE UNITS = 177 MAX. UNITS = 30 DU/ACRE ALLOWED = 152	BICYCLE SPACES REQUIRED:	1 BDRM. - 44 X 0.4 = 17.6 2 BDRM. - 72 X 0.5 = 36.0 3-4 BDRM. - 28 X 0.6 = 16.8 TOTAL REQUIRED = 70.4
MAX. HT.:	ALLOWABLE = 30/40 FT.*		
SETBACKS:	FRONT - MIN. = 20 FT. INT. SIDE = 62 FT.** STREET SIDE = N/A REAR = 15 FT.		

FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60 DEGREE ANGLE FROM SETBACK.
** 10% OF LOT WIDTH

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.
2445 FIFTH AVE. SUITE 220, SAN DIEGO, CA 92101 (619) 544-8951 (619) 544-8941 FAX

CLEM ABRAMS
8015 LA JOLLA SCENIC DRIVE
LA JOLLA, CALIFORNIA 92037

PROJECT ADDRESS:
PROPERTY AT NORTHWEST CORNER OF CALIENTE AVE. & AIRWAY ROAD - SAN DIEGO, CALIFORNIA

SOUTHVIEW SITE DENSITY STUDY
SAN DIEGO - CALIFORNIA

SHEET TITLE:
CONCEPTUAL ARCH. SITE PLAN

FILE NAME:

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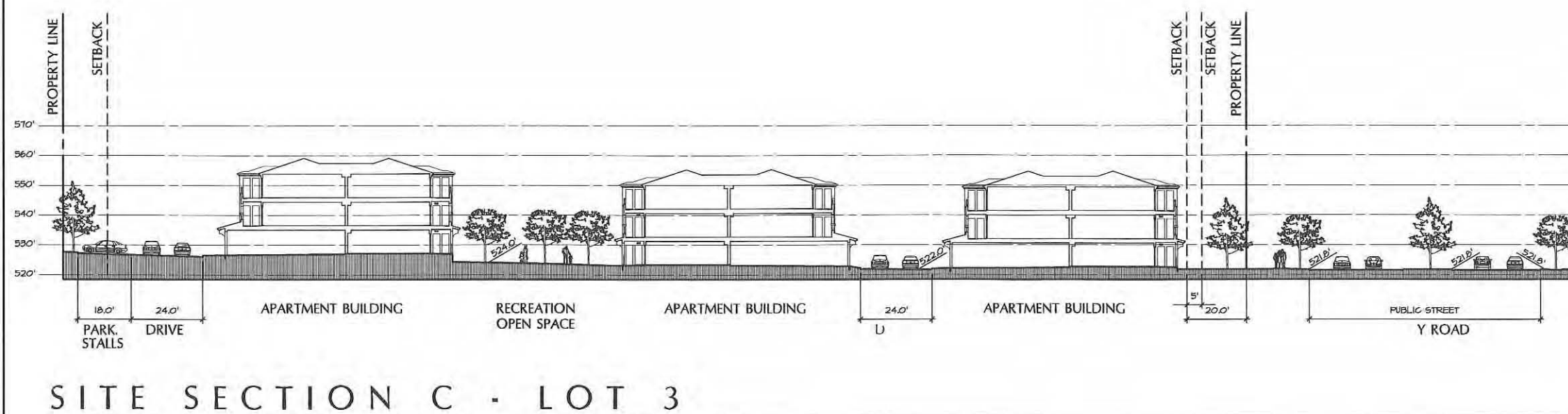
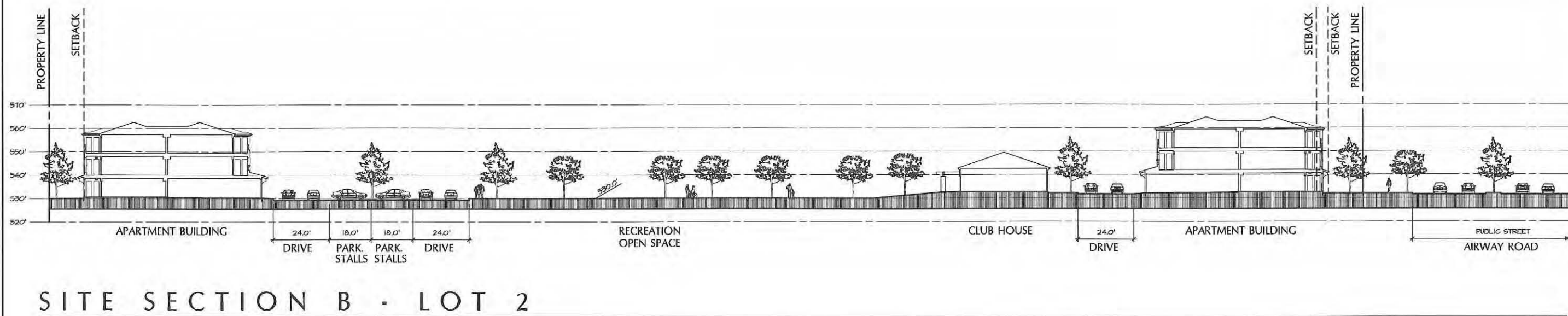
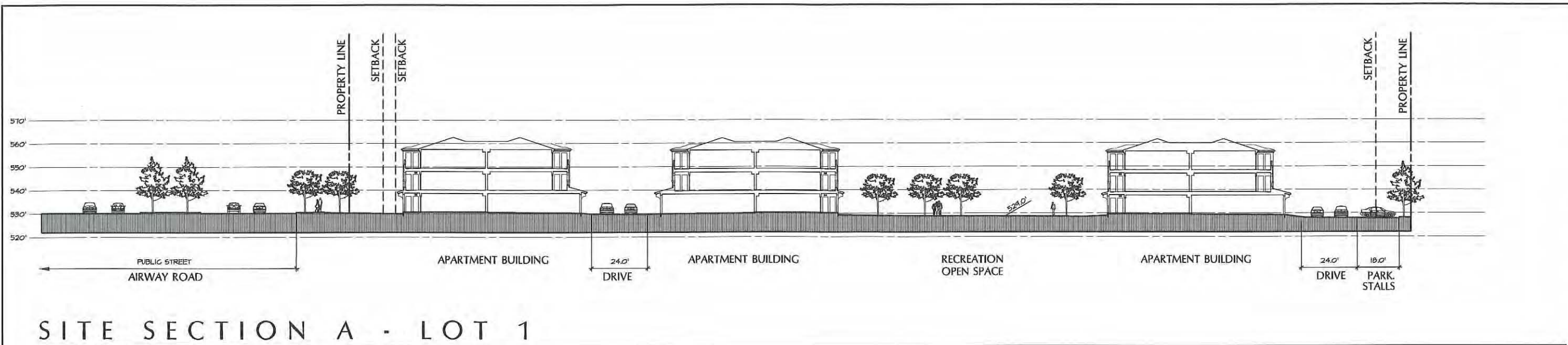
ORIGINAL DATE:
MAY 04, 2012

SHEET
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CONCEPTUAL ARCHITECTURAL SITE PLAN

ALL SCALE, SETBACKS, DIMENSIONS, AND UNITS SHOWN ARE UNLESS OTHERWISE SPECIFIED. THE PROPERTY OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. IS HEREBY GRANTED TO THE CLIENT FOR THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS & CONDITIONS SHOWN BY THESE DRAWINGS.



<p>RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. 2445 FIFTH AVE SUITE 220, SAN DIEGO, CA 92101 (619) 544-8951 (619) 544-8941 FAX</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> <tr><td>11</td><td></td></tr> <tr><td>12</td><td></td></tr> <tr><td>13</td><td></td></tr> <tr><td>14</td><td></td></tr> </tbody> </table>		NO.	DESCRIPTION	1		2		3		4		5		6		7		8		9		10		11		12		13		14	
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<p>CLEM ABRAMS 8015 LA JOLLA SCENIC DRIVE LA JOLLA, CALIFORNIA 92037</p>		<p>ORIGINAL DATE: SEPT. 20, 2011</p>																															
<p>PROJECT ADDRESS: PROPERTY AT NORTHWEST CORNER OF CALIENTE AVE. & AIRWAY ROAD - SAN DIEGO, CALIFORNIA</p>		<p>SHEET TITLE: CONCEPTUAL SITE SECTIONS</p>																															
<p>FILE NAME:</p>		<p>DEP#</p>																															

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CONCEPTUAL BUILDING ELEVATION STUDY

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

EXT. MATERIALS & FINISHES

- CONCRETE TILES ON PITCHED ROOFS
- TILE ROOF CANOPY AT WINDOWS
- EXTERIOR STUCCO WALL FINISH
- EXT. STUCCO ROOF FASCIA TRIM
- EXT. STUCCO DOOR & WINDOW TRIM
- EXT. STUCCO WALL TRIM
- METAL CLAD EXTERIOR DOORS
- VINYL FRAMED WINDOWS
- GALV. METAL ARCHITECTURAL RAILINGS
- METAL 'B' VENT CHIMNEY TERMINATION CAP
- METAL GUTTER & DOWNSPOUT

NOTE:
 BUILDING ILLUSTRATION SHOWN IS A CONCEPT DRAWING OF A POTENTIAL ARCHITECTURAL ELEVATION DESIGN. OTHER OPTIONS CONSISTENT WITH THE COMMUNITY CHARACTER AND COMPLIANT WITH THE CITY OF SAN DIEGO DEVELOPMENT STANDARDS ARE AVAILABLE.

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.

2445 FIFTH AVE SUITE 220, SAN DIEGO, CA 92101 (619) 544-8951 (619) 544-8941 FAX

CLEM ABRAMS
 8015 LA JOLLA SCENIC DRIVE
 LA JOLLA, CALIFORNIA 92037

PROJECT ADDRESS:
 PROPERTY AT NORTHWEST CORNER OF CALIENTE AVE. & AIRWAY ROAD - SAN DIEGO, CALIFORNIA

SOUTHVIEW SITE DENSITY STUDY
 SAN DIEGO - CALIFORNIA

SHEET TITLE:
CONCEPTUAL BUILDING ELEV.

FILE NAME:

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ORIGINAL DATE:
 SEPT. 20, 2011

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SOUTHVIEW, LLC. PTS: 2204
 SITE DEVELOPMENT PERMIT FOR PURPOSES OF
 ENVIRONMENTALLY SENSITIVE LANDS

PROJECT DATA:
 NAME: SOUTHVIEW
 PTS: 2204
 OWNER/ DEVELOPER
 SOUTHVIEW, LLC
 BY CLEM ABRAMS
 8015 N. LA JOLLA SCENIC DR.
 LA JOLLA, CA. 92037
 PHONE: (858) 455-5055

ENGINEER



WALTER T. SCHWERIN PCE 22139

LEGEND:

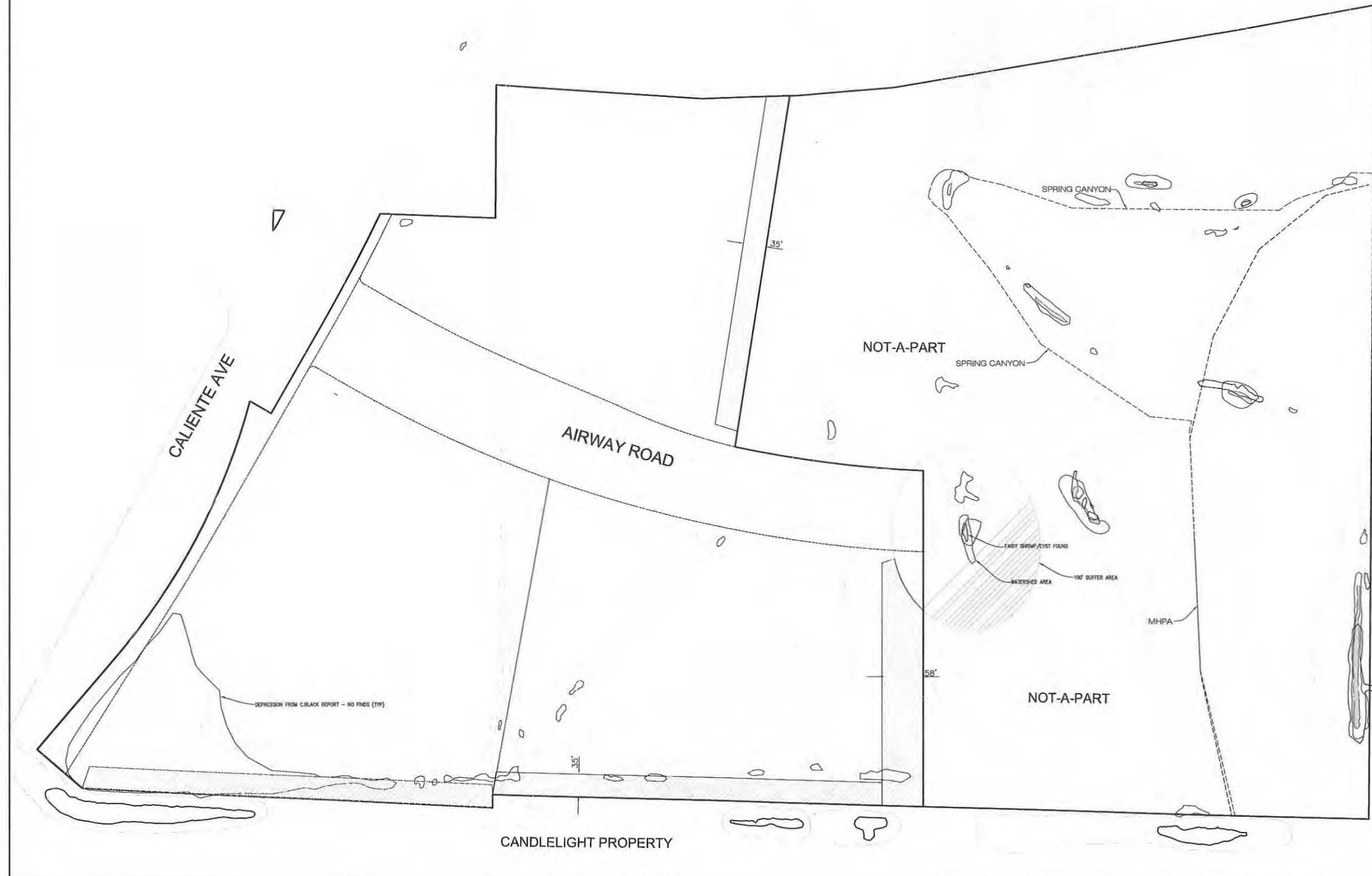
- PROPOSED ROW/PL:
- PROPOSED IMPACT AREA:
- PROPOSED SIDEWALK:
- BRUSH MGMT ZONE 1:
- DISTURBED AREA:
- NON NATIVE GRASSES:
- SPRING CANYON BOUNDARY:
- MHPA:
- OFFSITE CYST/FAIRY SHRIMP FND:
- WATERSHED AREA:
- WET POOLS SO:
- DEPRESSIONS FROM C.BLACK REPORT, NO FINDS:
- 100' BUFFER FROM CYSTS/FAIRY SHRIMP FROM DEVEL. RE: 2008 BIOLOGICAL SURVEY:

NOTES:

SITE IS DEEMED TO HAVE ENVIRONMENTALLY SENSITIVE LANDS DUE TO NON-NATIVE GRASSES. NO FAIRY SHRIMP OR CYSTS WERE FOUND ON LAND TO BE SUBDIVIDED. NO ZONE 1 BRUSH MANAGEMENT WILL BE REQUIRED IN 100' FAIRY SHRIMP BUFFER ZONE AREA.

ESL IMPACT:

ZONE 1 BRUSH MANAGEMENT WILL IMPACT A TOTAL OF 2.125 AC. = 10.09%
 NON-NATIVE GRASSES COMPRISE 95% OF THE SITE AND INCLUDES ALL OF SITE NOT NOTED AS "DISTURBED AREA".
 TOTAL ESL SITE IMPACT: 95% = 20.28 AC (NO DISTURBED HABITAT IN THE 100' BUFFER ZONE)
 PROPOSED SITE TO BE SUBDIVIDED = 21.443
 LOTS 1, 2 & 3 = 17.860 AC
 TOTAL OWNERSHIP INCLUDING NOT-A-PART PORTION = 42.62 AC



SCALE 1" = 60'

