



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 10, 2020 REPORT NO. PC-20-065

HEARING DATE: December 17, 2020

SUBJECT: Arroyo Sorrento TM, Process Four Decision

PROJECT NUMBER: [610681](#)

OWNER/APPLICANT: Jil Frederick, Owner and Omega Engineering Consultants, Applicant

SUMMARY

Issue: Should the Planning Commission approve the subdivision of an existing developed residential lot to create a second lot and construct an additional single dwelling unit and companion unit on a 2.33-acre site located at 3790 Arroyo Sorrento Road within the Carmel Valley Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 610681 and Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, Site Development Permit No. 2489729, and Tentative Map No. 2166975.

Community Planning Group Recommendation: On June 27, 2019, the Carmel Valley Community Planning Board voted 8-0-0 to recommend approval of the project with no recommendations or conditions (Attachment 7).

Environmental Review: [Mitigated Negative Declaration \(MND\) No. 610681](#) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce all of the potential impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources to below a level of significance.

Fiscal Impact Statement: None. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 2.33-acre site is located at 3790 Arroyo Sorrento Road and is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan), and subject to the AR-1-2 zoning requirements. The project proposes two single dwelling units, resulting in an overall density of 2 du/ac. The site is currently developed with an existing single dwelling unit, so this project would result in two new permanent single dwelling units. The applicant has opted to pay an Inclusionary Affordable Housing fee to meet their affordable housing requirements, as allowed by the San Diego Municipal Code (SDMC) Section [142.1304](#).

BACKGROUND

The 2.33-acre site is located at 3790 Arroyo Sorrento Road, east of Carmel Country Road, west of Interstate-5, south of State Route-56, and north of Carmel Mountain Road, and is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan). The Arroyo Sorrento Project (Project) is subject to the AR-1-2 zoning requirements and located in the Coastal Overlay (Non-appealable Area 1) and Transit Priority Area Overlay Zones.

The Project site is currently developed with an existing 2,888 square-foot, two-story single dwelling unit built in 1979 on the northern portion of the lot with associated hardscape and landscape features, and concrete driveway pad. The south portion of the lot, fronting Arroyo Sorrento Road, is developed with a sand volleyball court, trailer, retaining walls, and landscape features. The graded three-terraced topography has elevation ranges between 98 feet above mean sea level (amsl) at the southwest corner of the lot to approximately 189 feet amsl at the northwest corner of the lot.

The Project is located in a residential area of similar residential development and is not within the City's Multi-Habitat Planning Area (MHPA), coastal First Public Roadway, does not contain any physical coastal accessway that is legally used by the public or any proposed public accessway identified in the Community Plan, and is not located within protected public views to and along the ocean and other scenic coastal areas as specified in Community Plan.

DISCUSSION

Project Description:

The Project proposes to subdivide the existing developed 2.33-acre parcel lot into two parcels: Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new two-story, 3,328 square-foot, single dwelling unit and a separate single-story, 900 square-foot companion unit on the 1.025 parcel lot.

Project implementation would require the removal of the existing sand volleyball court, existing sand volleyball court, trailer shed, retaining walls, and undeveloped features that will be removed with the construction of the new residence and companion unit on Parcel 2. Approximately 0.5-acres

of the Project site, predominately on Parcel 2, would be graded. Approximately 369 cubic yards (CY) of cut at a maximum depth of 9 feet, with 332 CY used as fill material on-site. The remaining 170 CY of fill would be exported off-site to other construction sites nearby.

A deviation is requested for two retaining walls that would exceed the 10-foot retaining wall height standard, with maximum heights of 26 feet, and lengths of 460 feet and 560 feet. A deviation is also requested for development encroachment into steep hillsides. The deviations are discussed in more detail in the Deviation Section of this report.

The new two-story, 3,328 square-foot, single dwelling unit and 900 square-foot companion unit on Parcel 2 shall consist of the following:

- Single Dwelling Unit
 - Two-story, 3,328 square feet;
 - Three bedrooms and three and half bathrooms;
 - Kitchen, two offices, wet bar, living room spaces, porches;
 - 1,036 square feet, three car garage;
 - 28'- 9" Maximum structure height; and
 - Meets all SDMC Table 131-03C, Development Regulations for Agricultural Zones (Setbacks, Lot, Min. Floor Area, Height, etc...).
- Companion Unit
 - Single story, 900 square feet;
 - One bedroom and one bath;
 - Kitchen, living room, covered patio;
 - 648 square feet, two car garage; and
 - 17'-11" Maximum structure height.

All landscape and irrigation within the project site would conform to the standards of the City of San Diego (City) landscape regulations and the Land Development Manual Landscape Standards.

The Project is located in a Very High Fire Severity Zone, in a residential neighborhood with similar development. The Project would provide defensible space from a wildfire by complying with the City's Brush Management Plan (SDMC section 142.0412). Brush Management for Parcel 1 for Zone One shall extend from the face of west, north, and east sides of the existing residential structure to the outer edge of irrigated area of paving ranging in width from 35 feet to 80 feet. A corresponding Zone Two shall extend from the outer edge of Zone One to the west and north property lines and as shown on the plan to the northwest and east ranging in width from 43 feet to 0 feet. Based upon on the previous conforming structure, a small portion of Zone Two shall extend on the open space to the west ranging in width 0 feet to 25 feet.

Brush Management for Parcel 2 for Zone One shall extend from the west face of the new residential structure to the outer edge of irrigated area ranging in width from 20 feet to 80 feet. A corresponding Zone Two shall extend from the outer edge of Zone One to the west property line ranging in width from 40 feet to 0 feet. Due to the lack of full Brush Management Zone, alternative compliance shall be required as a conditions of the permit to include upgraded dual glazed and dual tempered panes.

Required Approvals:

- Coastal Development Permit (CDP) – A CDP is required for the coastal development within the coastal overlay zone to subdivide the premise and construct a new single dwelling unit;
- Planned Development Permit (PDP) – A PDP is required to allow for the deviation from the AR-1-2 Base Zone regulations to create a flag shaped rear lot, Parcel 1, with reduced street yard frontage of approximately 30 feet in which 100 feet is required;
- Site Development Permit (SDP) – The project site contains Environmental Sensitive Lands (ESL) in the form of disturbed biological resources on the premise, but will not be impacted by the development; and
- Tentative Map (TM) – A TM is proposed to subdivide the existing single lot into two lots

General Plan/Community Plan Analysis:

The Project is consistent with the General Plan and the Community Plan. The Project site is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Community Plan, and subject to the AR-1-2 zoning requirements. The existing 2.33-acre site can support two dwelling units and is consistent with the land use density range.

The proposed project is consistent with the General Plan's Land Use Element, which includes policy guidance to provide a variety of housing types and sizes and to provide linkages to and from housing through a well-defined pedestrian network. The proposed project is within a quarter of a mile of a transit stop, which is consistent with the General Plan's policy to increase supply of housing units in proximity to transit.

Environmental Analysis:

The project site is located outside of Multi-Habitat Planning Area (MHPA) boundaries. A Biological Resource Letter Report (BLR) was prepared by Ryan Quilley (September 15, 2018) for the Project. The report analyzed the impacts of the proposed project on the biological resources located in the vicinity of the project. The BLR indicated that MHPA lands do not exist onsite but are adjacent north of the site, and away from the proposed development, and that the site contains 1.5-acres of developed lands, disturbed land, ornamental landscaping. Additionally, the site contains 0.13-acres of Coastal sage scrub and 0.02-acres of Southern mixed chaparral, but from the survey it was determined that both were very disturbed and located outside of the development footprint. Therefore, the Project would not directly impact any biological resources, and no mitigation would be required.

A Cultural Resources Survey and Report for the Project was prepared by Laguna Mountain Environmental Inc., January 2019, and summarized that even though there were no cultural resources present in the project area, and no artifacts or other cultural material were observed, the southern portion of the project area included alluvial soils which could have the potential to contain

any unknown buried resources. As such, an archaeological and Native American monitor must be present during all grading activities in order to reduce any potential impacts.

A MMRP, as detailed within Section V of the Project's MND No. 610681, would be implemented to reduce impacts related to Historical Resources (archaeology) to below a level of significance and has been made a condition of the project.

Deviation:

The applicant has requested deviations from the applicable development regulations with the approval of a PDP in accordance with SDMC Section 126.0602(b)(1), provided that findings can be affirmed and the deviations result in a more desirable project. The following table is a list of the requested project deviations:

Deviations Summary			
Deviation	Deviation from SDMC	Allowed/Required	Proposed
Street Frontage	Table 131-03C	100 feet	Lot 1 (Flag pole shape), 30 feet

The Project proposes to subdivide the existing 2.33-acre parcel lot into two parcels: Parcel 1, with an existing single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new single dwelling unit and companion unit on the 1.025 parcel lot. The development includes a request to deviate from the street frontage requirement for the newly created Parcel 1. The requested deviation to create a lot with less than the required street frontage is appropriate for this project as site access to Parcel 1 can be assured through the approximately 30 feet of street frontage provided, as shown on Tentative Map No. 2166975.

The existing parcel lot has approximately 288 linear feet of street frontage and the deviation will allow the Project to be able to achieve minimum unit density of one Dwelling Unit (du) per acre for each lot created and provide for the minimum lot dimensions for Parcel 2, as required by AR-1-2 Base Zone. The deviation is appropriate and will result in a more desirable project with additional housing in the community that efficiently utilizes the 2.33-acre site, with an existing single dwelling unit, and creates an additional single dwelling unit within a residential area, consistent with the land use plan while meeting the purpose and intent of the development regulations.

CONCLUSION

With the approval of the requested deviations, the proposed development meets all applicable regulations and policy documents. Staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Community Plan, the SDMC, and the General Plan. Therefore, Staff can support the draft findings and recommends the Planning Commission to approve the Project.

ALTERNATIVES

1. ADOPT MND No. 610681 and MMRP; and APPROVE Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, Site Development Permit No. 2489729, and Tentative Map No. 2166975 with modifications;
2. DO NOT ADOPT MND No. 610681 and MMRP; and DENY Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, Site Development Permit No. 2489729, and Tentative Map No. 2166975, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

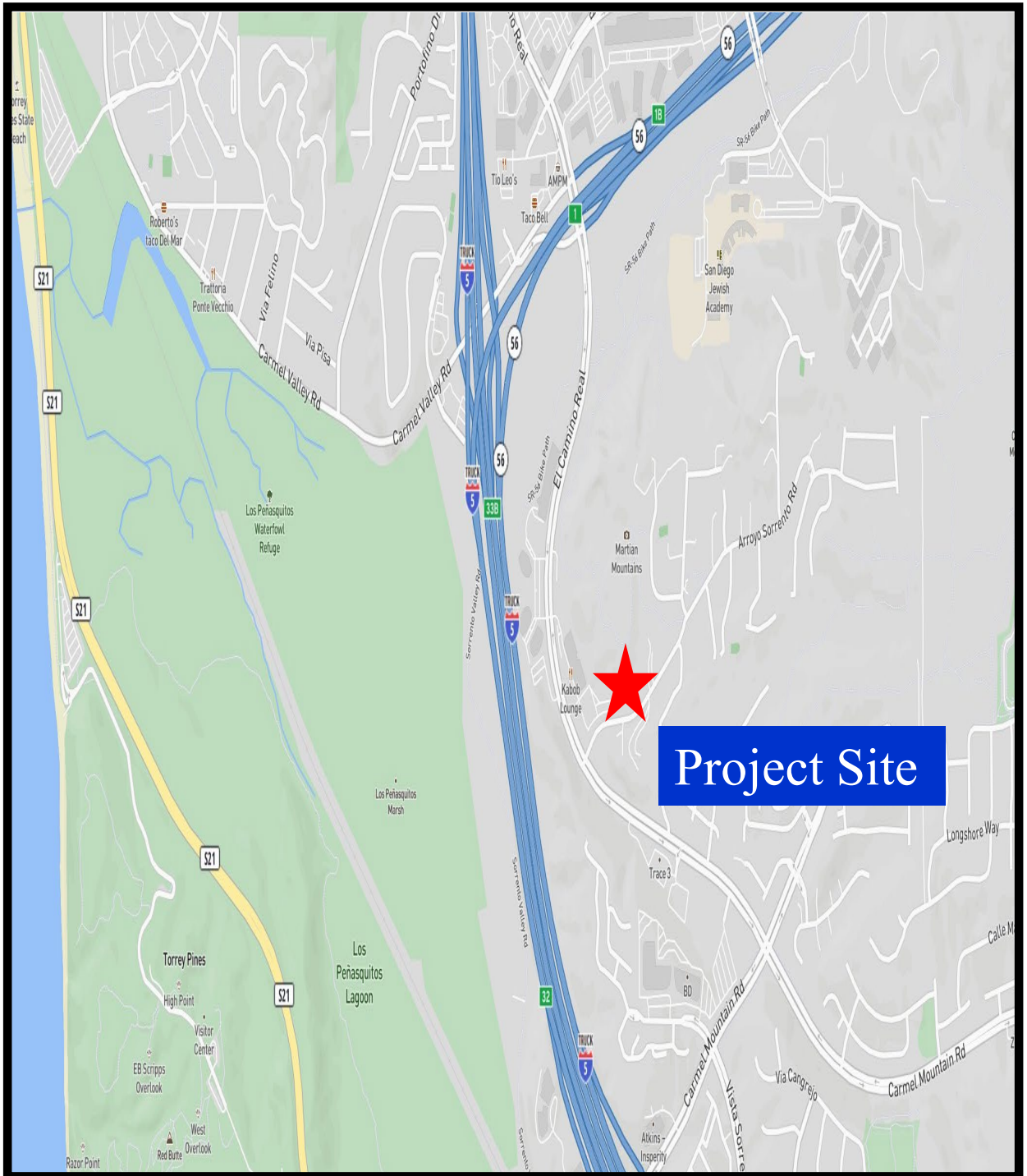


Tim Daly
Assistant Deputy Director
Development Services Department

LOWE/TPD

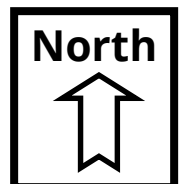
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Environmental Resolution with MMRP
5. Draft Permit Resolution and Conditions
6. Draft Map Resolution and Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Site Plans



Project Location

Arroyo Sorrento TM, Project No. 610681
3790 Arroyo Sorrento Avenue, San Diego CA 92130



Neighborhood 8A Specific Plan/Precise Plan

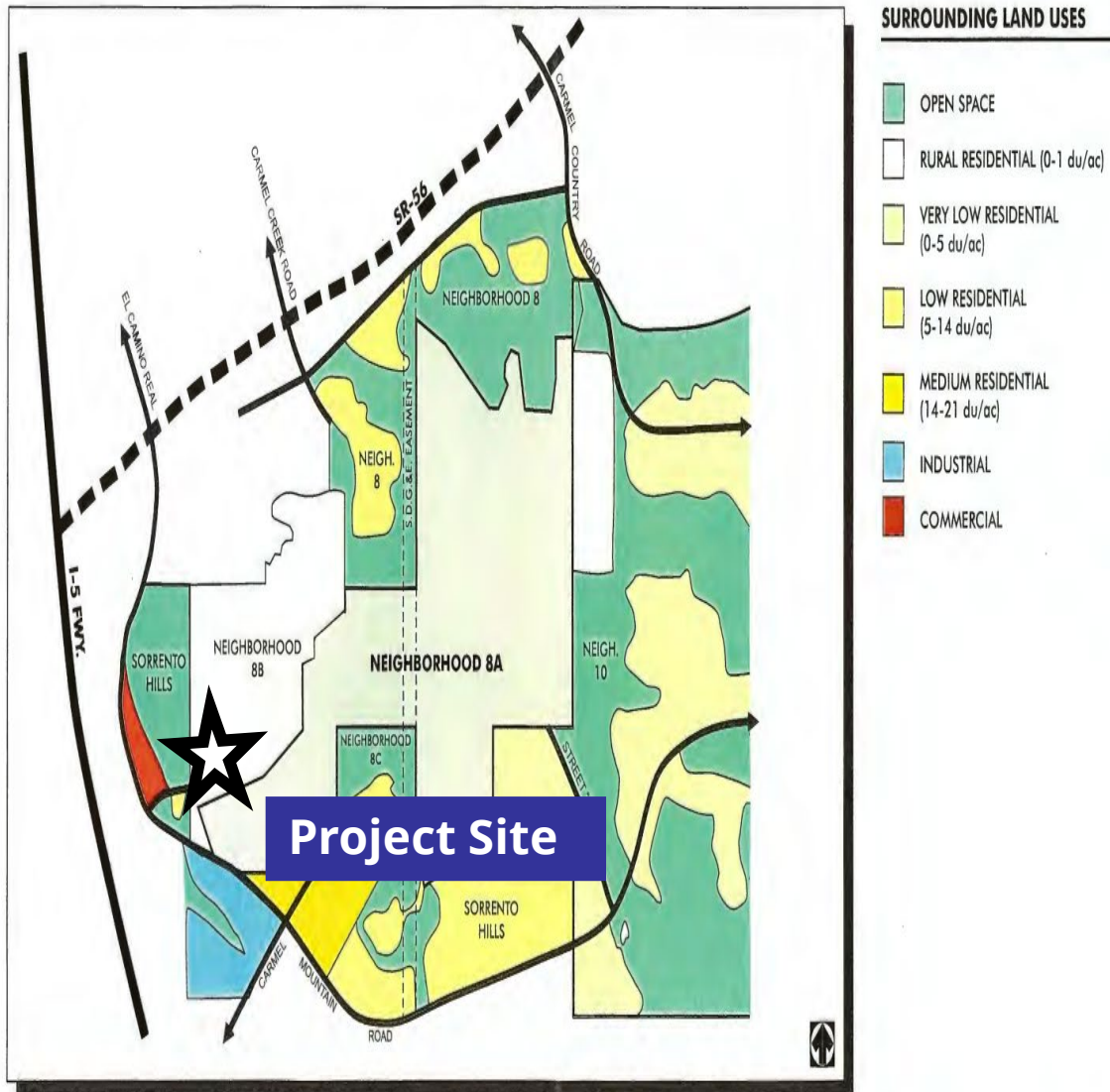


Figure 1-4
SURROUNDING AREAS
LAND USE PLAN
Introduction



Aerial Photo

Arroyo Sorrento TM, Project No. 610681
3790 Arroyo Sorrento Avenue, San Diego CA 92130



PLANNING COMMISSION RESOLUTION NUMBER XXXX-PC

ADOPTED ON NOVEMBER 19, 2020

WHEREAS, on July 25, 2018, Cole Stafford, Omega Engineering Consultants, submitted an application to the Development Services Department for a TENTATIVE MAP (TM), COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP), and PLANNED DEVELOPMENT PERMIT (PDP) for the Arroyo Sorrento TM project (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue has heard by the Planning Commission on November 19, 2020; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 610681 (Declaration) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

ATTACHMENT 4

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 1st Avenue, San Diego, CA 92101.

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

By: _____
Tim Daly
Assistant Deputy Director

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE MAP NO. 2166975
COASTAL DEVELOPMENT PERMIT NO. 2166958
PLANNED DEVELOPMENT PERMIT NO. 2306696
SITE DEVELOPMENT PERMIT NO. 2489729
PROJECT NO. 610681

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 610681 shall be made conditions of Tentative Map No. 2166975, Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, and Site Development Permit No. 2489729 as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. **GENERAL REQUIREMENTS – PART I**

Plan Check Phase (prior to permit issuance)

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

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure

the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

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

Qualified Archaeologist
Qualified Native American Monitor

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, Project Tracking System (PTS) #610681 and /or Environmental Document #610681, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

None Required

4. MONITORING EXHIBITS

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

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING****I. Prior to Permit Issuance or Bid Opening/Bid Award****A. Entitlements Plan Check**

1. Prior to permit issuance or Bid Opening/Bid Award, 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. Prior to Bid Award, 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 ¼ 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. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. 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 the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).

MMC shall notify the PI that the AME has been approved.

4. 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 age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule

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

III. During Construction

- A. Monitor 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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert 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) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM 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 Section 15064.5, 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.
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - 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.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed

and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.

- b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
- c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

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

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE determined to be Native American**

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

ATTACHMENT 4

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 granted access to the site, 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, the landowner shall reinter the human remains, and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. 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; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
 - 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 CSV and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. 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 the RE and 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. 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 via the RE 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 as a result of 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 or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.

ATTACHMENT 4

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.
- 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. 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 C.
 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 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.

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

PLANNING COMMISSION RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2166958, PLANNED
DEVELOPMENT PERMIT NO. 2306696, AND
SITE DEVELOPMENT PERMIT NO. 2489729
ARROYO SORRENTO TM - PROJECT NO. 610681[MMRP]

WHEREAS JIL FREDERICK, an unmarried woman, Owner and Permittee, filed an application with the City of San Diego for a permit to create two parcels and construct a new single dwelling unit and companion unit on one parcel and the existing single dwelling unit to remain on the other parcel (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, and Site Development Permit No. 2489729, on portions of a 2.33-acre site;

WHEREAS, the project site is located at 3790 Arroyo Sorrento Road in the AR-1-2, Coastal Overlay (Non-appealable Area 1), and Transit Priority Area Zones of the Neighborhood 8/8b of the Carmel Valley Community Plan;

WHEREAS, the project site is legally described as that portion of Northeast Quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Base and Meridian, City of San Diego, County of San Diego;

WHEREAS, on December 17, 2020, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, and Site Development Permit No. 2489729 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, and Site Development Permit No. 2489729:

A. COASTAL DEVELOPMENT PERMIT SDMC Section 126.0707]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;**

The Arroyo Sorrento Project (Project) proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot

The 2.33-acre site is located at 3790 Arroyo Sorrento Road and is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan), and subject to the AR-1-2 zoning requirements. The project site is situated east of Carmel Country Road, west of Interstate-5, south of State Route-56, and north of Carmel Mountain Road. The project is located in a residential area of similar residential development and is not within the First Public Roadway, does not contain any physical accessway that is legally used by the public or any proposed public accessway identified in the Community Plan, and the and the proposed coastal development is not located within protected public views to and along the ocean and other scenic coastal areas as specified in Community Plan.

Therefore, the project is will not encroach upon any existing or proposed physical accessway and will enhance and protect public views towards the ocean consistent with the certified Local Coastal Program.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands; and**

The Project proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot.

A Biological Resource Letter Report (BLR) was prepared by Ryan Quilley (September 15, 2018) for the Project. The BLR analyzed the impacts of the proposed project on the biological resources located in the vicinity of the project. The BLR indicated that Multiple Habitat Planning Area (MHPA) lands do not exist onsite, but are adjacent north of the site, and away from the proposed development, and that the site contains 0.13-acres of Coastal sage scrub and 0.02-acres of Southern mixed chaparral, but both were very disturbed and located outside of the Project's

development footprint. The project would not directly impact any biological resources, and no mitigation would be required.

A Cultural Resources Survey and Report for the Project was prepared by Laguna Mountain Environmental Inc., January 2019, and summarized that even though there were no cultural resources present in the project area, and no artifacts or other cultural material were observed, the southern portion of the project area included alluvial soils which could have the potential to contain any unknown buried resources. As such, an archaeological and Native American monitor must be present during all grading activities in order to reduce any potential impacts.

A Mitigation Monitoring and Reporting Program, as detailed within Section V of the Project's Mitigated Negative Declaration (MND) No. 610681, would be implemented to reduce impacts related to Historical Resources (archaeology) to below a level of significance. Therefore, the proposed coastal development will not adversely affect environmental sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The Project proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The site is in the AR-1-2, Coastal Overlay (Non-appealable Area 1), and Transit Priority Area Zones of the Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan).

The Project site is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Community Plan, and subject to the AR-1-2 zoning requirements. The existing 2.33-acre site can support two dwelling units and is consistent with the land use density range. The proposed new structures will be consistent with the setbacks of the AR-1-2 Zone and the proposed height is below the Coastal Height Limit maximum of 30 feet.

The Project is requesting a deviation from the AR-1-2 Base Zone regulations to create a flag shaped rear lot with reduced street yard frontage; however, with the approval of a Planned Development Permit to allow for the deviation, the Project will be consistent with the applicable regulations of the Certified Implementation Program. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

- d. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The Project proposes to subdivide an existing 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The Project site is not located within the first public roadway and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The private property does not contain any public access or public recreation rights and therefore, the coastal development does not impact public access or recreation policies of Chapter 3 of the California Coastal Act.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The Project proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The site is in the AR-1-2, Coastal Overlay (Non-appealable Area 1), and Transit Priority Area Zones of the Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan).

The Project site is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Community Plan, and subject to the AR-1-2 zoning requirements. The existing 2.33-acre site can support two dwelling units and is consistent with the land use density range. The proposed new structures will be consistent with the setbacks of the AR-1-2 Zone and the proposed height is below the Coastal Height Limit maximum of 30 feet.

The Project is requesting a deviation from the AR-1-2 Base Zone regulations to create a flag shaped rear lot with reduced street yard frontage; however, with the approval of a Planned Development Permit to allow for the deviation, the Project will be consistent with the applicable Base Zone regulations. In addition, the deviation is appropriate and will result in a more desirable project with additional housing in the community that efficiently utilizes the 2.33-acre site with an existing single dwelling unit and creates an additional single dwelling unit within a residential community consistent with the land use plan. In addition, the project has been reviewed for consistency with the applicable policies of the City's General Plan and Community Plan Elements and staff has found the project is in conformity with those elements.

Therefore, the proposed project will not adversely affect the community plan land use.

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

The Project proposes to subdivide an existing 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The Project will comply with applicable local, regional, state, and federal regulations to prevent detrimental impact to health, safety, and welfare of persons working in and around the project site, including all applicable building, fire, plumbing, and mechanical code requirements.

Based on the design measures incorporated into the project, and the permit conditions controlling the construction and operation of the project, the proposed development will not be detrimental to the public health safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The Project proposes to subdivide an existing 2.33-acre parcel lot into two parcels: Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The project complies with the LDC through deviations as allowed by a Planned Development Permit, in accordance with SDMC Section 126.0602(b)(1). The development includes a request to deviate from the street frontage requirement for the newly created Parcel 1. The requested deviation to create a lot with less than the required street frontage is appropriate for this project as site access to Parcel 1 can be assured through the approximately 30 feet of street frontage provided, as shown on Tentative Map No. 2166975.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. The following table is a list of the requested project deviations:

Deviations Summary			
Deviation	Deviation from SDMC	Allowed/Required	Proposed
Street Frontage	Table 131-03C	100 feet	Lot 1 (Flag pole shape), 30 feet

The deviation will allow the Project to be able to achieve minimum unit density of one Dwelling Unit (du) per acre for each lot created and the minimum lot dimensions for Parcel 2, as required by AR-1-2 Base Zone. The deviation is appropriate and will result in a more desirable project with additional housing in the community that efficiently utilizes the 2.33-acre site with an existing single dwelling unit and creates an additional single dwelling unit within a residential community consistent with the land use plan, while meeting the purpose and intent of the development regulations. Therefore, the proposed development would be consistent with the Land Development Code.

C. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

Please see PDP Finding B(1)(a).

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

Please see PDP Finding (B)(1)(b).

- c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

Please see PDP Finding (B)(1)(c).

2. Supplemental Findings – Environmentally Sensitive Lands

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

The Project proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot.

A Biological Resource Letter Report (BLR) was prepared by Ryan Quilley (September 15, 2018) for the Project. The BLR analyzed the impacts of the proposed project on the biological resources located in the vicinity of the project. The BLR indicated that Multiple Habitat Planning Area (MHPA) lands do not exist onsite, but are adjacent north of the site, and away from the proposed development, and that the site contains 0.13-acres of Coastal sage scrub and 0.02-acres of Southern mixed chaparral, but both were very disturbed and located outside of the Project's development footprint. The project would not directly impact any biological resources, and no mitigation would be required.

A Cultural Resources Survey and Report for the Project was prepared by Laguna Mountain Environmental Inc., January 2019, and summarized that even though there were no cultural resources present in the project area, and no artifacts or other cultural material were observed, the southern portion of the project area included alluvial soils which could have the potential to contain any unknown buried resources. As such, an archaeological and Native American monitor must be present during all grading activities in order to reduce any potential impacts.

A Mitigation Monitoring and Reporting Program, as detailed within Section V of the Project's Mitigated Negative Declaration (MND) No. 61068, would be implemented to reduce impacts related to Historical Resources (archaeology) to below a level of significance. Therefore, the proposed coastal development will not adversely affect environmentally sensitive land.

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

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

The Project site is developed and contains an existing single-family residence located predominately on the northern portion of the existing parcel lot and would construct another single-family residence and companion unit on the proposed second parcel fronting Arroyo Sorrento Road, which is currently developed with an existing sand volleyball court, storage trailer, retaining walls, and undeveloped features that will be removed with the construction of the new residence.

Minimal grading activities will occur on the proposed Parcel 1 with the existing single dwelling unit to remain. Parcel 2 will require approximately 369 cubic yards (CY) of cut at a maximum depth of 9 feet, with 332 CY used as fill material on-site. The remaining 170 CY of fill would be exported off-site to other construction sites nearby.

According to the project's Preliminary Geotechnical Investigation Report by Martin R. Owen PE, Geotechnical Engineer (August 5, 2019), the closest known active faults

are the Rose Canyon fault located 5 miles southwest of the site and the Elsinore (Julian) fault located 29 miles northeast of the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone. No active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture is considered low. Additionally, the project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant.

Demolition and construction activities would temporarily expose soils to increased erosion potential. The project would be required to comply with the City's Storm Water Standards which requires the implementation of appropriate Best Management Practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs would also be required post-construction consistent with the City's regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil.

The project site is not located within a 100-year flood hazard area or any other known flood area. The project site is located in an urbanized and developed area where fire protection services are already provided. City of San Diego Fire Station No. 24 is approximately 2 miles north of the project site. The project would not adversely affect existing levels of fire protection services to the area and would not require the construction of new or expansion of existing governmental facilities.

Therefore, based on proposed design measures, and the conclusions stated in the technical studies, the proposed development will minimize the alteration of the natural land forms and will not result in the undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

A Biological Resource Letter Report (BLR) was prepared by Ryan Quilley (September 15, 2018) for the Project. The BLR analyzed the impacts of the proposed project on the biological resources located in the vicinity of the project. The BLR indicated that Multiple Habitat Planning Area (MHPA) lands do not exist onsite, but are adjacent north of the site, and away from the proposed development, and that the site contains 0.13-acres of Coastal sage scrub and 0.02-acres of Southern mixed chaparral, but both were very disturbed and located outside of the Project's development footprint. The project would not directly impact any biological resources, and no mitigation would be required. In addition, the Project does not propose any off-site grading. Therefore, the project will not adversely impact adjacent environmentally sensitive lands.

- d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The Project site is adjacent to the City's MHPA and therefore is subject to the City's MSCP Subarea Plan. The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within the MHPA that might be indirectly impacted by the project. Land Use Adjacency Guidelines address indirect impacts caused by drainage, toxics, lighting, noise, barriers, invasive species, brush management, grading, and bird strikes. Any impacts would be less than significant. The Project site does not contain any vernal pool habitat. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

- e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreland sand supply.**

The proposed site is located approximately 1.5 miles inland from the Pacific Ocean and 0.5 miles from nearest waterway, Penasquitos Lagoon. Thus, the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

- f. 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.**

A Mitigation Monitoring and Reporting Program, as detailed within Section V of the Project's Mitigated Negative Declaration (MND) No. 610681, would be implemented to reduce impacts related to Historical Resources (archaeology) to below a level of significance. 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.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, and Site Development Permit No. 2489729 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal

ATTACHMENT 5

Development Permit No. 2166958, Planned Development Permit No. 2306696, and Site
Development Permit No. 2489729, a copy of which is attached hereto and made a part hereof.

Tim Daly
Assistant Deputy Director
Development Services

Adopted on: December 17, 2020

IO#: 24007916

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007916

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2166958
PLANNED DEVELOPMENT PERMIT NO. 2306696
SITE DEVELOPMENT PERMIT NO. 2489729

ARROYO SORRENTO TM - PROJECT NO. 610681 [MMRP]
PLANNING COMMISSION

This Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, and Site Development Permit No. 2489729 is granted by the Planning Commission of the City of San Diego to Jil Frederick, an unmarried woman, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0605. The 2.33-acre site is located at 3790 Arroyo Sorrento Road in the AR-1-2, Coastal Overlay (Non-appealable Area 1), and Transit Priority Area Zones of the Neighborhood 8/8b of the Carmel Valley Community Plan. The project site is legally described as that portion of Northeast Quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Base and Meridian, City of San Diego, County of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a single parcel lot into two parcels and construct a new single dwelling unit and companion unit on one parcel and the existing single dwelling unit to remain on the other parcel, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 17, 2020, on file in the Development Services Department.

The project shall include:

- a. Subdivide an existing 2.33-acre parcel lot into two parcels: Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot;
- b. Deviation to allow Parcel Lot 1 with a lot frontage of approximately 41 feet, where 100 feet is required pursuant to SDMC Table 131-03C, Development Regulations for Agricultural Zones;
- c. Landscaping (planting, irrigation and landscape related improvements);

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 2, 2024.
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.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 610681, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 610681, 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 Cultural Resources and Tribal Cultural Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

15. The Owner/Permittee shall comply with all conditions of the Final Map for the Tentative Map No. 2166957.

16. Prior to the issuance of any construction permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed private storm drain pipe and existing non-standard driveway in Arroyo Sorrento Road Right of Way.

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

18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

20. Prior to issuance of any construction permit for public improvement, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension 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.

21. Prior to issuance of any construction permit for building structure (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

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

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

25. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 20-ft. to 80-ft. in width with a corresponding Zone Two of 5-ft. to 40-ft. in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

26. Alternative Compliance: Where Zone One is reduced, a radiant heat wall shall be provided at the interface of Zones One & Two. In addition, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

27. Radiant Heat Wall shall be 6ft high, 1-hr fire-rated, located along the outer edge of Zone One. Upgraded openings shall be dual-glazed, dual-tempered panes, brush side of the structure plus a 10-ft perpendicular return along adjacent wall faces.

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

29. Prior to issuance of any construction permit for building structure, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

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

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

PLANNING/DESIGN REQUIREMENTS:

32. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

33. 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.

34. 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.

TRANSPORTATION REQUIREMENTS

35. Prior to the issuance of any construction permit, the Owner/Permittee shall record reciprocal access easements in favor of all parcels within the project site, to the satisfaction of the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 17, 2020 and Resolution No. XXXXXXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2166958
Planned Development Permit No. 2306696
Site Development Permit No. 2489729
Date of Approval: December 17, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly
Assistant Deputy Director

**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.

Jil Frederick, an unmarried woman
Owner/Permittee

By _____
NAME:

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

PLANNING COMMISSION RESOLUTION NUMBER XXXXX-PC

TENTATIVE MAP NO. 2166975, ARROYO SORRENTO TM - PROJECT NO.
610681 [MMRP]

WHEREAS, Jil Frederick, Subdivider, and Omega Engineering Consultants, engineer, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2166975 for the subdivision of an existing 2.33-acre parcel lot into two parcel lots, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3790 Arroyo Sorrento Road in the AR-1-2, Coastal Overlay (Non-appealable Area 1), and Transit Priority Area Zones of the Neighborhood 8/8b of the Carmel Valley Community Plan. The property is legally described as portion of Northeast Quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Base and Meridian, City of San Diego, County of San Diego; and

WHEREAS, the Map proposes the Subdivision of a 2.33-acre site into two residential lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on December 17, 2020, the Planning Commission of the City of San Diego considered Tentative Map No. 2166975, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240, 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2166975:

A. Findings for a Tentative Parcel Map [SDMC Section 125.0440]

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The Project proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The site is in the AR-1-2, Coastal Overlay (Non-appealable Area 1), and Transit Priority Area Zones of the Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan).

The Project site is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Community Plan, and subject to the AR-1-2 zoning requirements. The existing 2.33-acre site can support two dwelling units and is consistent with the land use density range. The proposed new structures will be consistent with the setbacks of the AR-1-2 Zone and the proposed height is below the Coastal Height Limit maximum of 30 feet.

The Project is requesting a deviation from the AR-1-2 Base Zone regulations to create a flag shaped rear lot with reduced street yard frontage; however, with the approval of a Planned Development Permit to allow for the deviation, the Project will be consistent with the applicable Base Zone regulations. In addition, the deviation is appropriate and will result in a more desirable project with additional housing in the community that efficiently utilizes the 2.33-acre site with an existing single dwelling unit and creates an additional single dwelling unit within a residential community consistent with the land use plan. In addition, the project has been reviewed for consistency with the applicable policies of the City's General Plan and Community Plan Elements and staff has found the project is in conformity with those elements.

Therefore, the proposed subdivision and its design or improvement are 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 Project proposes to subdivide an existing 2.33-acre parcel lot into two parcels: Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The project complies with the LDC through deviations as allowed by a Planned Development Permit, in accordance with SDMC

Section 126.0602(b)(1). The development includes a request to deviate from the street frontage requirement for the newly created Parcel 1. The requested deviation to create a lot with less than the required street frontage is appropriate for this project as site access to Parcel 1 can be assured through the approximately 30 feet of street frontage provided, as shown on Tentative Map No. 2166975.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. The following table is a list of the requested project deviations:

Deviations Summary			
Deviation	Deviation from SDMC	Allowed/Required	Proposed
Street Frontage	Table 131-03C	100 feet	Lot 1 (Flag pole shape), 30 feet

The deviation will allow the Project to be able to achieve minimum unit density of one Dwelling Unit (du) per acre for each lot created and the minimum lot dimensions for Parcel 2, as required by AR-1-2 Base Zone. The deviation is appropriate and will result in a more desirable project with additional housing in the community that efficiently utilizes the 2.33-acre site with an existing single dwelling unit and creates an additional single dwelling unit within a residential community consistent with the land use plan, while meeting the purpose and intent of the development regulations. Therefore, the proposed development would be consistent with the Land Development Code.

Therefore, 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.

3. The site is physically suitable for the type and density of development.

The Project proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot. The site is in the AR-1-2, Coastal Overlay (Non-appealable Area 1), and Transit Priority Area Zones of the Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan).

The Project site is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Community Plan, and subject to the AR-1-2 zoning requirements. The existing 2.33-acre site can support two dwelling units and is consistent with the land use density range. The proposed new structures will be consistent with the setbacks of the AR-1-2 Zone and the proposed height is below the Coastal Height Limit maximum of 30 feet. Therefore, the site is physically suitable for the subdivision of the existing lot into two parcels for single-family residential development (one unit existing and one unit to be constructed).

4. 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.

The Project proposes to subdivide an existing developed 2.33-acre parcel lot into two parcels; Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new 3,328 square-foot, single dwelling unit and a 900 square-foot companion unit on the 1.025 parcel lot.

A Biological Resource Letter Report (BLR) was prepared by Ryan Quilley (September 15, 2018) for the Project. The BLR analyzed the impacts of the proposed project on the biological resources located in the vicinity of the project. The BLR indicated that Multiple Habitat Planning Area (MHPA) lands do not exist onsite, but are adjacent north of the site, and away from the proposed development, and that the site contains 0.13-acres of Coastal sage scrub and 0.02-acres of Southern mixed chaparral, but both were very disturbed and located outside of the Project's development footprint. The project would not directly impact any biological resources, and no mitigation would be required.

A Cultural Resources Survey and Report for the Project was prepared by Laguna Mountain Environmental Inc., January 2019, and summarized that even though there were no cultural resources present in the project area, and no artifacts or other cultural material were observed, the southern portion of the project area included alluvial soils which could have the potential to contain any unknown buried resources. As such, an archaeological and Native American monitor must be present during all grading activities in order to reduce any potential impacts.

A Mitigation Monitoring and Reporting Program, as detailed within Section V of the Project's Mitigated Negative Declaration (MND) No. 61068, would be implemented to reduce impacts related to Historical Resources (archaeology) to below a level of significance. Therefore, the proposed coastal development will not adversely affect environmentally sensitive land.

Therefore, the site is physically suitable for the design and siting of the proposed development and development will result in the minimum disturbance possible to environmentally sensitive lands and will avoidably not injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The Project proposes a Tentative Map to subdivide one lot into two parcels. The Project has been reviewed and is in compliance with the San Diego Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code regulations, and permitted requirements continue to govern this project. The project does include a deviation from the street frontage requirements which is allowed with the approval of a Planned Development Permit, which is included with this Project.

Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare

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.

The proposed subdivision does not contain any easements acquired by the public at large for access through or use of property within the subdivision. Therefore, the design of the subdivision and proposed improvement 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.

Both the new residential unit and existing unit to remain will be exposed on all elevations which allows for passive heating through daylight openings and passive cooling through cross-ventilation. Appropriate setbacks are provided to allow additional light and airflow. The new unit will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible or future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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.

All applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees, affordable housing fees and other impact fees, will be paid at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The site is surrounded on all sides by existing multi-family development and does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL) as defined by the SDMC, Multi-Habitat Planning Area (MHPA) lands or watercourses.

The project site is located in an urbanized and developed area where fire protection services are already provided. City of San Diego Fire Station No. 24 is approximately 2 miles north of the project site. The project would not adversely affect existing levels of fire protection services to the area and would not require the construction of new or expansion of existing governmental facilities.

The new residential unit will utilize an undeveloped front yard area for needed housing. Public services and utilities are currently provided to the site and the addition of one residential unit will not pose a significant impact to the services that are already anticipated in the City's General Plan and Financing Plan. Therefore, 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.

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 Planning Commission, Tentative Map No. 2166975, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Jil Frederick, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Tim Daly
Assistant Deputy Director
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007916

PLANNING COMMISSION CONDITIONS FOR TENTATIVE MAP NO. 2166975
ARROYO SORRENTO TM - PROJECT NO. 610681 [MMRP]
ADOPTED BY RESOLUTION NO. XXXXXXX-PC

GENERAL

1. This Tentative Map will expire January 2, 2024.
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 Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
4. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 2166958 and Planned Development Permit No. 2306696.
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.

ENGINEERING

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. 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.

8. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
9. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
10. Prior to recordation of Parcel Map the Subdivider shall obtain a mutual access agreement between all proposed parcels.
11. 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

12. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
13. "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].
14. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
15. The Parcel Map shall:
 - a. 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 First Order accuracy. 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.

LANDSCAPE/BRUSH MANAGEMENT

16. Prior to recordation of the Parcel Map, the Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code.

PUBLIC UTILITIES

17. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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. 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

ATTACHMENT 6

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. 24007916

DRAFT

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

June 28, 2019

Francisco Mendoza, Project Manager
Development Services Department
City of San Diego
1222 First Ave., MS 501
San Diego, CA 92101

Re: Arroyo Sorrento TM
PTS 610681

Dear Pancho:

The Carmel Valley Community Planning Board on June 27, 2019 considered the applicant's request to support the approval of a Tentative Map, Coastal Development Permit, Planned Development Permit and Site Development Permit to subdivide a 2.33-acre Single Family residential parcel located at 3790 Arroyo Sorrento Road in the AR-1-2 Zone into two parcels. The CVCPB by a vote of 8-0-0 affirmed the request.

Sincerely,
Carmel Valley Community Planning Board



Frisco White, AIA
Chair

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			DS-318
			October 2017

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

Project Title: Arroyo Sorrento Lot Split **Project No. For City Use Only:** 610681

Project Address: 3790 Arroyo Sorrento Road

San Diego CA, 92130

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Jil Frederick ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3790 Arroyo Sorrento Road

City: San Diego State: CA Zip: 92130

Phone No.: 858-720-8584 Fax No.: _____ Email: jil@dulceinteriors.com

Signature: Jil Frederick Date: 6/2/18

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Jil Frederick ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3790 Arroyo Sorrento Road

City: San Diego, CA 92103 State: CA Zip: 92130

Phone No.: 858-720-8584 Fax No.: _____ Email: jil@dulceinteriors.com

Signature: Jil Frederick Date: 6/2/18

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: N/A ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: Jil Frederick Date: 6/2/18

Additional pages Attached: ☐ Yes ☐ No

ARROYO SORRENTO LOT SPLIT

SITE MAP

TM 2166957
I.O. 24007916/ PTS 610681
CDP 2166958
SHEET 1 OF 12

LEGEND:

ITEM	SYMBOL
INDICATES RECORD DATA PER PM 21028	()
RIGHT OF WAY LINE	---
PROPERTY BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED MONUMENTS (AS NOTED ON PLAN)	○
PROPOSED BROW DITCH	→
PROPOSED RIP RAP	▨
PROPOSED PERMEABLE PAVERS	▨
PROPOSED RETAINING WALL	▨
PROPOSED SEWER LATERAL	---
PROPOSED BUILDING	▨
PROPOSED WATER SERVICE	---
PROPOSED CONTOUR	---
PROPOSED SLOPE	---
PROPOSED DAYLIGHT	---
PROPOSED FIRE HYDRANT	---
PROPOSED DRY STANDPIPE	---
PROPOSED FIRE DEPARTMENT CONNECTION	---
EXISTING EASEMENT LINE	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	---
EXISTING CONTOUR	---
EXISTING WATER LINE	---
EXISTING SEWER LINE	---
EXISTING GAS LINE	---
EXISTING OVERHEAD POWER LINE	---
EXISTING OVERHEAD TELEPHONE LINE	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN INLET	---
EXISTING CURB & GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	---
EXISTING STREET LIGHT	---
EXISTING SIGN	---
EXISTING BUILDING	---
EXISTING MONUMENTS (AS NOTED ON PLAN)	---
EXISTING POWER POLE	---

OWNER/APPLICANT:

JL. FREDERICK, AN UNMARRIED WOMAN
3790 ARROYO SORRENTO ROAD
SAN DIEGO, CA 92130

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, GRID BEARING BETWEEN STATION "TUNNEL-2" (POINT 123) AND STATION "1174 R 1986" (POINT 117), AS SAID STATIONS ARE PUBLISHED IN ROS 14492, SAID BEARING BEING N252°12'01"W.

SITE ADDRESS

3790 ARROYO SORRENTO ROAD
SAN DIEGO, CA 92130

APN NO:

307-050-27-00

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAN THEREOF AS DESCRIBED IN GRANT DEED RECORDED FEBRUARY 15, 2003 AS DOC # 2003-0168082.

MAPPING NOTE

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PHOTO GEODIGITS, INC. AS PHOTOGRAPHED ON MARCH 2, 2018. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON MARCH 1-20, 2018.

BENCHMARK

DESCRIPTION: BRASS DISC IN TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF EL CAMINO REAL AND DEL MAR HEIGHTS ROAD.

ELEVATION: 197.913' (MSL/NGVD29)

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

SITE SUMMARY:



TOTAL PROPOSED NUMBER OF PARCELS: 2

PARCEL 1 (NET):	50,514 SF (1.160 ACRES)	PARCEL 1 (GROSS):	56,820 SF (1.304 ACRES)
PARCEL 2 (NET):	44,650 SF (1.025 ACRES)	PARCEL 2 (GROSS):	44,650 SF (1.025 ACRES)
NET AREA OF SITE:	95,164 SF (2.184 ACRES)	GROSS AREA OF SITE:	101,470 SF (2.329 ACRES)

PREVIOUS PERMIT APPROVALS FOR SITE

PARCEL 1	PARCEL 2
RESIDENCE PERMIT PLAN FILE NO. E77293 (1979)	RETAINING WALL PERMIT PTS NO. 100482 (2006)
POOL PERMIT PLAN FILE NO. E96902 (1981)	
BATHROOM REMODEL PLAN FILE NO. A108109-00 (2000)	

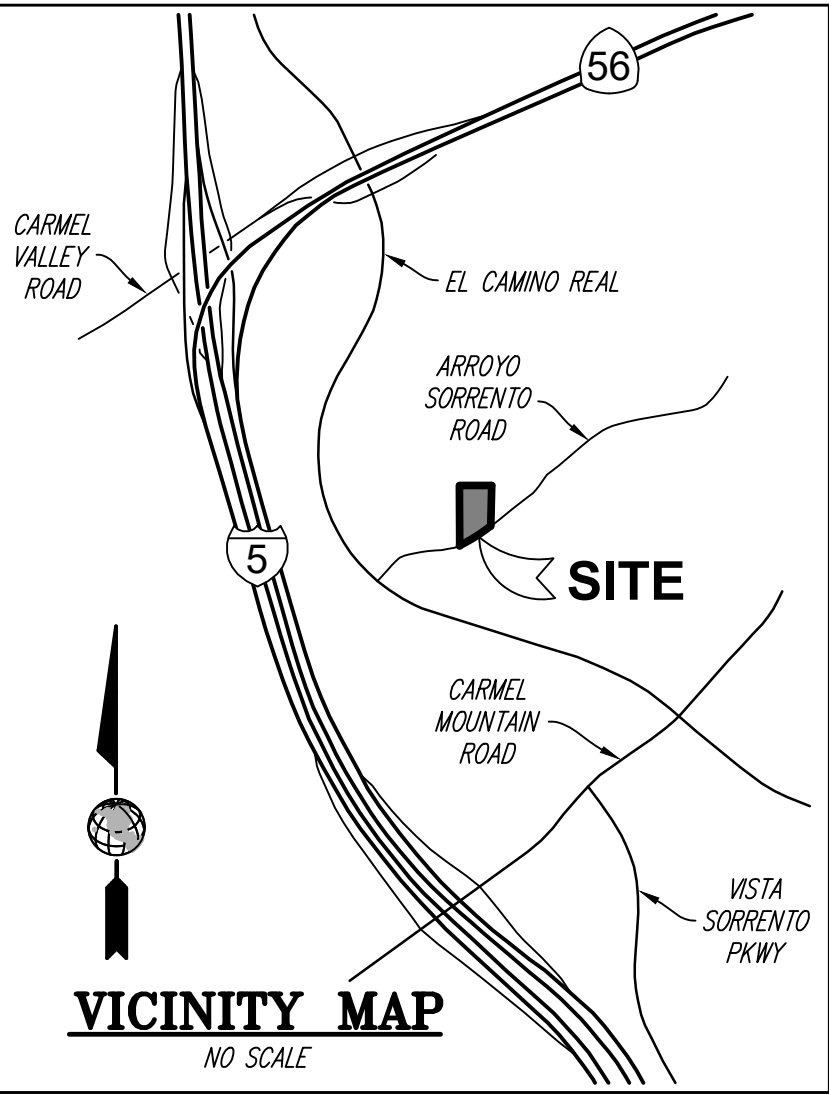
ENGINEER OF WORK:



OMEGA
ENGINEERING CONSULTANTS
3340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: (619) 634-8620 FAX: (619) 664-4291
Email: andrew@omega-engineers.com

Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

7/15/2020
DATE



OVERHEAD UTILITY NOTE

PER SAN DIEGO MUNICIPAL CODE SECTION 14A.0240(X)(3), THE PROJECT IS A SINGLE FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENTS TO UNDERGROUND THE OVERHEAD UTILITY FACILITIES IN THE SUBJECT PROPERTY, ARROYO SORRENTO ROAD AND NEIGHBORING PROPERTIES.

EASEMENT NOTE

THE FOLLOWING IS A LIST OF EASEMENTS AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON.

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY WESTERN RESOURCES TITLE INSURANCE COMPANY AS ORDER NO. 154284, DATED MAY 25, 2018.

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018.
- TAX RATE AREA: 08019 A.P. NO. 307-050-27-00
- FIRST INSTALLMENT: \$10,448.13, PAID
- SECOND INSTALLMENT: \$10,448.13, PAID
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- THE LIEN OF BONDS AND ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 25, 1969 AS INSTRUMENT NO. 135118 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS" RECORDED JULY 2, 1979 AS INSTRUMENT NO. 274639 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PIPELINE UTILITY FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 25, 2006 AS INSTRUMENT NO. 55112 OF OFFICIAL RECORDS. (SAID EASEMENT COVERS ALL UTILITIES INSTALLED AS OF THE RECORDING OF SAID DOCUMENT. THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD.)
- AN EASEMENT FOR UTILITY FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 1, 2015 AS INSTRUMENT NO. 518671 OF OFFICIAL RECORDS. (SAID EASEMENT COVERS ALL UTILITIES INSTALLED AS OF THE RECORDING OF SAID DOCUMENT. THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD.)
- ANY CLAIM BY CORONA SANDS, LLC THAT ANY PORTION OF THE SOLAR ENERGY SYSTEM IS PERSONAL PROPERTY RATHER THAN A FIXTURE CONSTITUTING A PART OF THE REAL PROPERTY ("LAND") COVERED BY THIS POLICY.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$917,000.00 RECORDED DECEMBER 12, 2014 AS INSTRUMENT NO. 547394 OF OFFICIAL RECORDS, DATED DECEMBER 4, 2014.
- A FINANCING STATEMENT RECORDED OCTOBER 2, 2015 AS INSTRUMENT NO. 520387 OF OFFICIAL RECORDS.
- A FINANCING STATEMENT RECORDED OCTOBER 30, 2015 AS INSTRUMENT NO. 566850 OF OFFICIAL RECORDS.
- AN UNRECORDED LEASE DATED SEPTEMBER 16, 2015, EXECUTED BY JL. FREDERICK AS LESSOR AND CORONA SANDS, LLC AS LESSEE, AS DISCLOSED BY A NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT RECORDED NOVEMBER 3, 2015 AS INSTRUMENT NO. 574126 OF OFFICIAL RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$ RECORDED MARCH 6, 2018 AS INSTRUMENT NO. 87295 OF OFFICIAL RECORDS, DATED FEBRUARY 21, 2018.
- ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE (IF ANY) OF ANY MARRIED PERSON HEREIN.

PARKING SUMMARY

PARCEL	GROSS LOT AREA	RESIDENCE	COMPANION UNIT	TOTAL LOT COVERAGE %	MAX LOT COVERAGE %
PARCEL 1 EXISTING RESIDENCE:	56,820 SF	2,888 SF	0 SF	5.7%	20%
PARCEL 2 PROPOSED RESIDENCE:	44,650 SF	3,328 SF	900 SF	9.5%	20%
PARCEL 2 PROPOSED COMPANION:					
TOTAL PARKING STALLS					

SCOPE OF WORK

THE PROJECT PROPOSES TO SPLIT THE EXISTING LOT INTO TWO PARCELS. THE EXISTING SINGLE FAMILY RESIDENCE LOCATED WITHIN THE NORTHERN HALF OF THE PROPERTY WILL REMAIN IN PARCEL 1. A SINGLE FAMILY RESIDENCE AND A COMPANION UNIT ARE PROPOSED WITHIN PARCEL 2. A MAXIMUM 5' HIGH RETAINING WALL IS PROPOSED NORTH OF THE PROPOSED COMPANION UNIT.

MAXIMUM LOT COVERAGE:

PARCEL	GROSS LOT AREA	RESIDENCE	COMPANION UNIT	TOTAL LOT COVERAGE %	MAX LOT COVERAGE %
PARCEL 1:	56,820 SF	2,888 SF	0 SF	5.7%	20%
PARCEL 2:	44,650 SF	3,328 SF	900 SF	9.5%	20%

MONUMENT NOTES

- INDICATES FOUND 3/4" IRON PIPE WITH WOOD PLUG & DISC MARKED "RCE 8195" ACCEPTED AS NW COR. OF NE 1/4 OF SW 1/4 SEC. 30 PR. 36078 ALSO SHOWN ON ROS 20388 AND MAP 8516
- INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 8443" OR 36078
- INDICATES FOUND 1" IRON PIPE WITH DISC STAMPED "CITY ENGR" PER ROS 17748
- INDICATES FOUND 3/4" IRON PIPE WITH DISC STAMPED "LS 5267" PER CERTIFICATE OF CORRECTION REC 10-23-1991 AS DOC # 1997-053103 AS SHOWN ON PM 1861
- INDICATES FOUND 1/2" IRON PIPE WITH CAP TAGGED "LS 5267" PER MAP 13082
- INDICATES FOUND WELL MONUMENT WITH DISC STAMPED "RCE 16685" PER ROS 17748

GENERAL

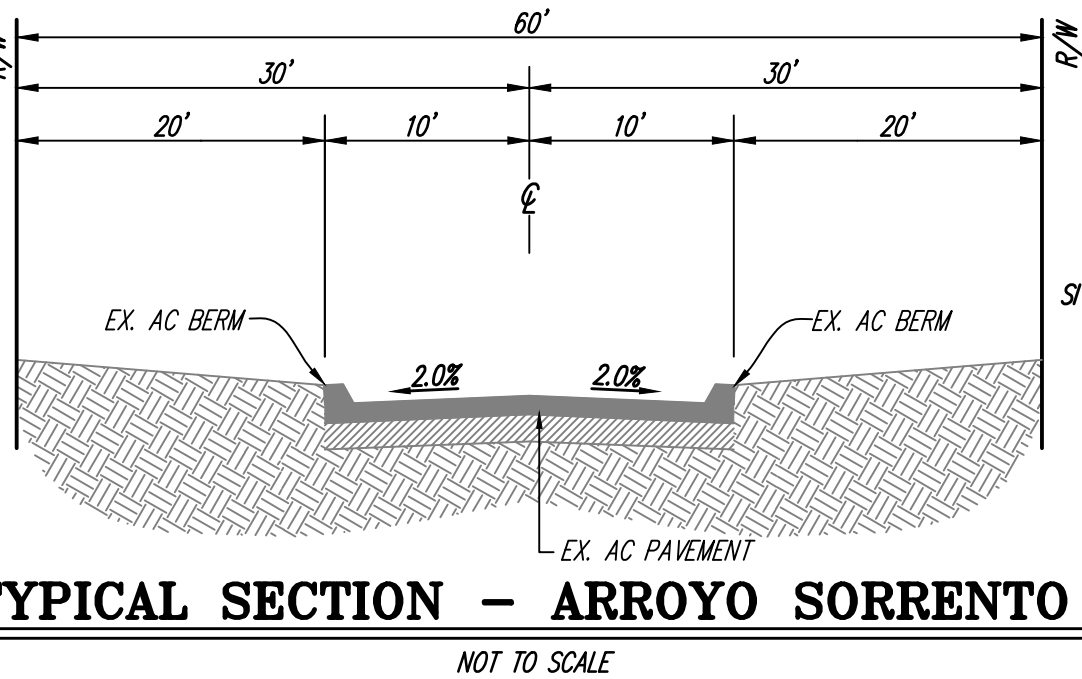
L.C.: 276-1697
CCS83: 1916-6257

ZONING AND COMMUNITY PLAN

EXISTING AND PROPOSED ZONING:
AR-1-2
CD-1-2
COMMUNITY PLAN:
CARMEL VALLEY COMMUNITY PLAN

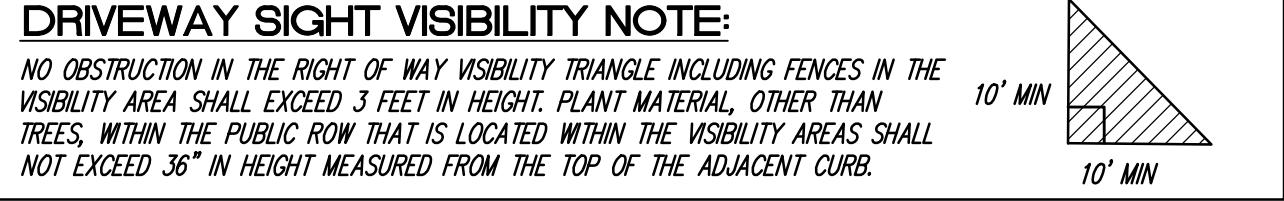
MUTUAL ACCESS AGREEMENT

DEVELOPER SHALL OBTAIN A MUTUAL ACCESS AGREEMENT BETWEEN ALL PROPOSED PARCELS PRIOR TO RECORDATION OF MAP.



GRADING QUANTITIES:

TOTAL AMOUNT OF SITE TO BE GRADED:	0.52 ACRES (22,555 SF)
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER:	0.96 ACRES
PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER:	41.30 %
GRADED AREA	0.52 (ACRES)
CUT QUANTITIES	369 [CY]
UNDERCUT QUANTITIES	133 [CY]
FILL QUANTITIES	332 [CY]
EXPORT QUANTITIES	170 [CY]
RETAINING WALLS:	1 WALL (MAX LENGTH 44 FT, MAX HEIGHT 3 FT)



REQUIRED PERMITS FOR SITE

COASTAL DEVELOPMENT PERMIT NO. 2166958
PLANNED DEVELOPMENT PERMIT NO. 2306696
TENTATIVE MAP NO. 2166957

PLAN DEVIATIONS

A DEVIATION FOR THE MINIMUM 100' LOT FRONTAGE IS BEING REQUESTED.

SHEET INDEX

- SHEET 1 --- TENTATIVE PARCEL MAP
- SHEET 2 --- OPEN SPACE EXHIBIT
- SHEET 3 --- SLOPE ANALYSIS
- SHEET 4 --- CONCEPTUAL GRADING PLAN
- SHEET 5 --- RESIDENCE FIRST & SECOND FLOOR PLAN
- SHEET 6 --- RESIDENCE ROOF PLAN
- SHEET 7 --- RESIDENCE ELEVATIONS
- SHEET 8 --- COMPANION UNIT FIRST FLOOR & ROOF PLAN
- SHEET 9 --- COMPANION UNIT ELEVATIONS
- SHEET 10 --- LANDSCAPE PLAN
- SHEET 11 --- BRUSH MANAGEMENT PLAN
- SHEET 12 --- FIRE ACCESS PLAN

ARROYO SORRENTO LOT SPLIT

OPEN SPACE EXHIBIT

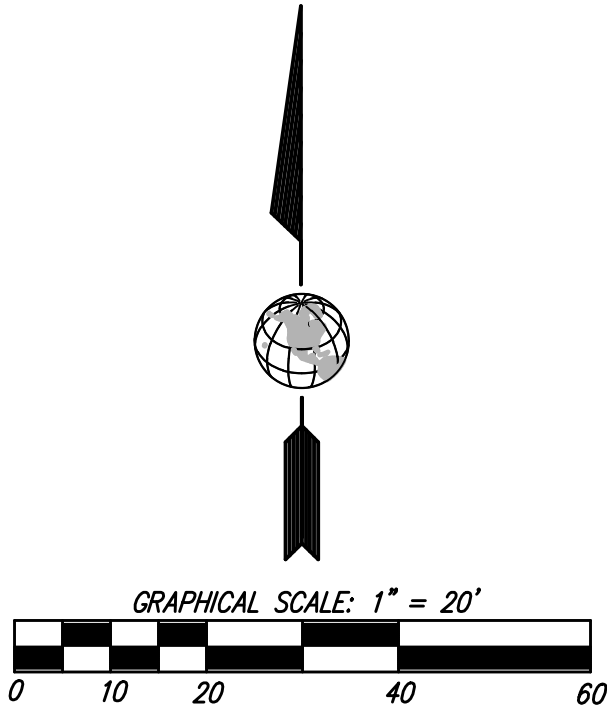
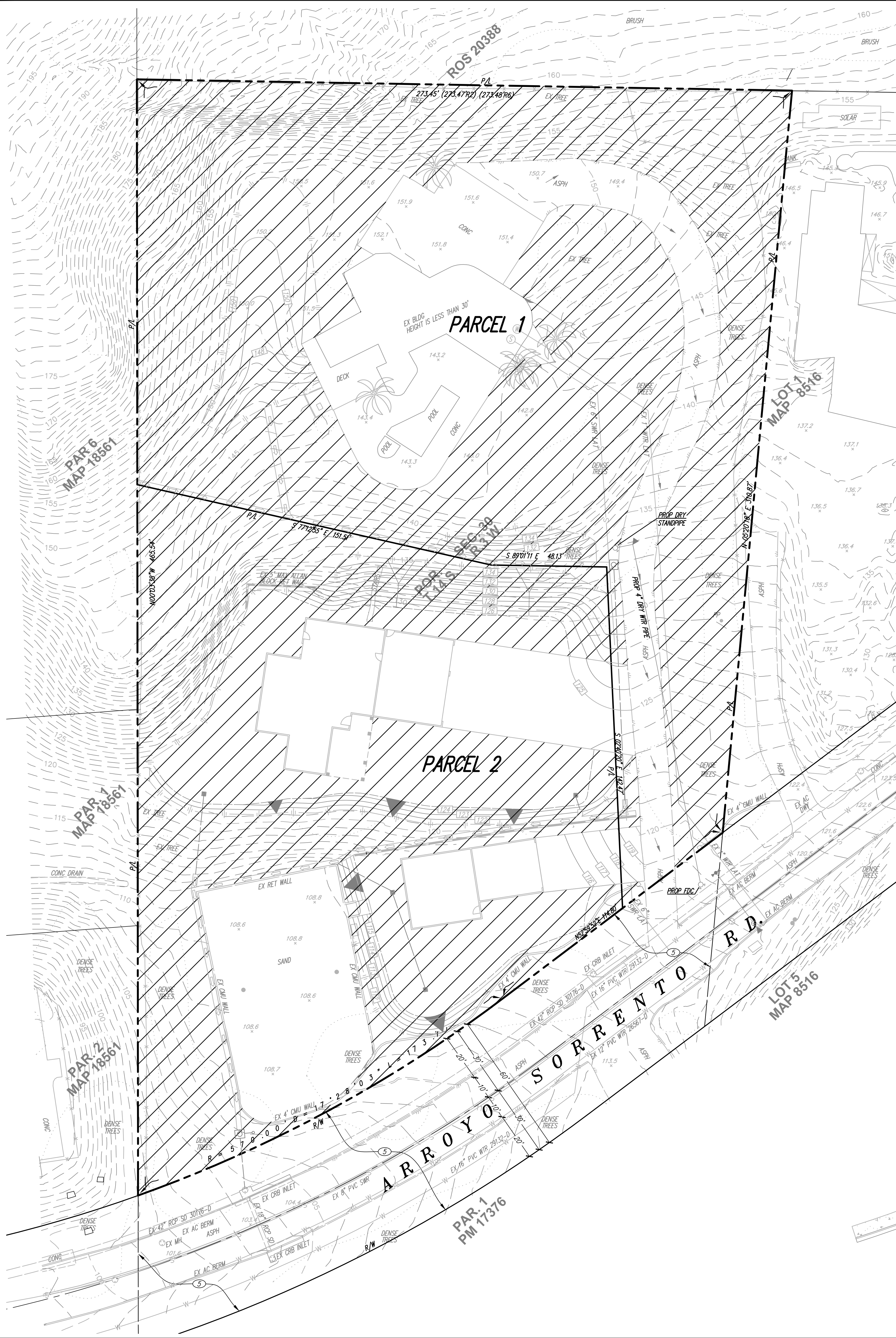
TM 2166957
I.O. 24007916/ PTS 610681
CDP 2166958
SHEET 2 OF 12

OPEN SPACE NOTE

OPEN SPACE REQUIRED PER SAN DIEGO MUNICIPAL CODE SECTION 143.0420 = 52,200 SF
OPEN SPACE PROVIDED = 72,420 SF

LEGEND:

ITEM	SYMBOL
INDICATES RECORD DATA PER PM 21028	()
RIGHT OF WAY LINE	---
PROPERTY BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED CURB & GUTTER PER SDRSD G-01	---
PROPOSED DRIVEWAY PER SDRSD G-14A	---
PROPOSED PCC SIDEWALK PER SDRSD G-7, 9	---
OPEN SPACE	---
EXISTING EASEMENT LINE	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	x 365.00
EXISTING CONTOUR	---
EXISTING WATER LINE	---
EXISTING SEWER LINE	---
EXISTING GAS LINE	---
EXISTING OVERHEAD POWER LINE	---
EXISTING OVERHEAD TELEPHONE LINE	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN INLET	---
EXISTING CURB & GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	---
EXISTING PARKING STRIPING	---
EXISTING STREET LIGHT	---
EXISTING SIGN	---
EXISTING BUILDING	---
EXISTING POWER POLE	---



ENGINEER OF WORK:

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: (619) 634-8620 FAX: (619) 664-4291
Email: andrew@omega-consultants.com

Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

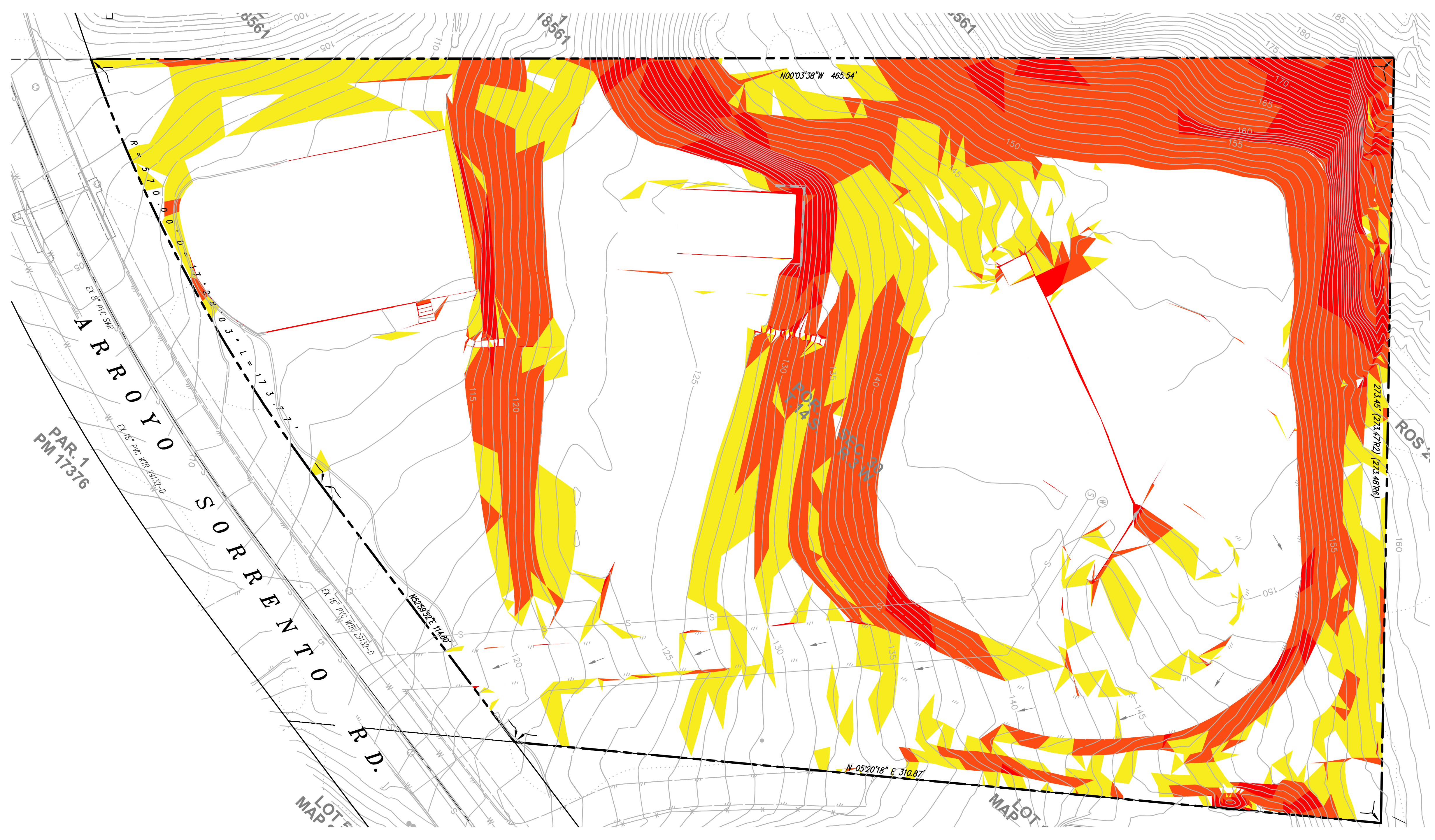
7/15/2020
DATE

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ARROYO SORRENTO LOT SPLIT

SLOPE ANALYSIS

TM 2166957
I.O. 24007916/ PTS 610681
CDP 2166958 / SDP 2166959
SHEET 3 OF 12








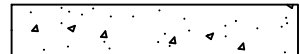

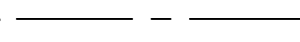



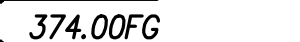

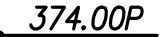
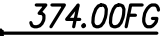
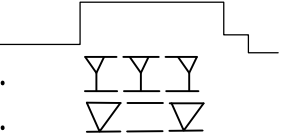


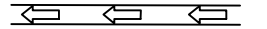



















SLOPES TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SQUARE FOOTAGE	% OF SITE
1	0.00%	15.00%		59549	58.7%
2	15.00%	25.00%		16069	15.9%
3	25.00%	50.00%		20140	19.8%
4	50.00%	100.00%		5614	5.6%

ENGINEER OF WORK:

ANDREW J. KANN R.C.E. 50940

7/15/2020
DATE

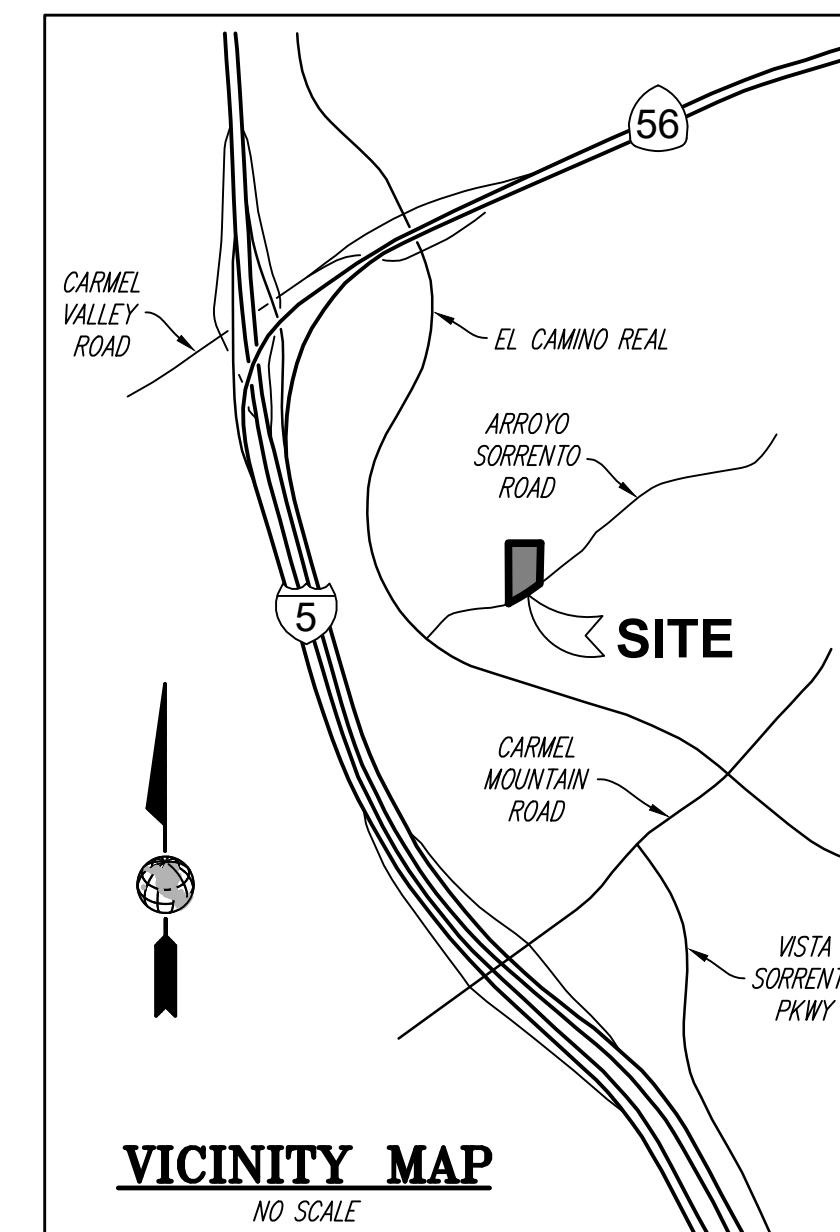
LEGEND:

ITEM	SYMBOL
RIGHT OF WAY LINE	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
PROPOSED MONUMENTS (AS NOTED ON PLAN)	
PROPOSED GRADIENT	
PROPOSED DRIVEWAY	
DAYLITE LINE	
SETBACK LINE	
STREET CENTERLINE	
PROPOSED RETAINING WALL	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED FINISH FLOOR ELEVATION	
PROPOSED PAVEMENT ELEVATION	
PROPOSED FINISHED GRADE ELEVATION	
PROPOSED BUILDING FOOTPRINT	
PROPOSED FILL SLOPE	
PROPOSED CUT SLOPE	
PROPOSED BROW DITCH	
PROPOSED RIP RAP ENERGY DISSIPATER	
EXISTING CONTOUR	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING GAS LINE	
EXISTING OVERHEAD POWER LINE	
EXISTING OVERHEAD TELEPHONE LINE	
EXISTING STORM DRAIN	
EXISTING STORM DRAIN INLET	
EXISTING CURB & GUTTER	
EXISTING DRAINAGE PATTERN	
EXISTING UTILITY BOX LABELED PER PLAN	
EXISTING BUILDING	
EXISTING MONUMENTS (AS NOTED ON PLAN)	
EXISTING POWER POLE	
EXISTING SPOT ELEVATIONS	
PROPOSED FIRE HYDRANT	
PROPOSED DRY STANDPIPE	
PROPOSED FIRE DEPARTMENT CONNECTION	

307-050-27-00

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS

TOTAL AMOUNT OF SITE TO BE GRADED: 0.52 ACRES (22,555 SF)
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.96 ACRES.
PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 41.30 %
GRADED AREA 0.52 [ACRES] MAX. CUT DEPTH _____ 9.0 FT
CUT QUANTITIES _____ 369 [CY] MAX CUT SLOPE RATIO _____ 2:1 MAX
UNDERCUT QUANTITIES _____ 133 [CY] MAX. FILL DEPTH _____ 5.0 FT
FILL QUANTITIES _____ 332 [CY] MAX FILL SLOPE RATIO _____ 2:1 MAX
EXPORT QUANTITIES _____ 170 [CY]
RETAINING WALLS: 1 WALL (MAX LENGTH 44 FT, MAX HEIGHT 3 FT)



NO EXISTING OVERHEAD UTILITIES LOCATED WITHIN PROJECT FRONTAGE OR WITHIN PROPERTY.

THE FOLLOWING IS A LIST OF EASEMENTS AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON.

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY WESTERN RESOURCES TITLE INSURANCE COMPANY AS ORDER NO. 154284, DATED MAY 25, 2018.

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2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018
TAX RATE AREA: 08119 A. P. NO.: 307-050-27-00
FIRST INSTALLMENT: \$10,448.13, PAID
SECOND INSTALLMENT: \$10,448.13, PAID
3. THE LIEV OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
4. THE LIEV OF BONDS AND ASSESSMENT LIEVS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES.
5. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 25, 1969 AS INSTRUMENT NO. 135116 OF OFFICIAL RECORDS.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS" RECORDED JULY 2, 1979 AS INSTRUMENT NO. 219439 OF OFFICIAL RECORDS.
7. AN EASEMENT FOR PIPILINE UTILITY FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 25, 2008 AS INSTRUMENT NO. 55912 OF OFFICIAL RECORDS. (SAID EASEMENT COVERS ALL UTILITIES INSTALLED AS OF THE RECORDING OF SAID DOCUMENT. THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD.)
8. AN EASEMENT FOR UTILITY FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 1, 2015 AS INSTRUMENT NO. 215671 OF OFFICIAL RECORDS. (SAID EASEMENT COVERS ALL UTILITIES INSTALLED AS OF THE RECORDING OF SAID DOCUMENT. THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD.)
9. ANY CLAIM BY CORONA SANDS, LLC THAT ANY PORTION OF THE SOLAR ENERGY SYSTEM IS PERSONAL PROPERTY RATHER THAN A FIXTURE CONSTITUTING A PART OF THE REAL PROPERTY ("LAND") COVERED BY THIS POLICY.
10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$917,000.00 RECORDED DECEMBER 12, 2014 AS INSTRUMENT NO. 547304 OF OFFICIAL RECORDS. DATED: DECEMBER 4, 2014
11. A FINANCING STATEMENT RECORDED OCTOBER 2, 2015 AS INSTRUMENT NO. 520387 OF OFFICIAL RECORDS.
12. A FINANCING STATEMENT RECORDED OCTOBER 30, 2015 AS INSTRUMENT NO. 569650 OF OFFICIAL RECORDS.
13. AN UNRECORDED LEASE DATED SEPTEMBER 16, 2015, EXECUTED BY JF FREDERICKS AS LESSOR AND CORONA SANDS, LLC AS LESSEE, AS DISCLOSED BY A NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT RECORDED NOVEMBER 3, 2015 AS INSTRUMENT NO. 574126 OF OFFICIAL RECORDS.
14. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$ RECORDED MARCH 6, 2018 AS INSTRUMENT NO. 87265 OF OFFICIAL RECORDS. DATED: FEBRUARY 21, 2018
15. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE (IF ANY) OF ANY MARRIED PERSON HEREIN.

(A) INDICATES FOUND 3/4" IRON PIPE WITH WOOD PLUG & DISC MARKED "ICE 8195" ACCEPTED AS NW COR. OF NE 1/4 OF SW 1/4 SEC 30 PER CR 36078 ALSO SHOWN ON OS 20388 AND MAP 8516.

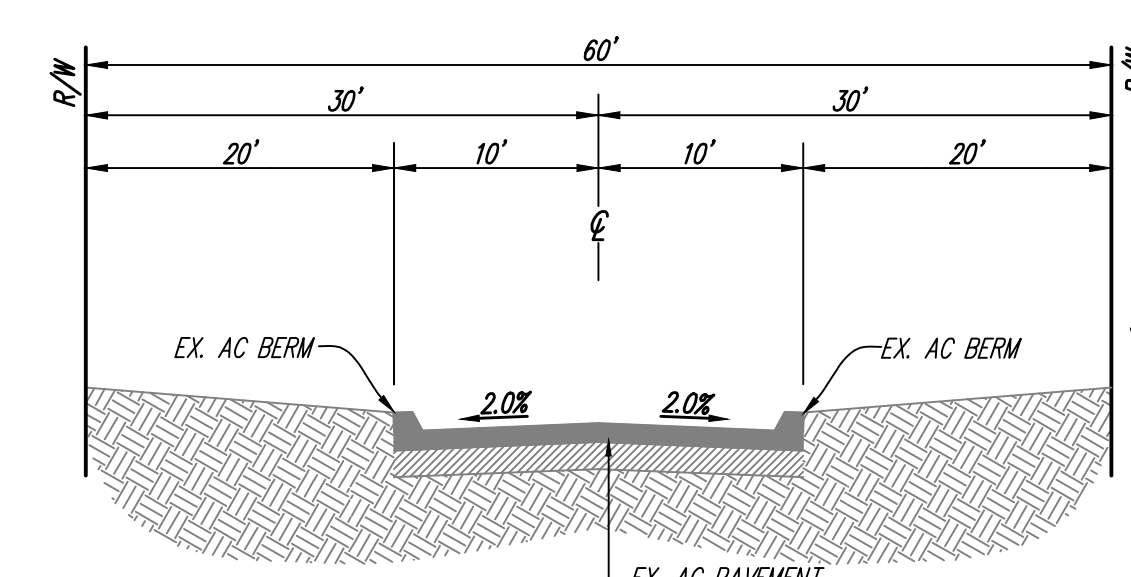
(B) INDICATES FOUND 1" IRON PIPE WITH DISC STAMPED "ICE 8443" CR 36078

(C) INDICATES FOUND 1" IRON PIPE WITH DISC STAMPED "CITY ENGINE" PER OS 17748

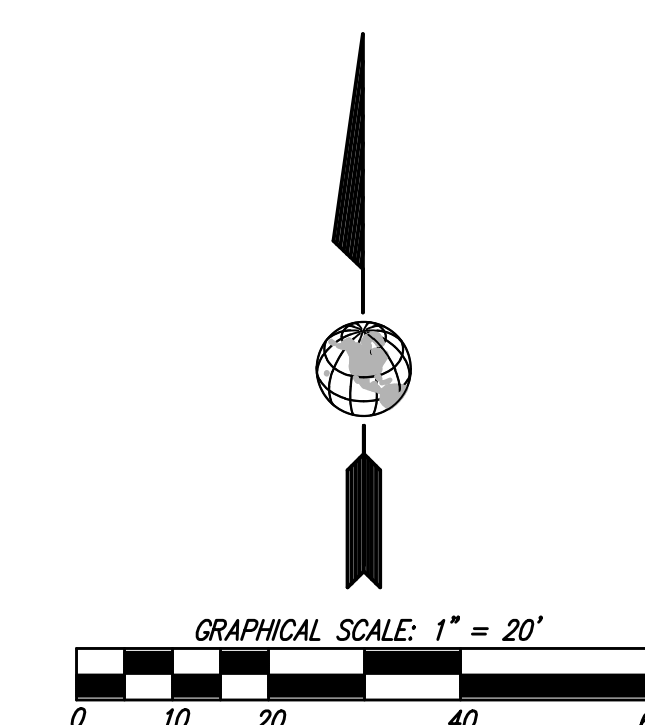
(D) INDICATES FOUND 3/4" IRON PIPE WITH DISC STAMPED "ICE 5267" PER _____

(E) INDICATES FOUND 1/2" IRON PIPE WITH CAP TAGGED "ICE 5267" PER MAP 13082

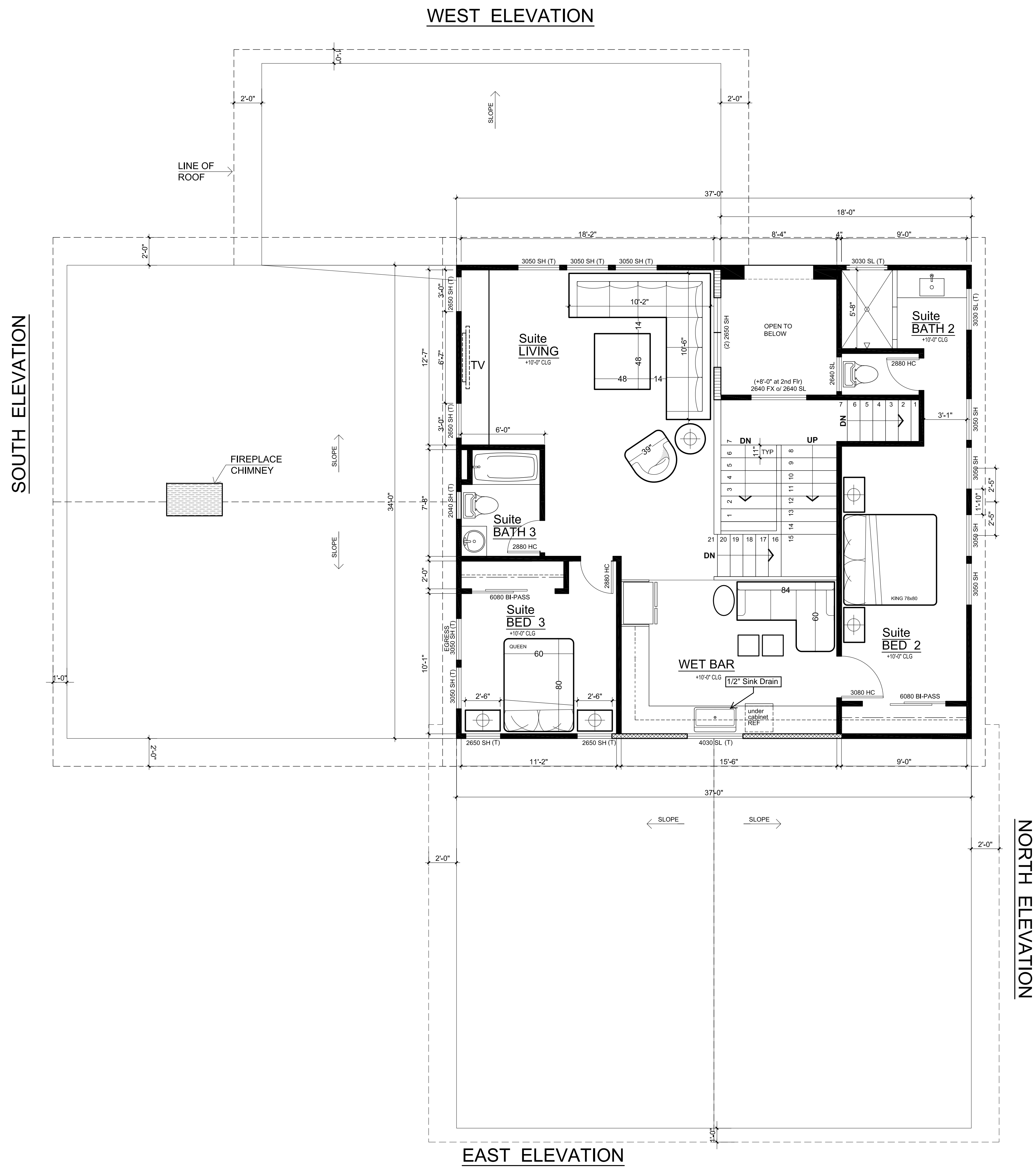
(F) INDICATES FOUND WELL MONUMENT WITH DISC STAMPED "ICE 16685" PER OS 17748



EX TYPICAL SECTION - ARROYO SORRENTO RD.

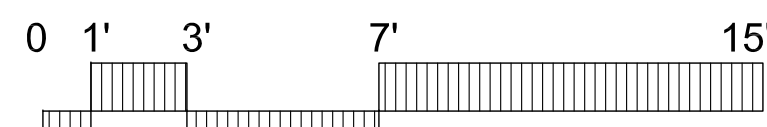


The image shows a professional engineer's seal on the left and a company logo on the right. The seal is circular with the text 'REGISTERED PROFESSIONAL ENGINEER' around the top and 'STATE OF CALIFORNIA' around the bottom. In the center, it says 'J. KANN' and 'No. 50940' with 'CIVIL' below it. The logo on the right features a large stylized 'O' followed by 'MEGA' in a bold, sans-serif font. Below this, it reads 'ENGINEERING CONSULTANTS' in a smaller, bold font. Further down, the address '4340 VIEWHURD AVE., SUITE B' and 'SAN DIEGO, CALIFORNIA 92123' is listed, followed by phone and fax numbers: 'PH: (619) 634-8620 FAX: (619) 664-4291'. An email address 'Email: andrew@omega-consultants.com' is at the bottom. A signature 'Andrew Kann' is written in blue ink over the seal and logo area. At the very bottom, a horizontal line separates the contact information from the footer, which contains 'ANDREW J. KANN' R.C.E. 50940' on the left and 'DATE' followed by a date stamp '7/15/2020' on the right.



SECOND FLOOR PLAN

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

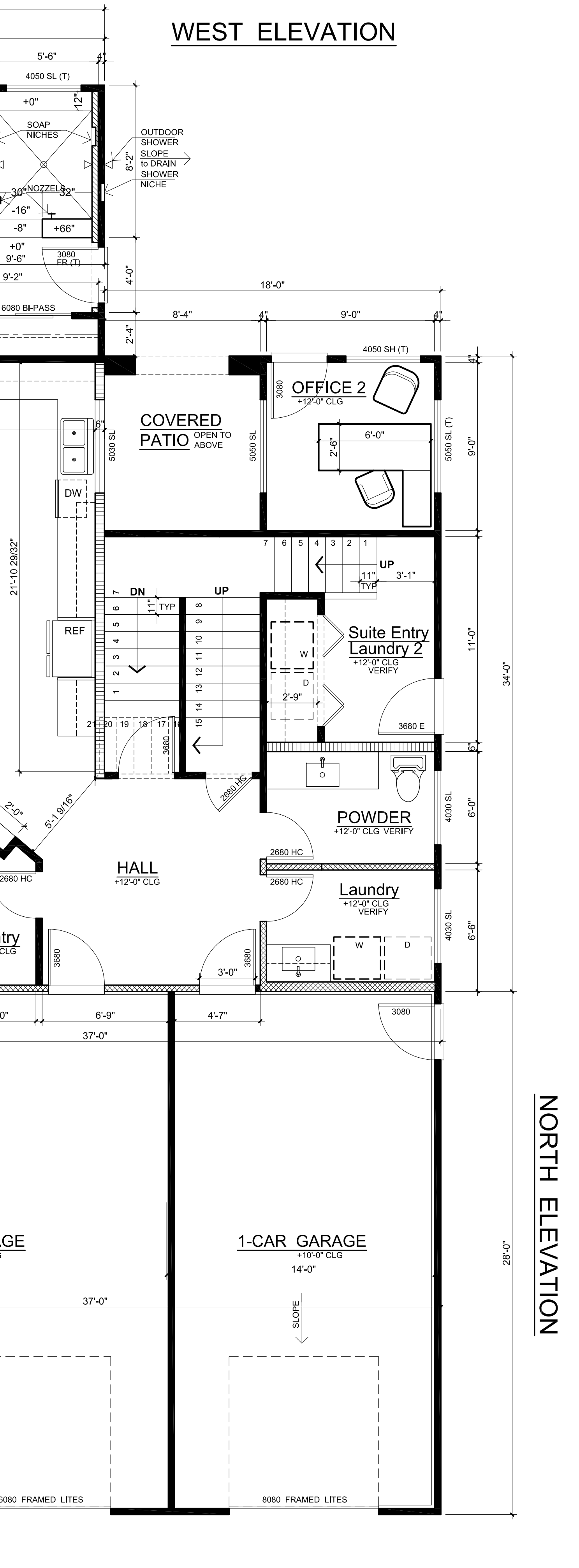


SCALE: 1/4" = 1'-0"

LEGEND

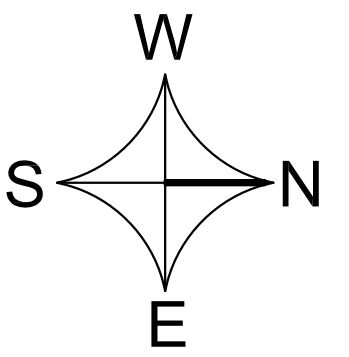
BRUSH MANAGEMENT & WINDOW MITIGATION AREA, SOUTH & WEST ELEVATION WINDOWS NEAR ZONE 2.
(T) DUAL TEMPERED PANE WINDOWS
2 x 4 WALL
2 x 6 WALL
THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE, CBC SECTION 406.1.4.
ARCH ABOVE, REFER TO FLOOR PLAN FOR HEIGHT A.F.F.
AREA OF SOFFIT OR LOWERED CEILING 9'-0" A.F.F. UNLESS OTHERWISE NOTED ON FLOOR PLAN

NOTE: FIRE STOPS TO BE PROVIDED AT THE FOLLOWING LOCATIONS (SECT. 708.2.1)
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND INLINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIR ARE UNFINISHED.
D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
E. AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
DOOR @ GARAGES, SELF-CLOSING, SELF-LATCHING TIGHT FITTING 1-3/8" SOLID CORE OR A LISTED 20-MINUTE ASSEMBLY FOR OPENINGS BETWEEN GARAGE AND DWELLING. SECTION R302.5.1.



FIRST FLOOR PLAN

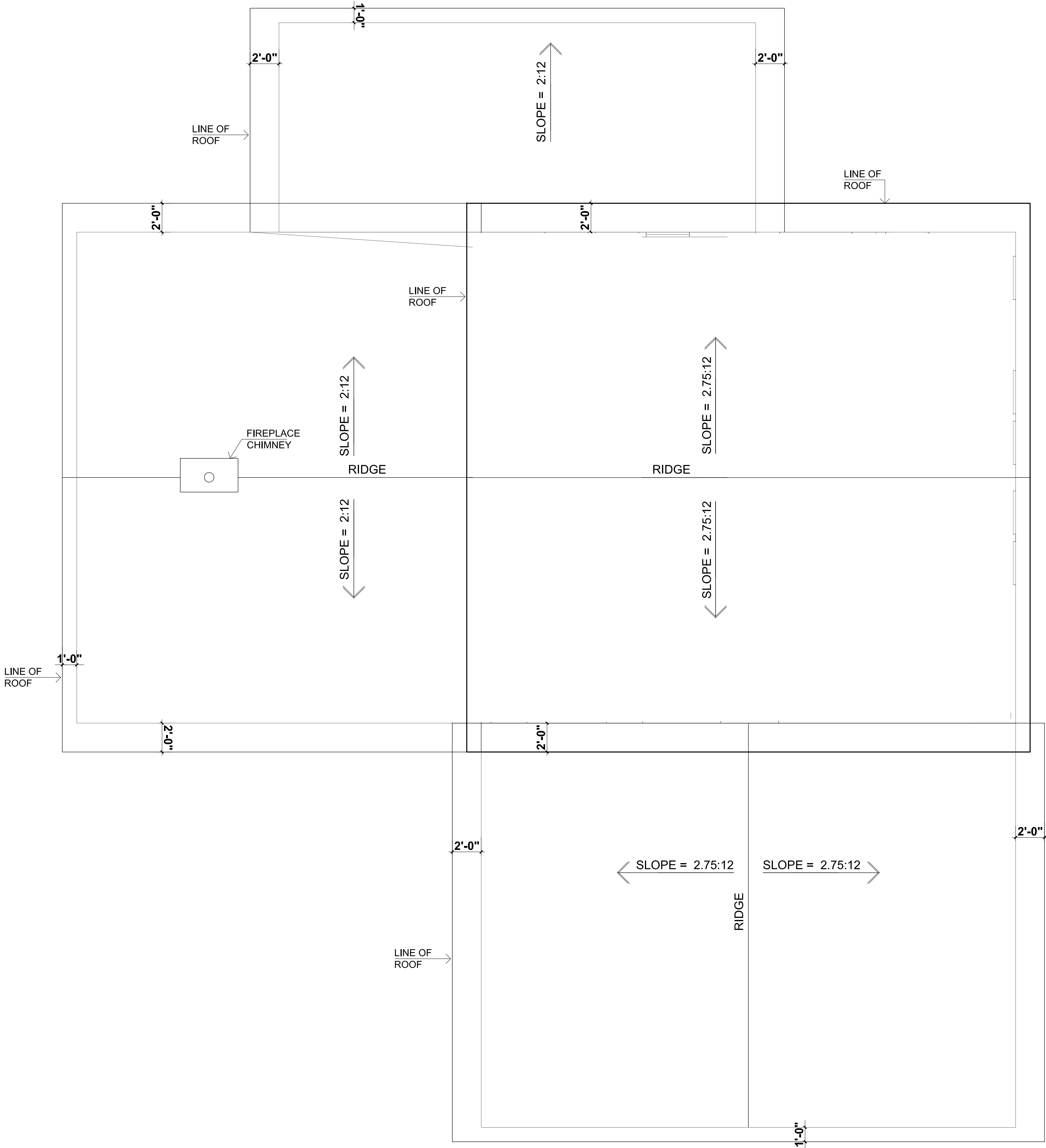
SCALE: 1/4" = 1'-0"



Jil Frederick
President, Dulce Design
Dulce DESIGN
3790 Arroyo Sorrento Road
San Diego, CA 92130
(858) 720-8584 F(858) 720-0743

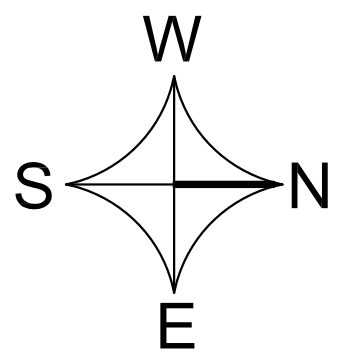
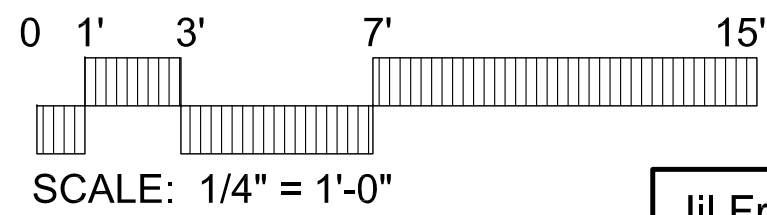
TOTAL SQ FT:
2223 SF FIRST FLOOR
1048 SF SECOND FLOOR
3271 SF TOTAL
404 SF 1-CAR GARAGE
632 SF 2-CAR GARAGE
388 SF PORCH
78 SF COVERED PATIO


PROJECT: 2-STORY RESIDENCE
PROJECT ADDRESS: 3790 Arroyo Sorrento Road
San Diego, CA 92130
(858) 720-8584
F(858) 720-0743
DATE: 08.23.19
REVISION: 02.05.20
SCALE: 1/4" = 1'-0"
SHEET: 5 of 12

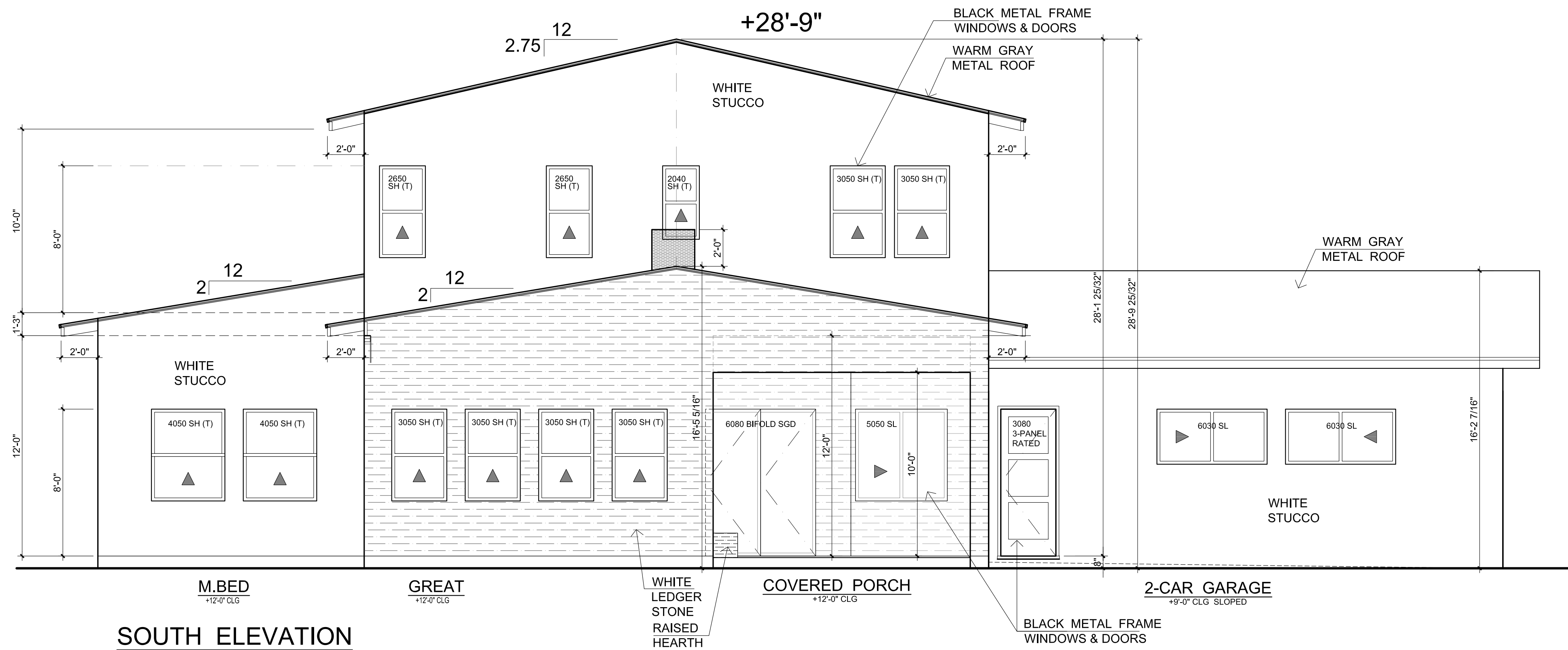
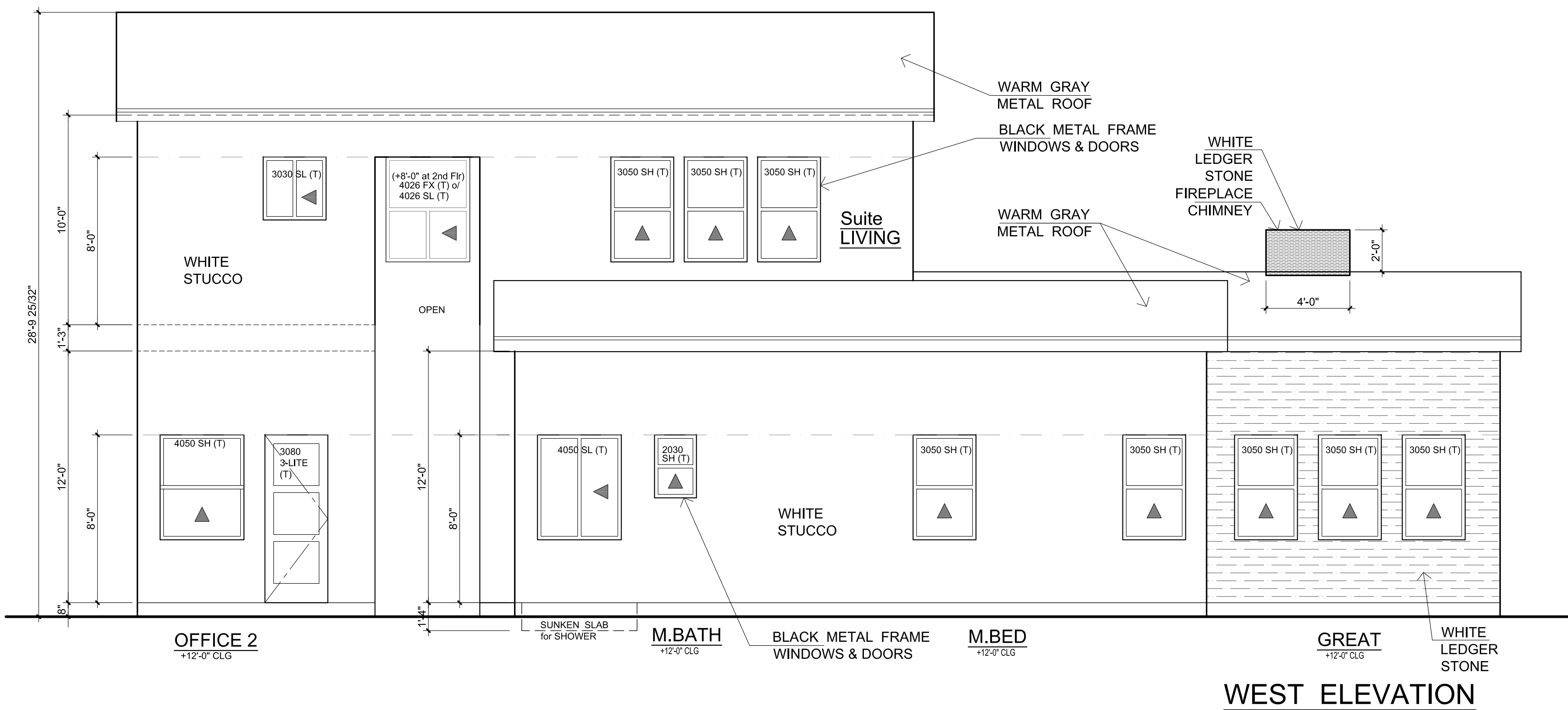
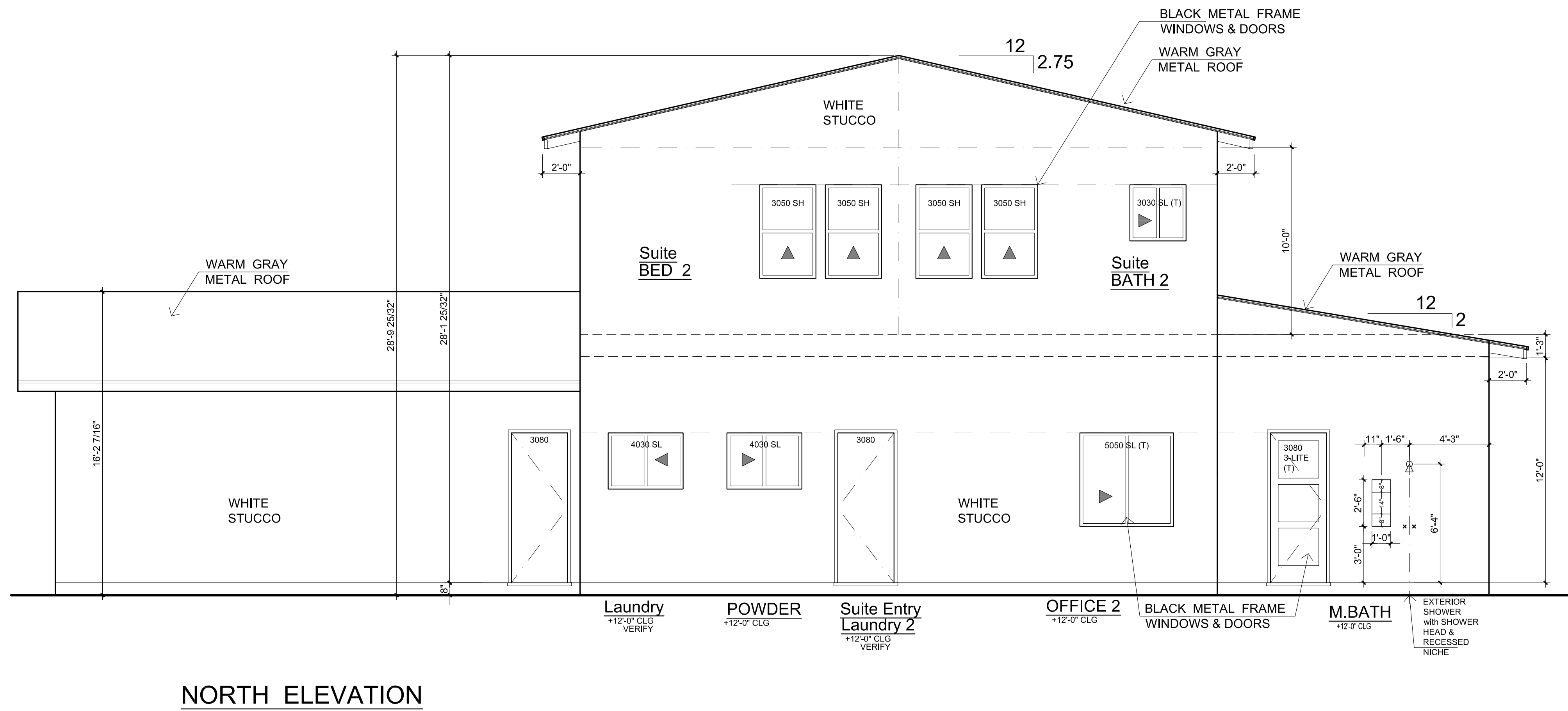
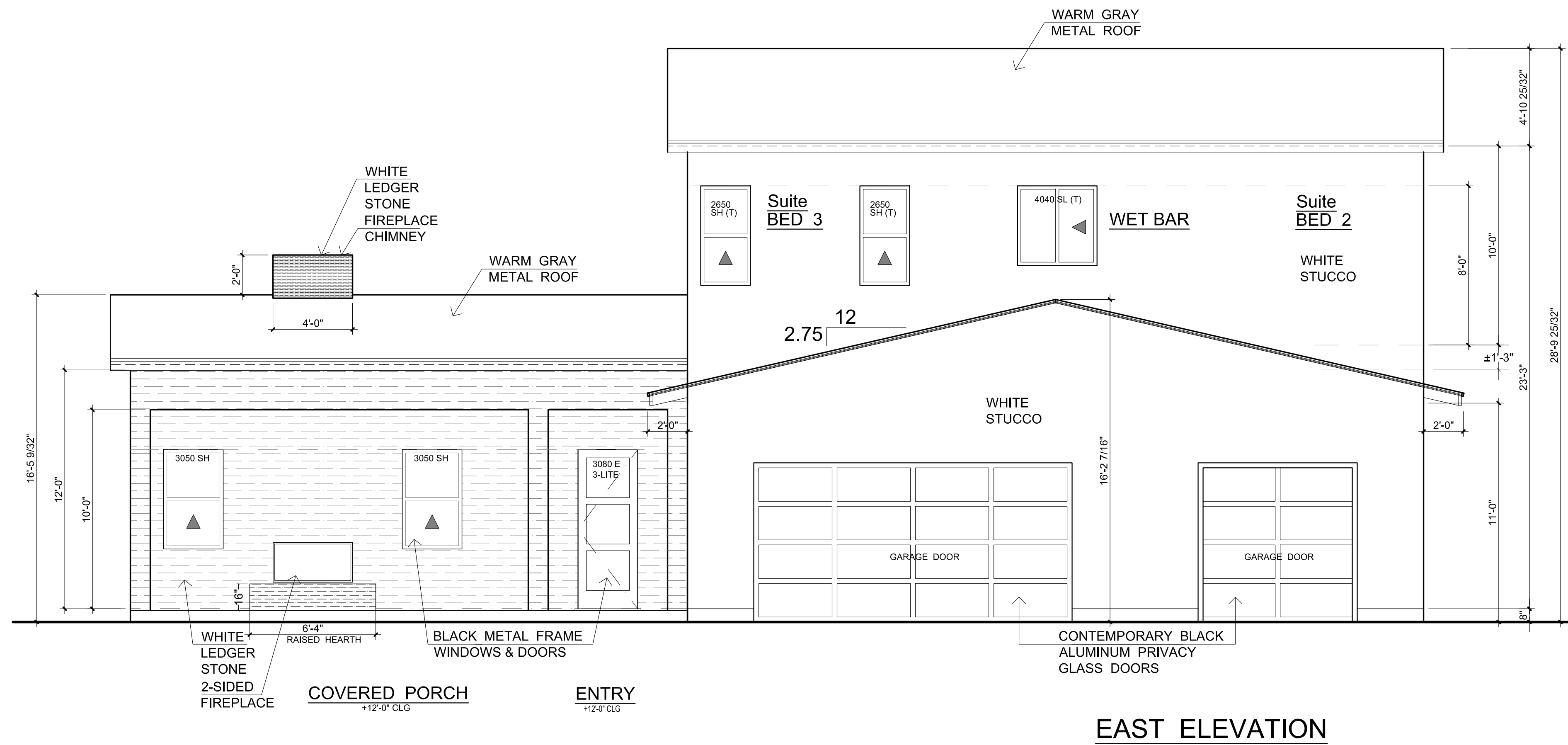


ROOF PLAN

SCALE: 1/4" = 1'-0"
ROOF SLOPES: AS NOTED




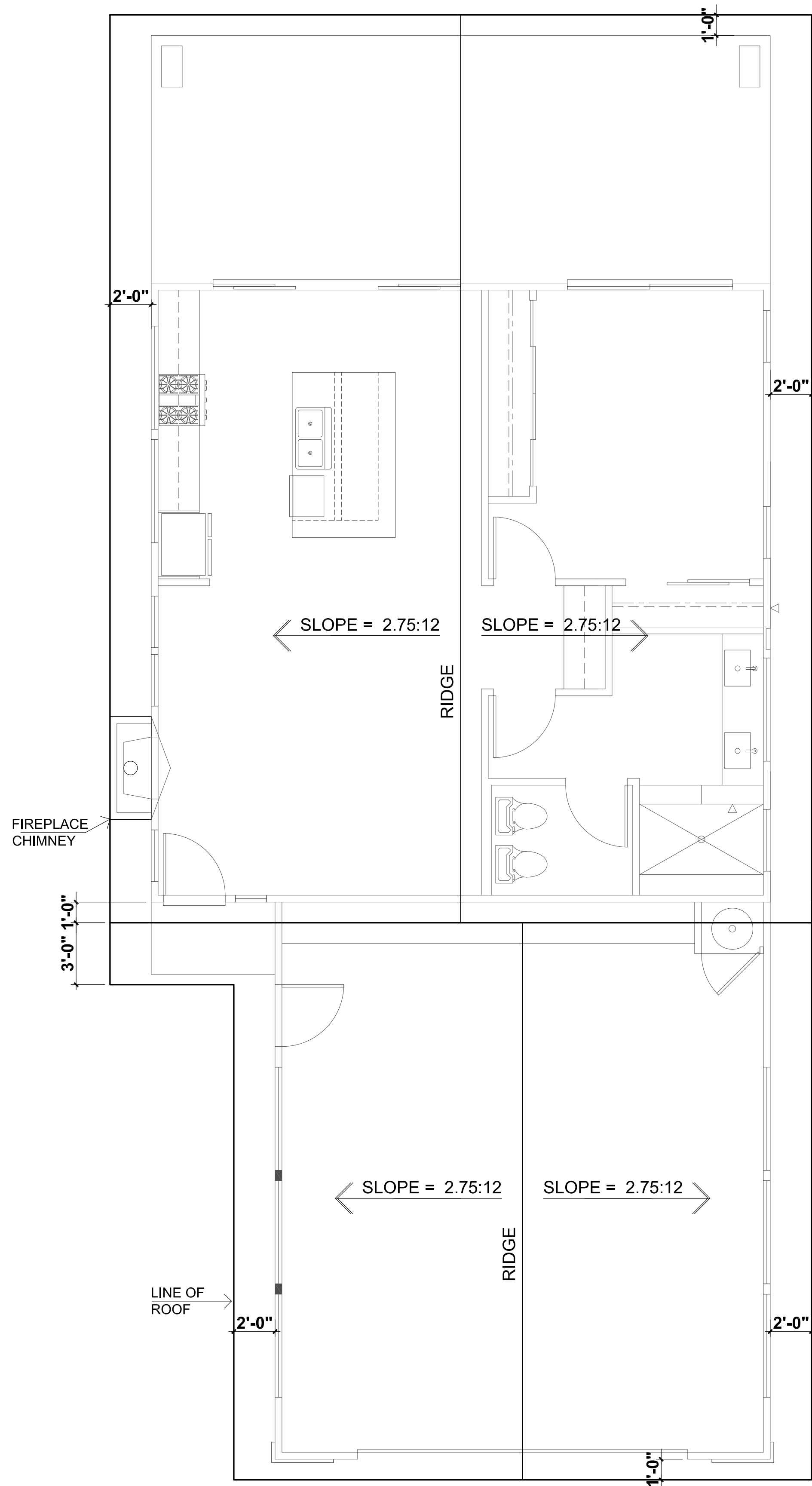
<div><div>Jil Frederick President, Dulce Design</div><div></div><div>3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743</div></div>	TOTAL SQ FT:		PROJECT: 2-STORY RESIDENCE	
	2223 SF FIRST FLOOR 1048 SF SECOND FLOOR 3271 SF TOTAL		PROJECT ADDRESS: 3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743	
	404 SF 1-CAR GARAGE 632 SF 2-CAR GARAGE 388 SF PORCH 78 SF COVERED PATIO		DATE: 08.23.19	
			REVISION:	
			SCALE: 1/4" = 1'-0"	
		SHEET: 6	OF 12	



EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
LEGEND
BRUSH MANAGEMENT & WINDOW MITIGATION AREA,
SOUTH & WEST ELEVATION WINDOWS NEAR ZONE 2.
(T) DUAL TEMPERED PANE WINDOWS
SEE FLOOR PLANS FOR ADDITIONAL NOTES.

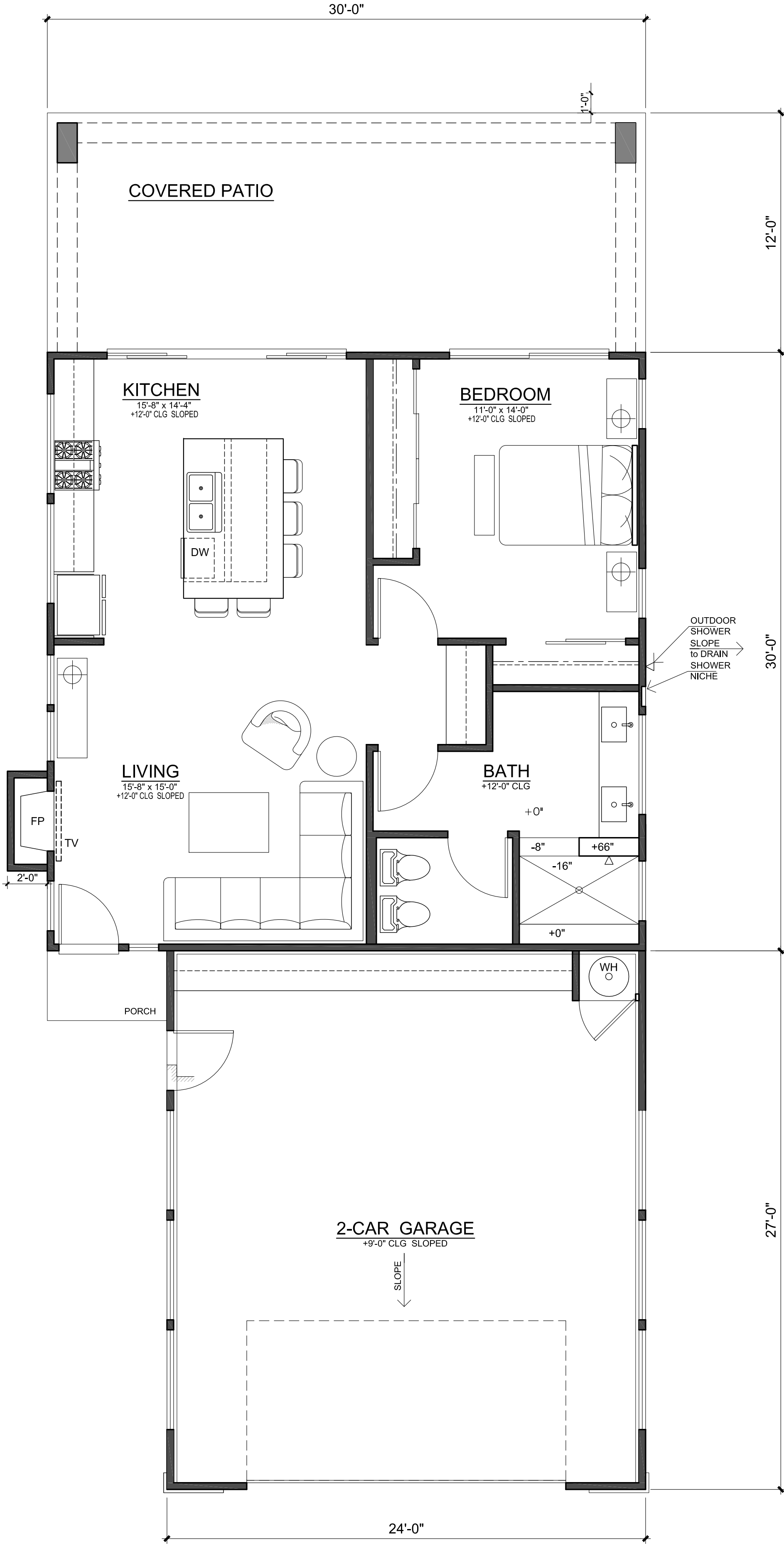
Jil Frederick President, Dulce Design  3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743	TOTAL SQ FT: 2223 SF FIRST FLOOR 1048 SF SECOND FLOOR 3271 SF TOTAL		PROJECT: 2-STORY RESIDENCE PROJECT ADDRESS: 3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743	
	404 SF 1-CAR GARAGE 632 SF 2-CAR GARAGE 388 SF PORCH 78 SF COVERED PATIO	DATE: 08.23.19 REVISION: 02.05.20	SCALE: 1/4" = 1'-0" SHEET: 7 of 12	



COMPANION UNIT

ROOF PLAN

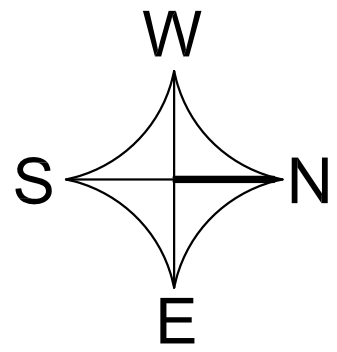
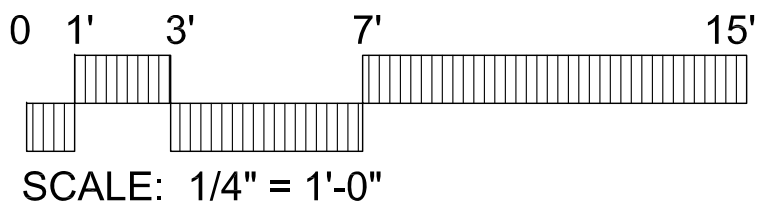
SCALE: 1/4" = 1'-0"
ROOF SLOPES = 2.75:12



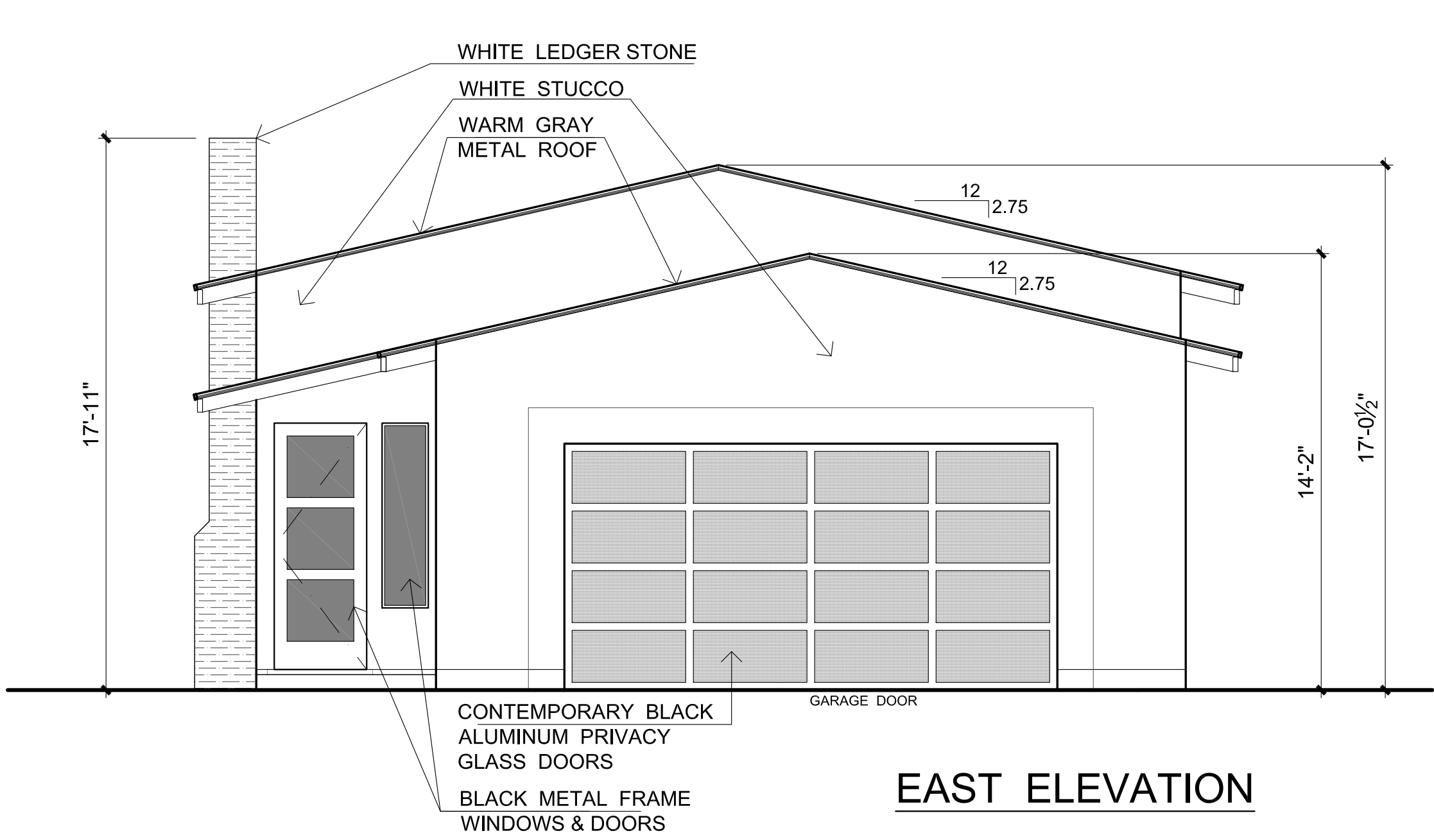
COMPANION UNIT

FIRST FLOOR PLAN

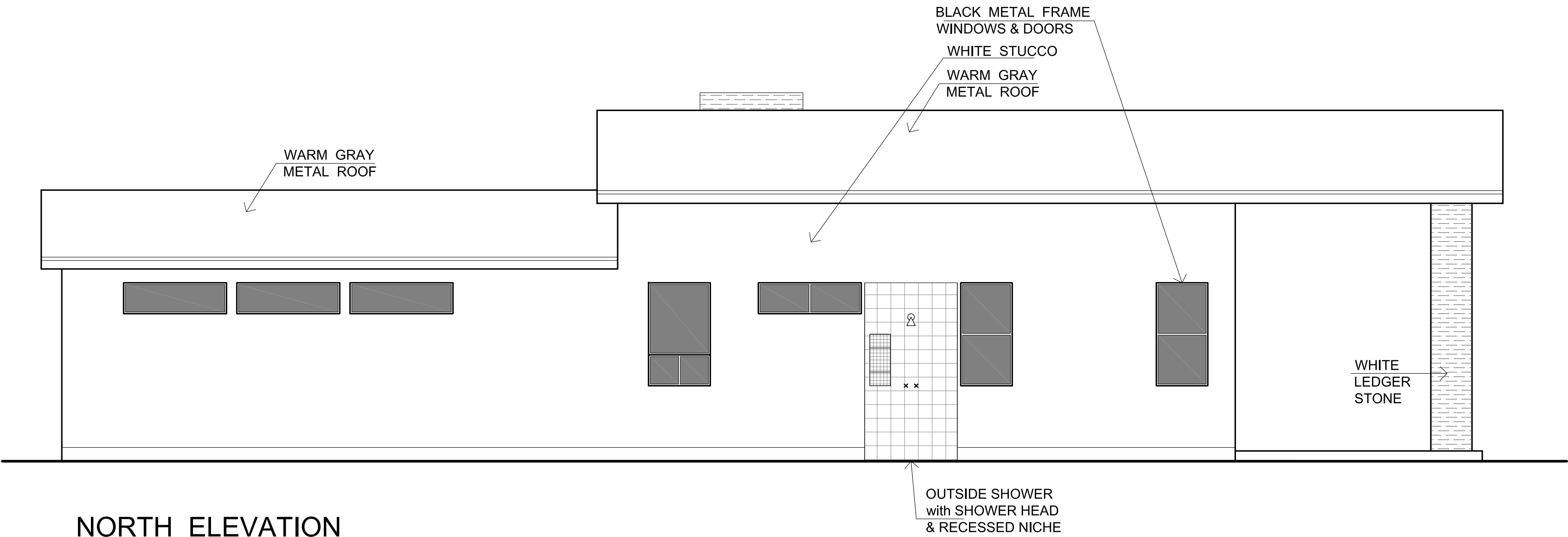
SCALE: 1/4" = 1'-0"



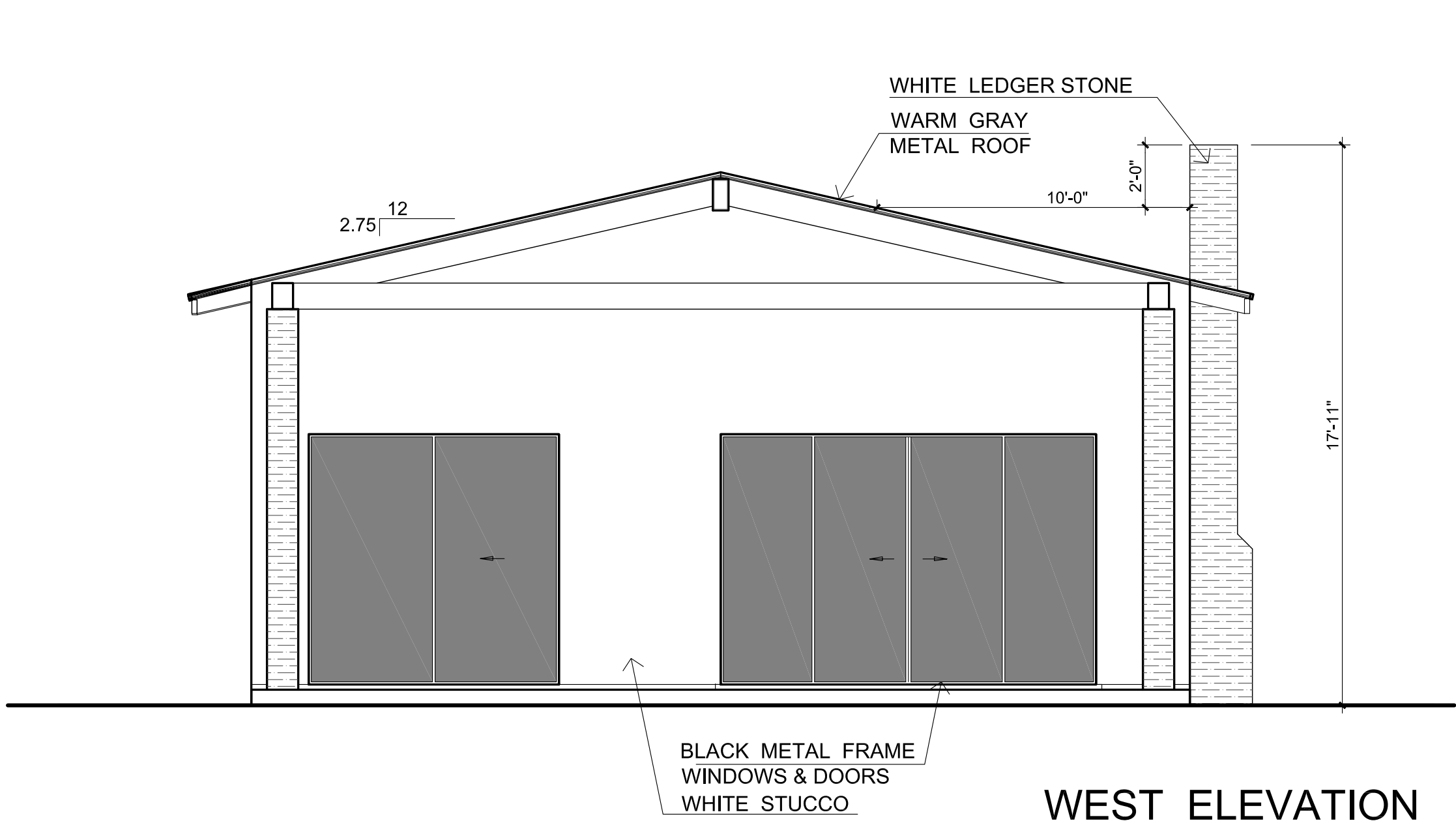
<div><div>Jil Frederick President, Dulce Design</div><div></div><div>3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743</div></div>	TOTAL SQ FT: 900 SF LIVING 648 SF 2-CAR GARAGE 21 SF PORCH 360 SF COVERED PATIO	PROJECT: COMPANION UNIT PROJECT ADDRESS: 3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743	
		DATE:	08.23.19
		REVISION:	
		SCALE:	1/4" = 1'-0"
		SHEET:	8 of 12



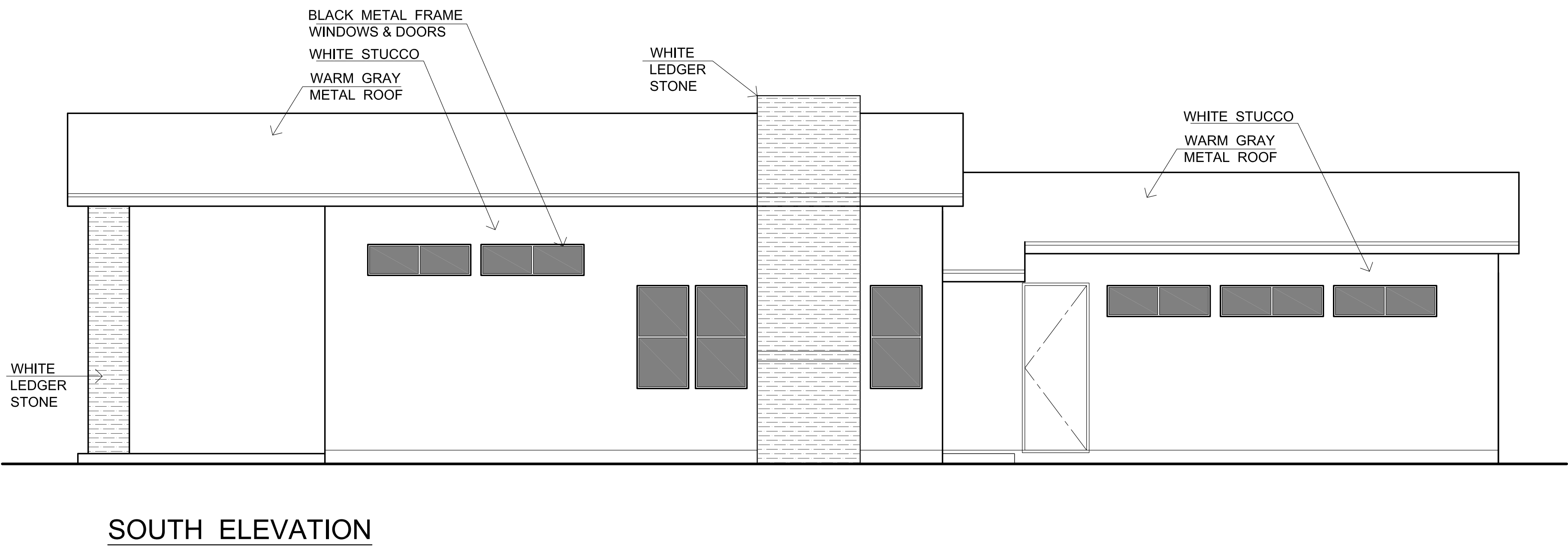
EAST ELEVATION



NORTH ELEVATION



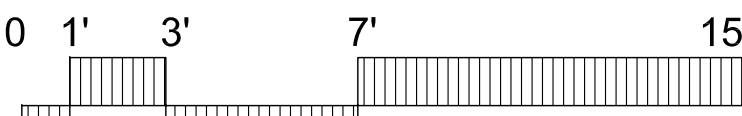
WEST ELEVATION




SOUTH ELEVATION

EXTERIOR ELEVATIONS

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



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

Jil Frederick President, Dulce Design  3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743	TOTAL SQ FT:	PROJECT: COMPANION UNIT
	900 SF LIVING 648 SF 2-CAR GARAGE 21 SF PORCH 360 SF COVERED PATIO	PROJECT ADDRESS:
		3790 Arroyo Sorrento Road San Diego, CA 92130 (858) 720-8584 F(858) 720-0743
	DATE: 08.23.19	REVISION:
	SCALE: 1/4" = 1'-0"	SHEET: 9 OF 12

PLANT LEGEND (SUCH AS LIST)

HOME OWNER ASSOCIATION (HOA) MAINTAINED

BOTANICAL NAME	COMMON NAME	HT/SPREAD	FORM/FUNCTION
TREES (30% - 15 GALLON, 50% - 24" BOX, 20% - 36" BOX) 1 TREE/1,000 SF			
ARBUTUS UNDO 'MARINA'	STRAWBERRY TREE	20'/20'	SMALL CANOPY/ACCENT TREE
DRACENA DRACO	DRAGON TREE	20'/20'	SMALL CANOPY/ACCENT TREE
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	20'/20'	SMALL CANOPY/ACCENT TREE
LAGERSTROEMIA INDICA	CRAPE MYRTLE	18'/20'	SMALL CANOPY/ACCENT TREE
METROSIDEROS EXCELSA	NEW ZEALAND XMAS TREE	20'/15'	SMALL CANOPY/ACCENT TREE
PRUNUS CAROLINIANA	CAROLINA CHERRY	15'/15'	SMALL CANOPY/BACKGROUND TREE
CASSIA LEPTOPHYLLA			
METROSIDEROS EXCELSA	GOLD MEDALLION TREE	20'/20'	SMALL CANOPY/ACCENT TREE
RHUS LANCEA	NEW ZEALAND XMAS TREE	20'/15'	SMALL CANOPY/ACCENT TREE
PRUNUS CAROLINIANA	AFRICAN SUMAC	25'/25'	MED. CANOPY/BACKGROUND TREE
	CAROLINA CHERRY	15'/15'	SMALL CANOPY/BACKGROUND TREE

BOTANICAL NAME	COMMON NAME	HT/SPREAD	FORM/FUNCTION
SHRUBS (25% - 5 GALLON 4" O.C., 75% - 1 GALLON 3" O.C.) 40 SHRUBS/1,000 SF			
AGAVE SP.	AGAVE	VARIES	CLUMPING/ACCENT
ALOE SP.	ALOE	VARIES	CLUMPING/ACCENT
CAREX SP.	SEDGE	18"/18"	VERTICAL/ACCENT
CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH	4'/4'	MASSING/FOUNDATION
CISTUS 'SUNSET'	ROCKROSE	2'/2'	MASSING/BACKGROUND
CISTUS SALVIFOLIUS	ROCKROSE	2'/2'	MASSING/BACKGROUND
CRASSULA 'SILVER DOLLAR'	JADE PLANT	2'/2'	CLUMPING/ACCENT
DIANELLA SP.	FLAX LILY	2'/2'	VERTICAL/ACCENT
DIETES BICOLOR	FORTNIGHT LILY	2'/2'	VERTICAL/ACCENT
EYONUMUS MICROPHYLLA	EYONUMUS	18"/18"	FORMAL/HEDGEROW
HEMEROCALLIS	DAYLILY	2'/2'	CLUMPING/FOUNDATION
HETEROMELES ARBUTIFOLIA	TOYON	8'/10'	MASSING/FOUNDATION
LAVENDULA SP.	LAVENDER	3'/3'	MASSING/FOUNDATION
LAVATERA SP.	TREE MALLOW	6'/8'	MASSING/ACCENT
LIROPIE MUSCARI	LILY TURF	18"/12"	CLUMPING/FOUNDATION
MUEHLENBERGIA RIGENS	DEER GRASS	3'/4'	CLUMPING/FOUNDATION
MUEHLENBERGIA CAPILLARIS 'REGAL MIST'	DEER GRASS	2'/2'	VERTICAL/ACCENT
PENNISETUM SP.	FOUNTAIN GRASS	3'/4'	CLUMPING/FOUNDATION
PITISPORUM SP.	MOCK ORANGE	4'/4'	MASSING/FOUNDATION
ROSA SP.	ROSES	3'/3'	MASSING/FOUNDATION
WISTRINGIA	COAST ROSEMARY	4'/4'	MASSING/FOUNDATION

GROUND COVER (FLATS)	COMMON NAME	HT/SPREAD	FORM/FUNCTION
ROSMARINUS OFF. PROSTRATUS	TRAILING ROSEMARY	12"/4"	MASSING/FOREGROUND
SENECIO SP.	SENECIO	10"/2"	MASSING/FOREGROUND
BACCHARIS PIL. 'PIGEON POINT'	DWARF COYOTE BUSH	18"/6"	MASSING/FOREGROUND
ARCHITOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	18"/4"	MASSING/FOREGROUND

LAWN (100% - SOD)	COMMON NAME	HT/SPREAD	FORM/FUNCTION
CYNODON TRANSVALENSIS	HYBRID BREMUDA	--	GRASS
X CYNODON DACTYLON			

EXISTING PLANTING (IRRIGATED) TO REMAIN

NATIVE (NON-IRRIGATED) PLANTING TO REMAIN

WATER USE CALCULATIONS

MAWA* = (Eto)/(0.62) / ((ETAF x LA) + ((1-ETAF) x SLA))

ETWU* = ((Eto x 0.62) x (PFxHA)) / ((IE) + SLA)

GALLONS PER YEAR	FREDERICK RES
MAWA* =	973,562
ETWU* =	910,739

ETAF IS 0.55 FOR RESIDENTIAL AREAS

ETAF IS 0.45 FOR NON-RESIDENTIAL AREAS

Eto		47
CONVERSION		0.62
ET ADJ.		29.14
LA (LANDSCAPE AREA)	SUM ALL LOTS	74,244
SLA	SPECIAL LANDSCAPE AREA FACTOR	1.00
SPEC. LANDSCAPE ADJ.		

MAWA: FREDERICK RES					
ETO	ET ADJ.	LA OR SLA	CONV	MAWA	
47	29.14		0.62	973,562	
TOTAL					973,562

ETWU: FREDERICK RES									
DESCRIPTION	PLANT TYPE	ETO	Plant Factor (PF)	ETAF (PF/IE)	HYDRO (HA)	CONV	IE	ETAF x AREA	ETWU
FREDERICK RES	EX SHRUBS	47	0.3	0.400	32,644	0.62	0.75	13058	380,498
	LAWN (ROTOR)	47	0.8	1.067	6,100	0.62	0.75	#####	189,604
	SHRUB (ROPI)	47	0.3	0.370	3,000	0.62	0.81	#####	32,378
	SHRUB (ROTOR)	47	0.3	0.400	8,500	0.62	0.75	#####	99,076
	NATIVE NON-IRRIGATED	47	0.2	0.200	18,300	0.62	1.00	#####	106,652
	MULCH/SAND	47	0.5	0.617	5,700	0.62	0.81	#####	102,529.6
SLA AREA (RECYCLED)					0				0
TOTALS					74,244			31,254	910,739
TOTALS									

AVERAGE IE 1.655

TRASH ENCLOSURE

SIDEYARD GATE

NEW RETAINING WALL SCREENED WITH FOUNDATION SHRUBS

SPA

LOW WALLS, OFFSET TO CREATE VISUAL INTEREST

BUILT-IN BBQ

CONCRETE STEPPERS WITH BLACK ROCK BETWEEN

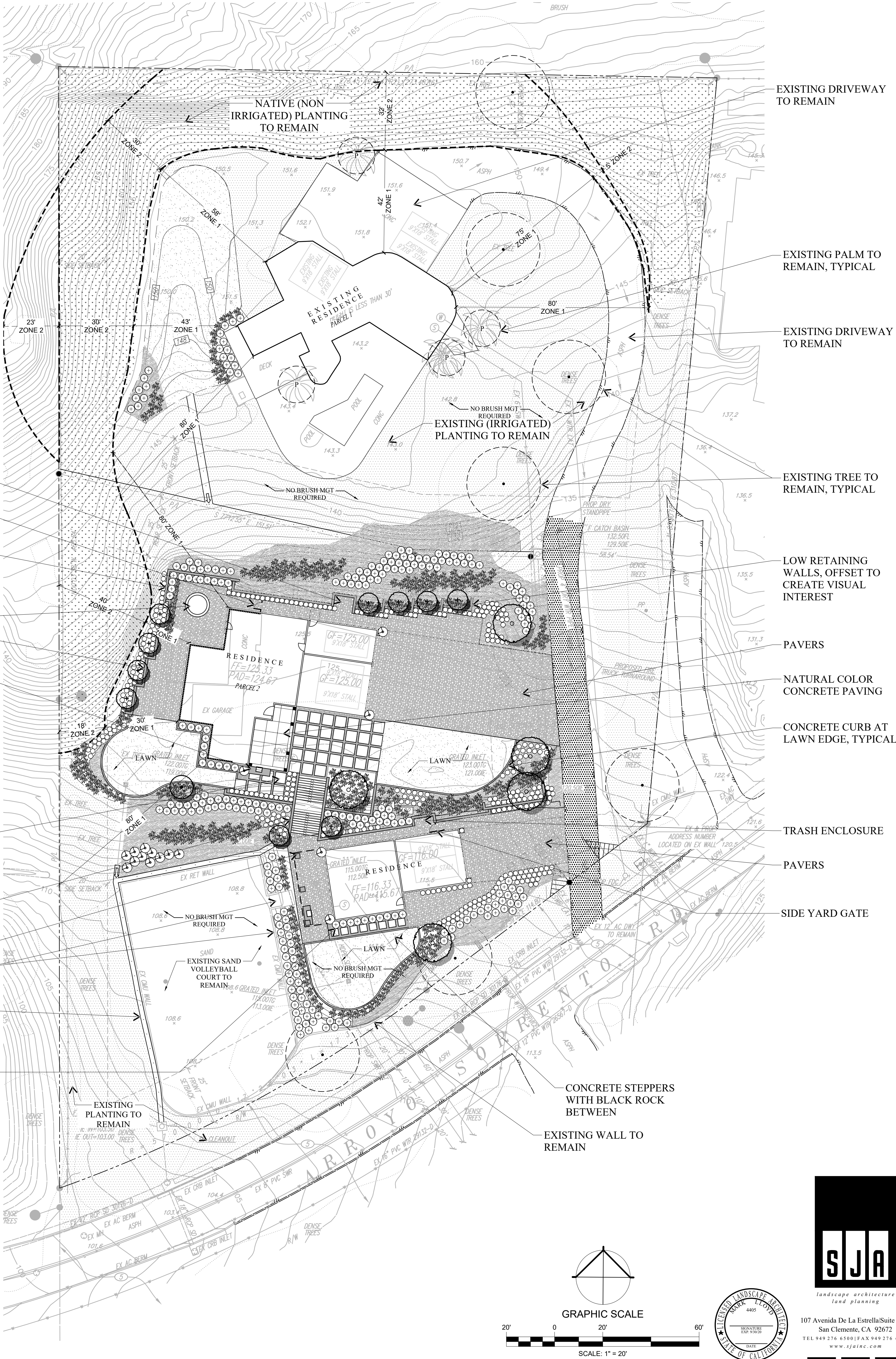
LOW WALL AT STEPS

CONCRETE STAIRS

EXISTING WALL AND STAIRS TO REMAIN

NEW BROW DITCH

BUILT-IN BBQ AT OVERHEAD WITH 24" SQUARE COLUMNS



DESIGN CRITERIA

- PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD INTEREST TO THE SITE.
- ARCHITECTURAL ELEMENTS ON THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
- ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC SOIL CONDITIONS.
- COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
- THE IRRIGATION SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL, AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.

DESIGN OBJECTIVES

- THE LANDSCAPE PLANS WILL CONFORM TO THE FOLLOWING: LAND DEVELOPMENT ORDINANCE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS, LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS, CITY OF SAN DIEGO LAND DEVELOPMENT CODE CHAPTER 14, DIVISION 4 - LANDSCAPE REGULATIONS.
- THE INTEGRITY OF THE DEVELOPMENT WILL BE INSURED THROUGH THE IMPLEMENTATION OF A TOTAL LANDSCAPE DESIGN CONCEPT WHICH INCLUDES THE FOLLOWING LANDSCAPE ELEMENTS:
 - LANDSCAPING SHALL BE DROUGHT TOLERANT AND NATIVE OR NON-INVASIVE PLANT SPECIES TO ENHANCE ARCHITECTURAL DESIGN ELEMENTS THROUGH CAREFUL USE OF FLOWER AND LEAF COLOR AND TEXTURE, PLANT FORMS, LANDSCAPE LIGHTING AND SITE FURNISHINGS WHICH RELATE TO THE ARCHITECTURAL DESIGN THEME.
 - IN RECOGNITION OF THE MOVEMENT TYPES AND PATTERNS BY WITH PEOPLE WILL EXPERIENCE AND RELATE TO THE LANDSCAPE (PEDESTRIAN, BICYCLE AND VEHICULAR), LANDSCAPING WILL PROVIDE A SEQUENCE OF EVENTS AND EXPERIENCES WHICH RELATE TO AND RECOGNIZE THE INHERENT QUALITIES OF THE SITE AND ITS INTENDED USE.

IRRIGATION AND MAINTENANCE NOTES

- LANDSCAPE AREAS IDENTIFIED ON THE LEGEND AS BEING SERVED BY PERMANENT IRRIGATION, WILL UTILIZE STATE-OF-THE-ART AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEM WITH LOW PRECIPITATION RATE SPRINKLER HEADS. DRIP TUBING SHALL BE USED IN ALL PLANTING AREAS ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS

LONG TERM MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

NOTES

- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION. PER SDMC 142.0411. AVAILABLE FROM SOUTHLAND SOD FARMS (805) 488-3585
- A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403 (b)(5).
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403(b)(10).
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT WRAP AROUND THE ROOT BALL.

NOTE: MINIMUM TREE SEPARATION

IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
FIRE HYDRANT (10' MIN.)

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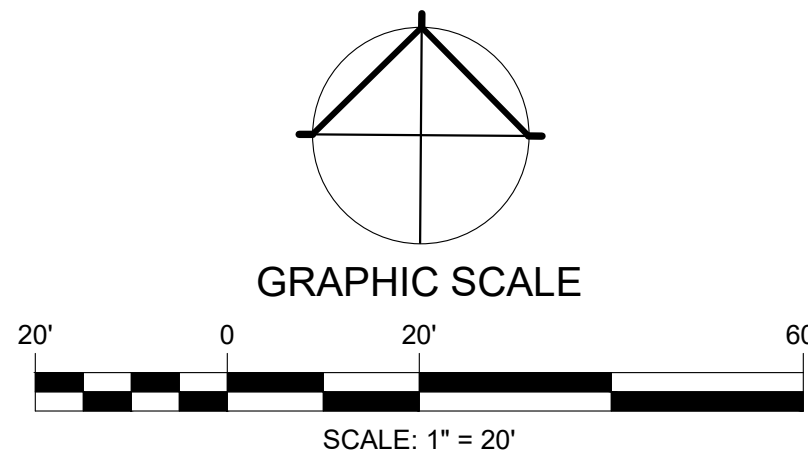
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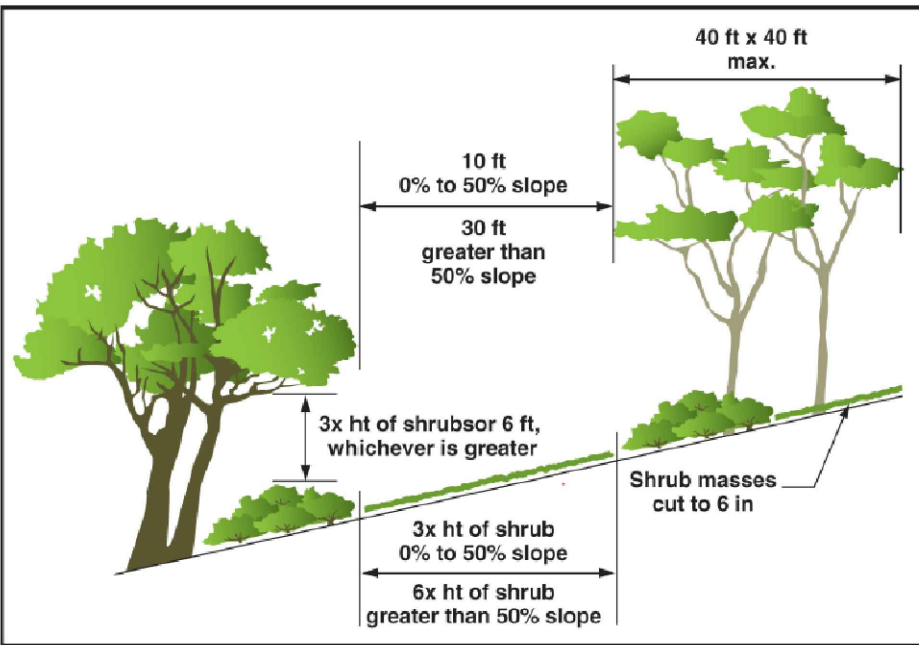
SECTION III: BRUSH MANAGEMENT
(PER THE LANDSCAPE STANDARD MANUAL)

3-1 BRUSH MANAGEMENT - DESCRIPTION FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

- 3.2-1 BASIC REQUIREMENTS - ALL ZONES
- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 18 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

BRUSH MANAGEMENT MAINTENANCE
(PER THE LANDSCAPE TECHNICAL MANUAL)

MAINTENANCE

REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE FOR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE.

BRUSH MANAGEMENT ZONE 1

THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTING SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE SLOPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVE AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE 2

SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDED REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEKS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

ZONE 2 TO BE MAINTAINED BY
THE CITY OF SAN DIEGO PARK
AND REC DEPT. THE CITY OPEN
SPACE IS CONSIDERED
'NEUTRAL IMPACT'



BRUSH MANAGEMENT DESIGN STATEMENT:

1. BRUSH MANAGEMENT, PARCEL 1 : BASED ON THE PRE EXISTING, PREVIOUSLY CONFORMING STRUCTURE. ZONE ONE SHALL EXTEND FROM THE FACE OF WEST, NORTH, AND EAST SIDES OF THE RESIDENTIAL STRUCTURE TO THE OUTER EDGE OF IRRIGATED AREA OF PAVING RANGING IN WIDTH FROM 35-FT TO 80-FT. A CORRESPONDING ZONE TWO SHALL EXTEND FROM THE OUTER EDGE OF ZONE ONE TO THE WEST AND NORTH PROPERTY LINES AND AS SHOWN ON THE PLAN TO THE NORTHWEST AND EAST RANGING IN WIDTH FROM 43-FT TO 0-FT. BASE ON THE PREVIOUS CONFORMING STRUCTURE, A SMALL PORTION OF ZONE TWO SHALL EXTEND ON THE OPEN SPACE TO THE WEST RANGING IN WIDTH 0-FT TO 25-FT.
2. BRUSH MANAGEMENT, PARCEL 2: ZONE ONE SHALL EXTEND FROM THE WEST FACE OF PRELIMINARY RESIDENTIAL STRUCTURE TO THE OUTER EDGE OF IRRIGATED AREA RANGING IN WIDTH FROM 20-FT TO 80-FT. A CORRESPONDING ZONE TWO SHALL EXTEND FROM THE OUTER EDGE OF ZONE ONE TO THE WEST PROPERTY LINE RANGING IN WIDTH FROM 40-FT TO 0-FT. DUE TO THE LACK OF FULL BRUSH MANAGEMENT ZONE, ALTERNATIVE COMPLIANCE SHALL BE REQUIRED AS FOLLOWS: OPENING ALONG WEST FACE OF THE PRIMARY RESIDENTIAL STRUCTURE PLUS A 10-FT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL GLAZED, DUAL TEMPERED PANES, TYP. NO BRUSH MANAGEMENT REQUIRED FOR COMPANION UNIT, WHICH WILL BE LOCATED 100-FT OR MORE FROM THE FUEL LOAD

NOTE:

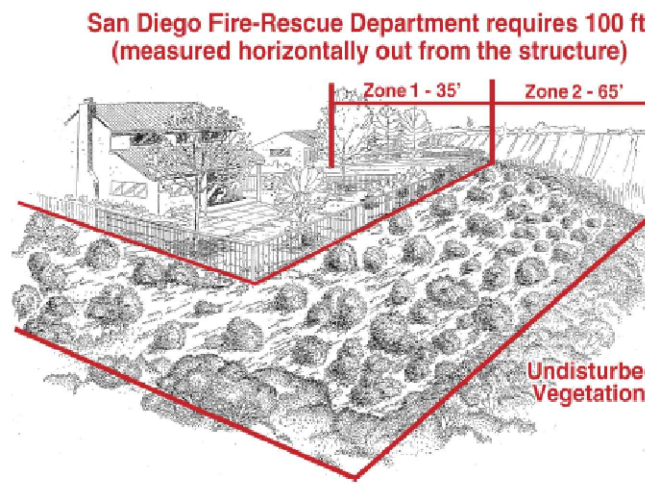
1. PREVIOUSLY CONFORMING STRUCTURE ENTITLED TO OFF-SITE BRUSH MANAGEMENT ON ADJACENT CITY OPEN SPACE AS SHOWN ON THESE PLANS. BRUSH MANAGEMENT ON CITY OPEN SPACE SHALL BE CONDUCTED BY THE PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FIRE-RESCUE DEPARTMENT. FOR MANAGEMENT ISSUES, CONTACT PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619) 685-1313.
2. NO BRUSH MANAGEMENT SHALL OCCUR DURING NESTING SEASON
3. NO INVASIVE PLANT SPECIES ARE PROPOSED FOR THE PROJECT
4. ZONE TWO BRUSH MANAGEMENT ON ADJACENT CITY OPEN SPACE IS BEING CONSIDERED "IMPACT NEUTRAL"
5. IF IN THE VERY HIGH FIRE SEVERITY ZONE: 35' OF ZONE 1 AND 65' OF ZONE 2 (DEFENSIBLE SPACE = 100' TOTAL : ZONE 1 SHALL NOT BE LESS THAN 35' WITHOUT ADDITIONAL MITIGATION(S) DEFENSIBLE SPACE REDUCES THE RISK THAT FIRE WILL SPREAD FROM THE SURROUNDINGS TO THE STRUCTURE AND PROVIDES FIREFIGHTER ACCESS/ABILITY TO DEFEND THE STRUCTURE. REDUCED ZONES WILL JEOPARDIZE THE STRUCTURE AND INHIBIT FIREFIGHTER DEFENSIBLE SPACE
6. ALL CRC33/CBTA MITIGATION REQUIREMENTS AND ALL FPB POLICY B-18-01 ADDITIONAL MITIGATION REQUIREMENTS SHALL BE REVIEWED BY STRUCTURAL OR IAS COMBINED. ONCE STRUCTURAL/IAS HAS APPROVED/SIGNED OFF. THEN THE FIRE PLAN REVIEWER CAN APPROVE/SIGN OFF. " REQUEST ASSIGNED CITY PROJECT MANAGER TO ADD A REVIEW CYCLE FOR MITIGATION AND/OR ADDITIONAL MITIGATION REVIEW BY THE ORIGINAL REVIEWER FOR STRUCTURAL OR IAS"
7. PER MUNICIPAL CODE: STRUCTURES LOCATED IN ZONE 1 SHALL BE CONSTRUCTED OF NON COMBUSTIBLE, ONE HOUR OR BETTER FIRE RATED AND/OR HEAVY TIMBER CONSTRUCTION. DSD POLICY REQUIRES THAT STRUCTURE LOCATED IN THE HIGH SEVERITY FIRE ZONES MEET THESE REQUIREMENTS AND ARE REVIEWED FOR COMPLIANCE BY A STRUCTURAL OR IAS REVIEWER. THE BRUSH MANAGEMENT PROGRAM SHALL BE BASED ON A STANDARD ZONE ONE OF 35-FT. IN WIDTH AND A ZONE TWO OF 65-FT. IN WIDTH, EXERCISING THE ZONE TWO REDUCTION OPTION AND ALTERNATE COMPLIANCE MEASURES SET FORTH UNDER §142.0412(f), §142.0412(g), AND §142.0412(j). ZONE ONE SHALL RANGE FROM 20-FT. TO 80-FT. IN WIDTH WITH A CORRESPONDING ZONE TWO OF 5-FT. TO 40-FT. IN WIDTH, EXTENDING OUT FROM THE HABITABLE STRUCTURE TOWARDS THE NATIVE/NATURALIZED VEGETATION AS SHOWN ON EXHIBIT "A"
- 8.

MITIGATION NOTE:

SOUTH AND WEST ELEVATION WINDOWS OF PROPOSED PARCEL 2 RESIDENCE SHALL USE DUAL TEMPERED PANE WINDOWS AS ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT ZONE 1.

BRUSH MANAGEMENT REQUIREMENTS
(SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS)

Table 142-04H		
Zone One	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(F) THE ZONE TWO WIDTH MAY BE DECREASED BY 1-1/2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE 1 WIDTH

(G) ZONE ONE REQUIREMENTS

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
- (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
- (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) ZONE TWO REQUIREMENTS

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
- (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
- (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
- (C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
- (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.041(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS, EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
- (7)

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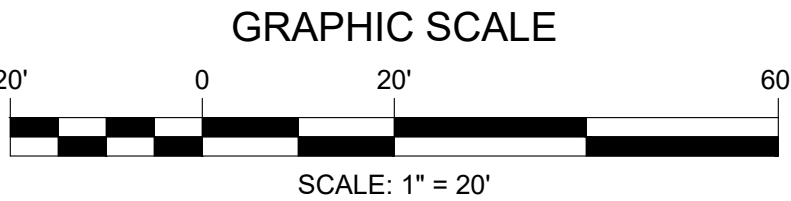
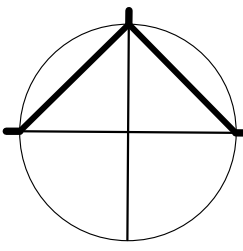
BRUSH MANAGEMENT PLAN

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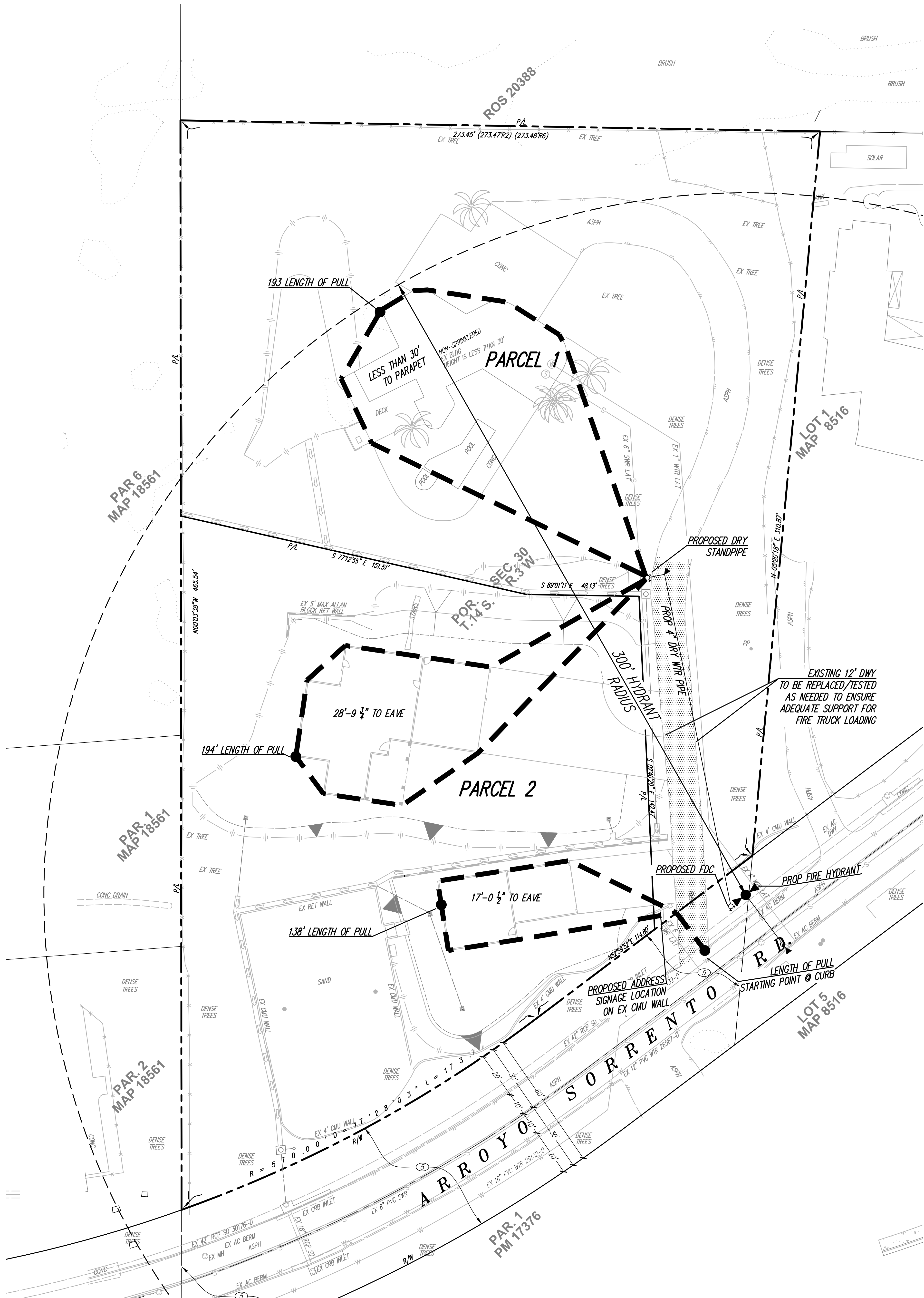
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ARROYO SORRENTO LOT SPLIT

FIRE ACCESS PLAN

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SHEET 12 OF 12



ADDRESS SIGNAGE NOTE

ALL PROPOSED AND EXISTING BUILDINGS SHALL POST ADDRESS SIGNAGE ON THE EXISTING BLOCK WALL WESTERLY OF THE EXISTING DRIVEWAY.

ALL PROPOSED AND EXISTING BUILDINGS SHALL POST ADDRESS SIGNAGE ON THE STRUCTURE THAT IS VISIBLE FROM THE ACCESS ROAD.

BUILDING ADDRESS NUMBER(S) LOCATION(S) SHALL BE VISIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0208.

FOR ADU/COLU, IT SHALL BE NECESSARY TO PROVIDE A SEPARATE ADDRESS FOR THE SEPARATE UNIT. THE APPLICANT WILL NEED TO REQUEST THAT THIS PROJECT MANAGER ADDS A REVIEW CYCLE FOR HIS ADDRESSING TO REVIEW THE PROJECT TO ASSIGN AND/OR RE-ASSIGN A PHYSICAL ADDRESS WITH STREET NAME, NUMBER AND/OR UNIT DESIGNATION.

FIRE ACCESS PLAN NOTE

OWNER(S), DEVELOPER(S) AND/OR CONTRACTOR(S): A "DISCRETIONARY" PLAN REVIEW IS "CONCEPTUAL" BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCUMBENT OF THE APPLICANT TO ENSURE THAT A FIRE PLAN REVIEW CYCLE IS PROVIDED DURING THE "MINISTERIAL" REVIEW. ALSO, AN "EXHIBIT A" PACKAGE WITH OR WITHOUT A "FIRE ACCESS PLAN" DOES NOT CONSTITUTE AN APPROVED FAP FOR ISSUANCE OF CONSTRUCTION/BUILDING PERMIT.

FIRE APPARATUS ACCESS ROAD NOTE

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

FIRE ACCESS TURNAROUND NOTE

DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5 SEE APPENDIX D CFC FIGURE D103.1 RADIUS 30' INSIDE 50' OUTSIDE.

HOSE PULL NOTE

ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE FIRE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 200'. FOR NON SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.

KNOX BOX NOTE

AN APPROVED VEHICLE STROBE DETECTOR SYSTEM AND/OR KNOX KEYSWITCH OVERRIDE SHALL BE PROVIDED FOR ALL VEHICLE ENTRY AND/OR EMERGENCY VEHICLE ENTRY POINTS TO THE PROJECT SITE. LOCATIONS TO BE APPROVED BY FIRE ACCESS REVIEWER.

FIRE EXTINGUISHER NOTE

STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 908 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:

1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
2. IN EVERY STORAGE AND CONSTRUCTION SHED.

ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3315.

TURNAROUND NOTE

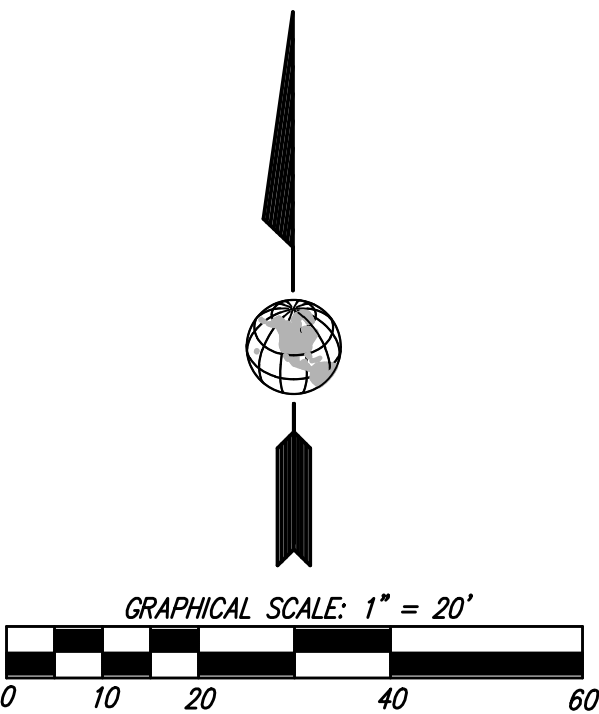
ANY HAMMERHEAD/TURNAROUND/CUL DE SAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX D CFC FIGURE D103.1. ALL DIMENSIONS HAVE BEEN SHOWN ON THE FIRE ACCESS LAN. TURN RADIUS 30' INSIDE/50' OUTSIDE. SFD FPD POLICY A-14-1.

CALIFORNIA FIRE CODE NOTE

1. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
2. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED BY THE FIRE CODE OFFICIAL. SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

LEGEND:

ITEM	SYMBOL
RIGHT OF WAY LINE	---
PROPERTY BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING AC DRIVEWAY	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	x 385.00
EXISTING CONTOUR	---
EXISTING WATER LINE	---
EXISTING SEWER LINE	---
EXISTING GAS LINE	---
EXISTING OVERHEAD POWER LINE	---
EXISTING OVERHEAD TELEPHONE LINE	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN INLET	---
EXISTING AC BERM	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	---
EXISTING STREET LIGHT	---
EXISTING SIGN	---
EXISTING BUILDING	---
EXISTING POWER POLE	---
PROPOSED HOSE PULL LENGTH	---
PROPOSED 300' FIRE HYDRANT SPACING	---
PROPOSED FIRE HYDRANT	---
PROPOSED DRY STANDPIPE	---
PROPOSED FIRE DEPARTMENT CONNECTION	---



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