



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 11, 2024 REPORT NO. PC-24-003

HEARING DATE: January 18, 2024

SUBJECT: BEELER CANYON RESIDENCES, Process Four Decision

PROJECT NUMBER: [PRJ-0649699](#)

REFERENCE: Tivyan SDP, [Project No. 412254](#); Site Development Permit No. 1442449

OWNER/APPLICANT: HUY HUYNH

SUMMARY

Issue: Should the Planning Commission approve a Site Development Permit (SDP) and a Tentative Map (TM) to amend SDP No. 1442449 (PTS 412254) to subdivide one lot into two lots and construct two new, one-story, single dwelling units, each with a detached accessory dwelling unit, located at 11275 Beeler Canyon Road in the RS-1-8 zone within the Rancho Encantada Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration (MND) No. 649699/SCH No. 2023060266 and ADOPT the Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Site Development Permit No. PMT-2358040; and
3. APPROVE Tentative Map No. PMT-2362630.

Community Planning Group Recommendation: On May 7, 2020, the Scripps Ranch Community Planning Group voted 18-0-0 to recommend approval of the project with no conditions. (Attachment 10).

Environmental Review: Mitigated Negative Declaration (MND) No. 649699 / SCH No. 2023060266 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 will be implemented to reduce, below a level of significance, any potential impacts identified (Attachment 8).

Fiscal Impact Statement: All costs to process this project are paid for by the applicant.

Housing Impact Statement: The project site is designated as Residential in the Rancho Encantada Community Plan and zoned RS-1-8. The proposed two single dwelling units, each with one accessory dwelling unit, will increase the amount of market-rate housing available.

BACKGROUND

The project site is located at 11275 Beeler Canyon Drive in the RS-1-8 zone, the Brush Management Overlay Zone, and the Very High Fire Sensitivity Overlay Zone within the Rancho Encantada Community Plan area.

The site had a previous approval, Site Development Permit (SDP) No. 1442449, approved by the Hearing Officer as Project No. 412254 on April 18, 2018, Resolution No. HO-7095 (Attachment 9). That approval was for one single dwelling unit with detached two-car garage; however, the applicant submitted for an amendment on February 28, 2020, prior to the expiration date of May 2, 2021. At this time the site remains undeveloped. The proposed SDP would amend and supersede the previous SDP.

DISCUSSION

Project Description:

The proposed project is a Tentative Map (TM) and Site Development Permit (SDP) to amend SDP No. 1442449 for the subdivision of the 2.79-acre undeveloped lot into two 1.39-acre lots. A single dwelling unit (SDU) with an accessory dwelling unit (ADU) is proposed for each lot. The total amount of open space to be preserved onsite is 1.14 acres.

Lot 1: 2,550-square-foot SDU with a 545-square-foot garage and 1,200-square-foot ADU, with 0.65 acres of the lot to be designated as open space.

Lot 2: 3,150-square-foot SDU with a 946-square-foot garage and 1,200-square-foot ADU, with 0.49 acres of the lot to be designated as open space.

The proposed project is consistent with the land use designation of single dwelling residential development in the Rancho Encantada Community Plan. The created lots meet the lot size and dimension regulations of the RS-1-8 zone: 100-foot lot width, 100-foot lot depth, and a minimum lot area of 40,000 square feet, where the proposed lot dimensions are approximately 130-foot lot width, 470-foot lot depth, and an area of approximately 61,100 square feet for each lot. No deviations are required for the project. The project conforms with the [General Subdivision Procedures](#) and the [Tentative Map regulations](#) of the San Diego Municipal Code.

The proposed project is consistent with ADU development regulations within SDMC Section 141.0302. Each 1,200-square-foot ADU is the maximum size permitted, and when combined with the proposed SDU, each lot will have a floor area ratio (FAR) of 0.07, where SDMC Table 131.04D, allows maximum floor area ratio (FAR) of 0.45.

Permits Required:

Due to process consolidation, all actions are processed concurrently as a Process Four approval.

Development of the proposed project requires the following approvals:

1. A Process Four Tentative Map per [San Diego Municipal Code \(SDMC\) Section 125.0430](#), for the subdivision of land.
2. A Process Four Site Development Permit to:
 - a. To subdivide land within Environmentally Sensitive Lands (ESL) per [SDMC Section 126.0502\(d\)\(3\)](#).
3. A Process Three Site Development Permit to:
 - a. Amend Site Development Permit No. 1442449 per [SDMC Section 126.0114\(c\)](#);
 - b. Develop on sites greater than 15,000 square feet with ESL per SDMC Section [126.0502\(a\)\(1\)\(B\)](#).

Environmentally Sensitive Lands (ESL):

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep hillsides. The proposed development will be located in the northern portion of the property, with development close to the road and avoiding the slopes and more dense native vegetation in the southern portion of the project site. In this manner, the steep slopes will not be disturbed, and impacts to biological resources are limited. Impacts to approximately 1.73 acres of Tier IIIa habitats (0.75 acre of Southern Mixed Chaparral and 0.98 acre of Chemise Chaparral) will be mitigated at a ratio of 1:1 by dedication of 0.73 acre of Southern Mixed Chaparral on site as permanently protected mitigating Open Space included in the total 1.14-acre Covenant of Easement (COE) required as a condition of approval, and payment of the equivalent of 1.00 acre of habitat into the City's Habitat Acquisition Fund (HAF). The steep slopes slope upwards and to the south from the area proposed for development, and drainage and runoff would be directed to the public street.

The Environmentally Sensitive Lands (ESL) regulations separately require that ESL outside of the allowable development area on a premises shall be left in a natural state [SDMC Sections 143.0140(a), 143.0141, and 143.0152]; therefore, the total amount of open space to be preserved through a COE is 1.14 acres, greater than the 0.73 acres required for CEQA mitigation. The project will still pay into the HAF for one acre of Tier IIIa habitat.

Environmental Analysis:

During the environmental review of the project, City staff determined that based on the environmental analysis and information, the project could have a significant environmental effects in the following area(s): Biological Resources, Cultural Resources (Archeology), and Tribal Cultural Resources. As a result, Mitigated Negative Declaration No. 649699 / SCH No. 2023060266 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 will be implemented which will avoid or mitigate the potentially significant environmental effects previously identified, and the preparation of an environmental impact report will not be required.

Conclusion:

Staff has reviewed project plans and documents, and all the necessary findings can be made to approve the project as discussed in depth above and demonstrated in the resolution of approval (Attachment 5). Staff recommends that the Planning Commission ADOPT Mitigated Negative

Declaration No. 649699 / SCH 2023060266, ADOPT the Mitigation, Monitoring and Reporting Program, and APPROVE Site Development Permit No. PMT-2358040, and Tentative Map No. PMT-2362630.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 649699 / SCH 2023060266, ADOPT the Mitigation, Monitoring and Reporting Program, and APPROVE Site Development Permit No. PMT-2358040, and Tentative Map No. PMT-2362630, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 649699 / SCH 2023060266, DO NOT ADOPT the Mitigation, Monitoring and Reporting Program, and DENY Site Development Permit No. PMT-2358040, and Tentative Map No. PMT-2362630, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



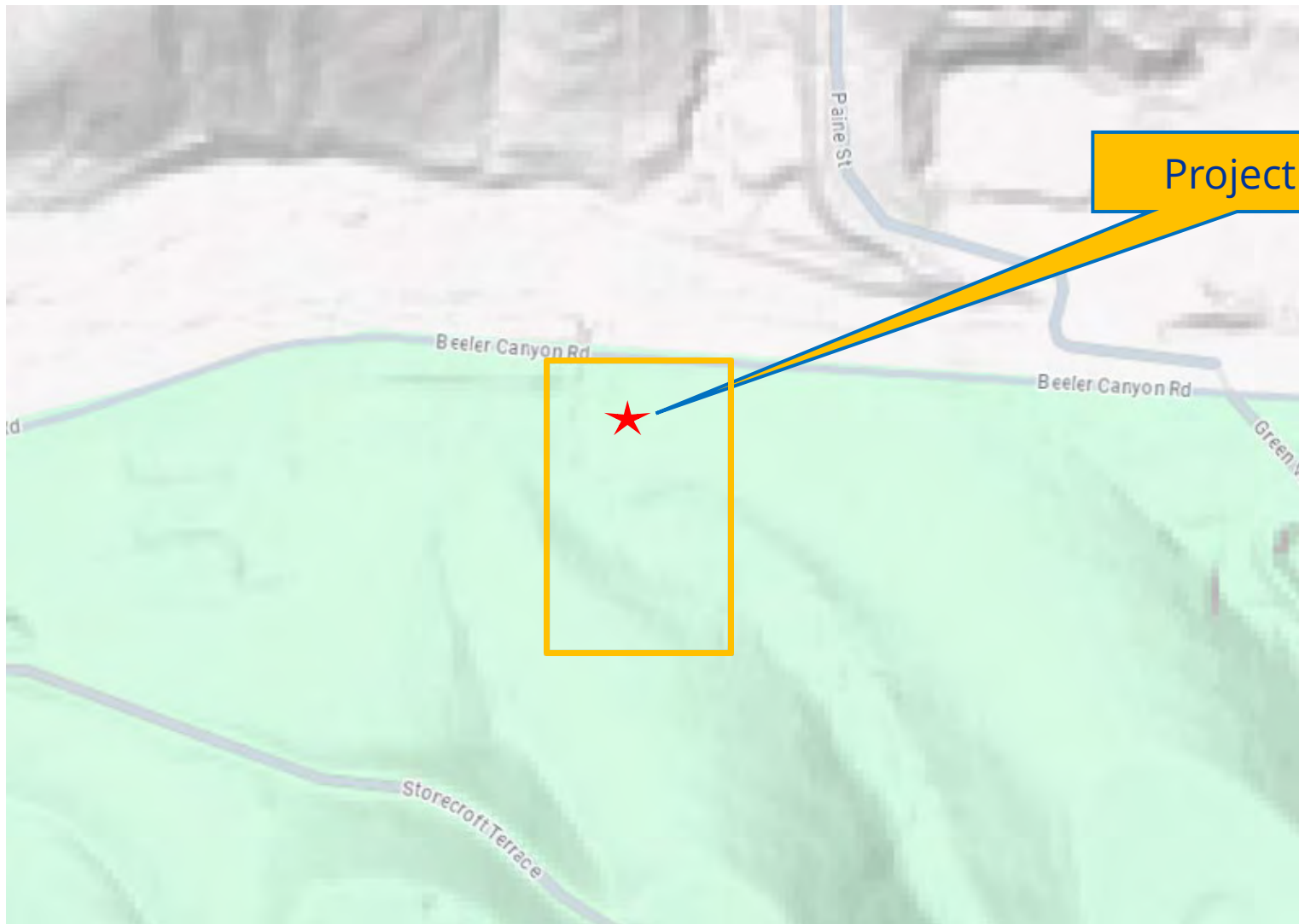
Renee Mezo
Assistant Deputy Director
Development Services Department



Tyler Sherer
Development Project Manager
Development Services Department

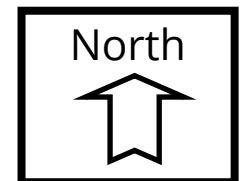
Attachments:

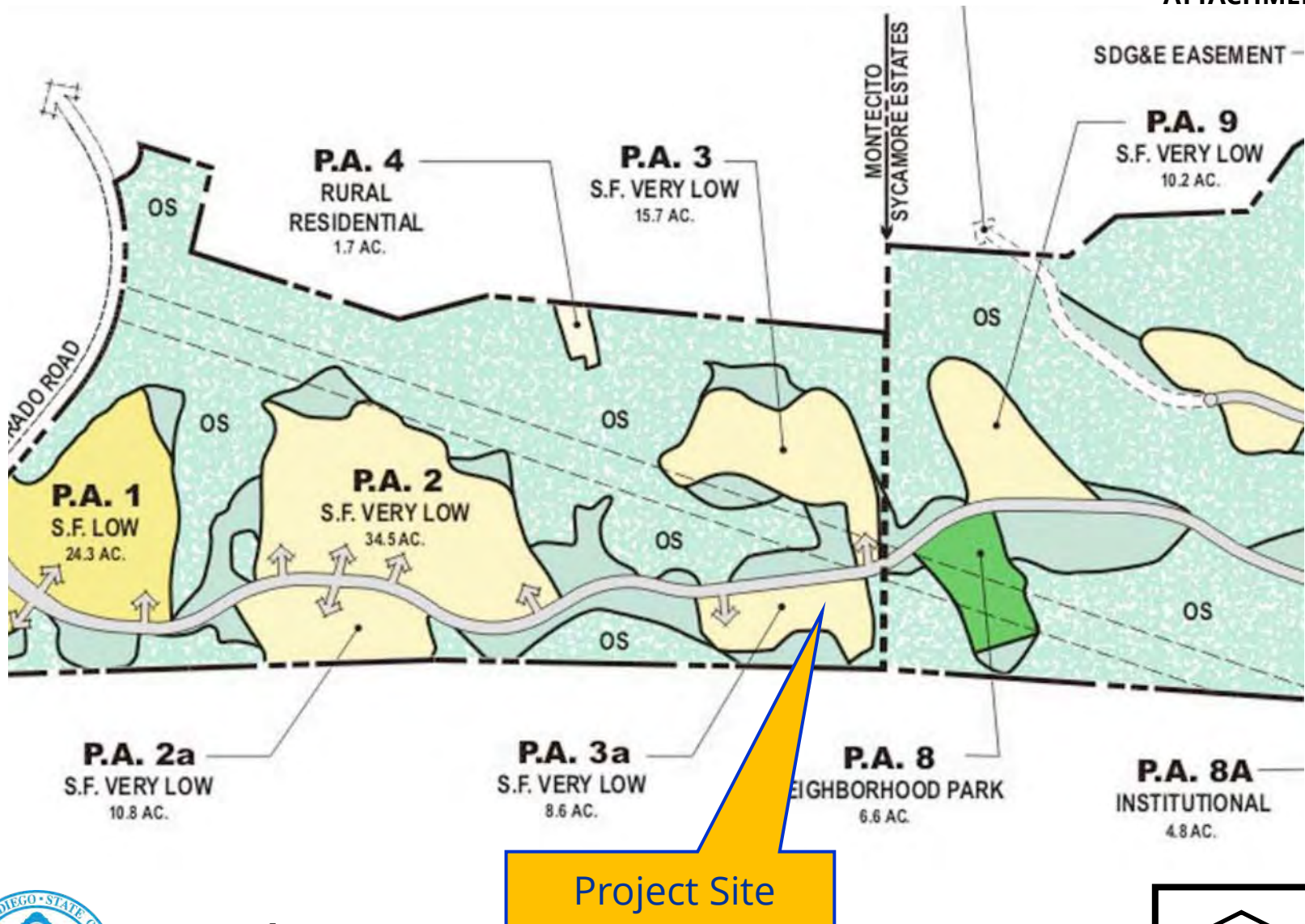
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Draft Environmental Resolution with MMRP
9. Recorded (Existing) Permit
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Tentative Map Exhibit
13. Project Plans



Project Location Map

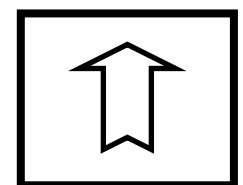
Beeler Canyon Residences
PROJECT NO. PRJ-0649699





Land Use Map

Beeler Canyon Residences
PROJECT NO. PRJ-0649699



North



Project Site

11275

11245

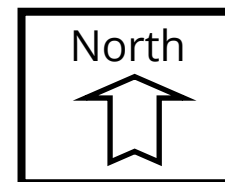
Beeler Canyon Rd

Rd



Aerial Photo

Beeler Canyon Residences
PROJECT NO. PRJ-0649699



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: 24008436

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-2358040
BEELER CANYON RESIDENCES - PROJECT NO. PRJ-0649699 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1442449
PLANNING COMMISSION

This Site Development Permit No. PMT-2358040 (amendment to Site Development Permit No. 1442449, recorded in the Office of the San Diego County Recorder on May 9, 2018, as Document No. 2018-0186149 of Official Records) is granted by the Planning Commission of the City of San Diego to Huy Huynh, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0502(d)(3). The 2.79-acre site is located at 11275 Beeler Canyon Road in the RS-1-8 zone and the Brush Management and Very High Fire Sensitivity overlay zones of the Rancho Encantada Community Plan Area. The project site is legally described as: Parcel 3, Map 6554.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide one lot into two lots and construct two new, one-story, single dwelling units each with a detached accessory dwelling unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated January 18, 2024, on file in the Development Services Department.

The project shall include:

- a. Tentative Map No. PMT-2362630 to subdivide one existing 2.79-acre lot into two 1.397-acre lots to construct two new, one-story, single dwelling units (SDU) each with a detached accessory dwelling unit (ADU). Lot 1 will be developed with a 2,550-square-foot SDU, 545-square-foot garage, 1,200-square-foot ADU, and designate 0.65 acres of the lot as open space. Lot 2 will be developed with a 3,150-square-foot SDU, 946-square-foot garage, 1,200-square-foot ADU, and designate 0.49 acres of the lot as open space; and
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

(CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 February 1, 2027.
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 supersedes the previously approved Site Development Permit No. 1442449, recorded in the Office of the San Diego County Recorder on May 9, 2018, as Document No. 2018-0186149 of Official Records.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the 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.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the federal Endangered Species Act (ESA) and by the California Department of Fish and Wildlife (CDFW) pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party

Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

9. 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.

10. 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.

11. 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.

12. 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:

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

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 649699, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 649699 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources
Cultural Resources (Archeology)
Tribal Cultural Resources


CLIMATE ACTION PLAN REQUIREMENTS:

16. 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:

17. The Site Development Permit shall comply with all conditions of Tentative Map No. 2362360.

18. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed private driveway, private storm drain culvert, headwalls and energy dissipators in the Beeler Canyon Road right of way, satisfactory to the City Engineer.

19.  The project is subject to SDMC Section 142.0151 and paleontological monitoring shall be required as outlined therein.

LANDSCAPE REQUIREMENTS:

20. 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.
21. Prior to issuance of any construction permit for public improvements, 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.
22. Prior to issuance of any construction permit for building (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)6.
23. 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.'
24. 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.
25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

MULTIPLE SPECIES CONSERVATION PROGRAM:

26. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site.

- **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size than is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development,

regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.

PLANNING/DESIGN REQUIREMENTS:

27. 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.

28. 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.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the environmentally sensitive lands that are outside the allowable development area on the premises as shown on Exhibit "A" for: Sensitive Biological Resources and Steep Hillides in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the environmentally sensitive lands as shown on Exhibit "A."

30. 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.

GEOLOGY REQUIREMENTS:

31. Prior to issuance of any construction permit, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

32. Following completion of grading, the Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports". The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

WATER AND SEWER REQUIREMENTS:

33. The Owner/Permittee shall design and construct any proposed water and sewer facilities within the public right-of-way (ROW) and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations or as otherwise approved by the Public Utilities Director and the City Engineer.

34. No trees or shrubs exceeding three feet in height at maturity shall be installed or remain within ten feet of any public sewer facilities or within five feet of any public water facilities.

35. Prior to the issuance of any building permit, the Owner/Permittee shall construct, or ensure the construction of via permit and bond, all proposed public and private water and sewer facilities within the public right of way and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

36. Prior to the issuance of any building permit, the Owner/Permittee shall demonstrate that all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD) or include the following note on the site plan: THE SCOPE OF WORK FOR EACH DWELLING UNIT IN THIS SINGLE DWELLING UNIT RESIDENTIAL DEVELOPMENT INCLUDES A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. EACH DWELLING UNIT'S COMBINED DOMESTIC/FIRE SERVICE IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

37. Prior to the issuance of any building permit, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped, and replaced with a new permitted lateral.

38. Prior to the issuance of any building permit, any private improvement associated with the development which lies within a public ROW or public easement and which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. landscaping, enhanced paving, storage, non-irrigation pipelines, or structures of any kind), must be removed unless the Owner/Permittee has a City approved County Recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location.

39. Prior to the issuance of any building permit, any private sewer mains associated with the development which connect directly to a public sewer manhole must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following: the sewer main's non-public status (PRIVATE), its nominal inside diameter, the type of material it's to be constructed of, and its authorization to encroach (i.e. the City approved EMRA No.).

40. Prior to any Certificate of Occupancy being issued, the Owner/Permittee is required to ensure that any and all separately titled units which share private water and/or sewer service connections to the City's public water and/or sewer systems have their titles encumbered by CC&Rs. The CC&Rs must be written to ensure (to the satisfaction of the Public Utilities Director) that the operation and maintenance of the private water and/or sewer services will be provided for in perpetuity.

INFORMATION ONLY:

ATTACHMENT 4

- 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 January 18, 2024, and (Approved Resolution Number).

ATTACHMENT 4

Site Development Permit PRJ-0649699
Date of Approval: January 18, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tyler Sherer
Development Project Manager

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

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

HUY HUYNH
Owner/Permittee

By _____
Owner

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

PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-2358040
BEELER CANYON RESIDENCES - PROJECT NO. PRJ-0649699 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1442449

WHEREAS, HUY HUYNH, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide one lot into two lots and construct two new, one-story, single dwelling units each with a detached accessory dwelling unit (ADU) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-2358040), on portions of a 2.79-acre site;

WHEREAS, the project site is located at 11275 Beeler Canyon Road in the RS-1-8 zone of the Rancho Encantada Community Plan area;

WHEREAS, the project site is legally described as Parcel 3, Map 6554; and

WHEREAS, the project site was originally approved for development under Site Development Permit No. 1442449 by the Hearing Officer on April 18, 2018, Resolution No. HO-7095 and this approval will amend and replace that permit; and

WHEREAS, on January 18, 2024, the Planning Commission of the City of San Diego considered Site Development Permit No. PMT-2358040 pursuant to the Land Development Code Section 126.0505 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 Site Development Permit No. PMT-2358040:

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

(a) Findings for all Site Development Permits:

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes to subdivide the current 2.79-acre undeveloped lot into two 1.39-acre lots. A single dwelling unit (SDU) and accessory dwelling unit (ADU) are proposed for each lot.

A 2,550-square-foot SDU with a 545-square-foot garage and 1,200-square-foot ADU are proposed on the western Lot 1, which will designate 0.65 acres of the lot as open space. A 3,150-square-foot SDU with a 946-square-foot garage and 1,200-square-foot ADU are proposed on the eastern Lot 2, which will designate 0.49 acres of the lot as open space. The 2.79-acre site is currently undeveloped and contains steep slopes, native vegetation, and is adjacent to (but does not contain) City Multi-Habitat Planning Area (MHPA).

The proposed project is consistent with ADU development regulations within SDMC Section 141.0302. Each 1,200-square-foot ADU is the maximum size permitted, and when combined with the proposed SDU, each lot will have a floor area ratio (FAR) of 0.07, where SDMC Table 131.04D, allows a maximum floor area ratio (FAR) of 0.45.

The project site is designated as Open Space within the Montecito Subarea of the Rancho Encantada Community Plan (RECP) area and designated by the City's General Plan as Residential. The proposed development of an SDU and ADU on two, 1.39-acre lots is consistent with the RECP's Rural Residential density of 0 -1 du/ac, the Open Space land use designation and other development regulations per Table 131-04D. The proposed low-density residential use is consistent with the General Plan, adjacent Multi-Habitat Planning Area, and RS-1-8 zone development regulations including: FAR, as discussed above; Height – (20 feet proposed, where 30 feet is allowed); Front Setback – (A minimum 25-foot front setback is proposed, where a 25-foot minimum is allowed); Side Setbacks – (Minimum side setbacks of 21 feet are proposed, where 10-foot minimums are allowed); and Rear Setback – (A minimum 206-foot rear setback is proposed, where a 10-foot minimum is allowed.). Thus, the development will not adversely affect the Rancho Encantada or other land use plans.

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

The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. In addition, the project will be in compliance with Brush Management requirements, with both Brush Management (BM) Zones One and Two included along the southern portion of the site. Where the full width of BM zones cannot be achieved on-site, alternative compliance measures will be utilized (along the western portion of the structure). Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As discussed in Finding 1 above, the project site is designated as Open Space within the Montecito Subarea of the Rancho Encantada Community Plan (RECP) area and designated by the City's General Plan as Residential. The proposed low-density development is consistent with the RECP's Rural Residential density of 0 -1 du/ac, the Open Space land use designation and other development regulations per Table 131-04D.

The project site contains steep slopes greater than 25 percent. The Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, require that steep hillsides be preserved in their natural state, except that development is permitted in steep hillsides, if necessary, to achieve a maximum development area of 25 percent of the premises. The development will be sited predominately on the flattest portion of the site adjacent to Beeler Canyon Road. The development footprint area, as well as the standard 35-foot Zone One Brush Management will be located outside of steep hillsides.

The site contains sensitive vegetation communities, and is adjacent to, but not within the Multi-Habitat Planning Area (MHPA). The project's biology study indicates that the proposed project would impact 1.73 acres of MSCP Tier IIIa habitat (Chamise Chaparral and Southern Mixed Chaparral) outside of the MHPA. This would be mitigated on and off site at a 1:1 acre ratio. The Mitigated Negative Declaration (MND) indicates that recordation of a Covenant of Easement (COE) will provide 0.73 acre of Tier IIIa habitat towards mitigation, and that an additional 1.00 acre of Tier IIIa habitat mitigation will be through payment into the City's Habitat Acquisition Fund (HAF) to provide full mitigation for impacts.

The Environmentally Sensitive Lands regulations separately require that ESL outside of the allowable development area on a premises shall be left in a natural state [SDMC Sections 143.0140(a), 143.0141, and 143.0152]; therefore, the total amount of open space to be preserved through a COE is 1.14 acres, greater than the 0.73 acres required for CEQA mitigation. The project will still pay into the HAF for one acre of Tier IIIa habitat.

Additionally, a Brush Management Plan has been prepared for the project site. It designates a 65-foot wide BMZ Two south and southeast of BMZ One, which will be non-irrigated and thinned while protecting native vegetation. The project is not seeking any deviations or variances from the applicable regulations of the Land Development Code and has sited the development and provided slope and natural vegetation protections to avoid impacts. As discussed above, 1.14 acres of the site will be protected in a COE that will cover the BMZ Two and undeveloped land in the southern and southeastern portion of the project site, as a condition of approval and required mitigation. Therefore, the proposed project will comply with the applicable regulations of the Land Development Code.

(b) Supplemental Findings – Environmentally Sensitive Lands

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

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep hillsides. The proposed development will be located in the northern portion of the property, with development close to the road and avoiding the slopes and more dense native vegetation in the southern portion of the project site. In this manner, the steep slopes will not be disturbed, and impacts to biological resources are limited. Impacts to approximately 1.73 acres of Tier IIIa habitats (0.75 acre of Southern Mixed Chaparral and 0.98 acre of Chemise Chaparral) will be mitigated at a ratio of 1:1 by dedication of 0.73 acre of Southern Mixed Chaparral on site as permanently protected mitigating Open Space included in the total 1.14-acre Covenant of Easement (COE) required as a condition of approval, and payment of the equivalent of 1.00 acre of habitat into the City's Habitat Acquisition Fund (HAF). The steep slopes slope upwards and to the south from the area proposed for development, and drainage and runoff would be directed to the public street.

The project design, mitigation, and protections will preserve and enhance the natural resources in conformance with the Environmentally Sensitive Lands Regulations, and therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed grading is approximately 4000 cubic yards at a depth of less than 9.5 feet, with grading occurring at the northern portion of the project site which is relatively flat. Existing areas where there are steep slopes will not be altered, minimizing the alteration of the existing natural landform.

The site is in the City's Geologic Hazard Category 53, which is categorized as level or sloping terrain, unfavorable geologic structure, with low to moderate risk. Compliance with the engineering permit conditions will ensure that new structure would be built to reduce the potential impacts from regional hazards. An "Update of a Preliminary Geotechnical Investigation for Proposed 3-Lot Development" was prepared by Allied Earth Technology, dated November 24, 2015, that indicates the site is safe from geologic hazards. An update titled "Geotechnical Plan Review update and response to City of San Diego cycle issues proposed two-lot residential development" dated July 7, 2020, was prepared to address staffs comments due to the change in site plan.

The project is adjacent to large, undeveloped land, including some areas that are to remain as open space, and a Brush Management Plan was prepared for the project. By incorporating required brush management zones and compliance with appropriate building codes, the project would not result in an undue risk from fire hazards. The project is not within a flood overlay zone but is in a potentially sensitive area for fire hazards.

The project does not require any variances and has been designed to minimize grading, geologic hazards, drainage impacts and fire risk through brush management. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep slopes. The City's General Plan Land Use Policy recommends preservation and enhancement of steep slopes and natural resources through dedication, acquisition, and open space easement. Further, the Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state except that development is permitted in steep hillsides if necessary, to achieve a maximum development area of 25 percent of the premises. The proposed development will take place entirely within private property, in the flattest part of the site, and will avoid the steep hillsides and vegetation at the south and southeastern portion of the property. Site drainage from the proposed improved areas of the project site, is designed to drain toward the Beeler Canyon Road public right-of-way at the north of the project site, while the slopes and preserved vegetation are along the southern portion of the project site.

The project will minimize grading and disturbance on steep slopes and protect natural vegetation through a Covenant of Easement recorded against title to the property. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The site is not within but is adjacent to the Multiple Species Conservation Program (MSCP) MHPA. The MHPA is located to the south of the project site, and the development proposed on site is located at the northern portion of the site. In addition, a COE is proposed over the ESL that is outside of the development footprint, which will provide a buffer between the MHPA and the development. The project is required to comply with specific conditions addressing the adjacency of the MHPA, including site drainage, lighting, and plant species, and compliance with those conditions will ensure the project's consistency with the MSCP. Therefore, the proposed development will be sited and designed to assure consistency with the Multiple Species Conservation Program (MSCP).

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

The project site is located approximately 12.5 miles east of the Pacific Ocean. BWE Engineering has prepared a Drainage Area Study, dated February 2021, for the project and the development is designed to treat run off and control the flow rate across the site to minimize erosion. The City's Engineering staff has accepted the report and conclusions. Therefore, the project design features as well as the distance from the coast will prevent the erosion of public beaches and not adversely impact local shoreline sand supply.

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

A Mitigated Negative Declaration was prepared for the project as it was determined that the proposed development could have a significant impact in the following areas:

- Biological Resources
- Cultural Resources (Archeology)
- Tribal Cultural Resources

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to biological resources, cultural resources (archeology), and tribal cultural resources in accordance with the California Environmental Quality Act. 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, Site Development Permit No. PMT-2358040 (Amendment to Site Development Permit No. 1442449) is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-2358040, a copy of which is attached hereto and made a part hereof.

Tyler Sherer
Development Project Manager
Development Services

Adopted on: January 18, 2024

IO#: 24008436

PLANNING COMMISSION RESOLUTION NUMBER XXXX-PC
TENTATIVE MAP NO. PMT-2362630
BEELER CANYON RESIDENCES
PROJECT NO. PRJ-0649699

WHEREAS, HUY HUYNH, Subdivider, and CASEY LYNCH, Surveyor, filed an application with the City of San Diego for a tentative parcel map to split one lot into two lots and construct two new, one-story, single dwelling units each with a detached accessory dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. PMT-2358040), located at 11275 Beeler Canyon Road in the RS-1-8 zone of the Rancho Encantada Community Plan Area. The property is legally described as: Parcel 3, Map 6554; and

WHEREAS, the map proposes the subdivision of a 2.79-acre site into two (2) lots for two (2) single dwelling units and two detached accessory dwelling units; 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 January 18, 2024, the Planning Commission of the City of San Diego considered Tentative Parcel Map No. PMT-2362630, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the 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 Parcel Map No. PMT-2362630:

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 site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes to split the current 2.79-acre undeveloped lot into two 1.397-acre lots. A single dwelling unit (SDU) and an accessory dwelling unit (ADU) are proposed for each lot.

A 2,550-square-foot SDU with a 545-square-foot garage and 1,200-square-foot ADU are proposed on the western Lot 1, which will designate 0.65 acres of the lot as open space. A 3,150-square-foot SDU with a 946-square-foot garage and 1,200-square-foot ADU are proposed on the eastern Lot 2, which will designate 0.49 acres of the lot as open space. The 2.79-acre site is currently undeveloped and contains steep slopes, native vegetation, and is adjacent to (but does not contain) City Multi-Habitat Planning Area (MHPA).

The proposed project is consistent with ADU development regulations within SDMC Section 141.0302. Each 1,200-square-foot ADU is the maximum size permitted, and when combined with the proposed SDU, each lot will have a floor area ratio (FAR) of 0.07, where SDMC Table 131.04D, allows a maximum floor area ratio (FAR) of 0.45.

The project site is designated as Open Space within the Montecito Subarea of the Rancho Encantada Community Plan (RECP) area and designated by the City's General Plan as Residential. The proposed development of an SDU and ADU on two, 1.397-acre lots is consistent with the RECP's Rural Residential density of 0 -1 du/ac, the Open Space land use designation and other development regulations per Table 131-04D. The proposed low-density residential use is consistent with the General Plan, the RS-1-8 zone development regulations including FAR as discussed above; height – (20 feet, where 30 feet is allowed); and setbacks – (Minimum of 25 feet front setback, where a 25-foot minimum is allowed; Minimum side setbacks of 21 feet, where 10-foot minimums are allowed; and a Minimum 206-foot rear setback, where a 10-foot minimum is allowed), and adjacent Multi-Habitat Planning Area. Thus, the development will not adversely affect the Rancho Encantada or other land use plans.

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 site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court in the RS-1-8 zone. The proposed lots meet the minimum lot size and dimension regulations of the zone. Both lots propose widths of 130', where a minimum width of 100' is required; 469.83' depths, where a minimum depth of 100' is required; and areas of 60,876 square feet where a minimum lot area of 40,000 square feet is required. No deviations are requested for the project. The project provides private improvements in accordance with the Municipal Code and state law. Therefore, 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 split the current 2.79-acre undeveloped lot into two 1.397-acre lots. A single dwelling unit (SDU) and an accessory dwelling unit (ADU) are proposed for each lot. A 2,550-square-foot SDU with a 545-square-foot garage and 1,200-square-foot ADU are proposed on the western Lot 1, which will designate 0.65 acres of the lot as open space. A 3,150-square-foot SDU with a 946-square-foot garage and 1,200-square-foot ADU are proposed on the eastern Lot 2, which will designate 0.49 acres of the lot as open space. The 2.79-acre site is currently undeveloped and contains steep slopes, native vegetation, and is adjacent to (but does not contain) City Multi-Habitat Planning Area (MHPA).

The subdivision creates two lots from one undeveloped lot which conform with the minimum lot area, setbacks, density, of the RS-1-8 zone. Therefore, the site is physically suitable for the type and density of development.

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.

A Mitigated Negative Declaration was prepared for the project as it was determined that the proposed development could have a significant impact in the areas of: Biological Resources, Cultural Resources (Archeology), and Tribal Cultural Resources. Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to biological resources in accordance with the California Environmental Quality Act. Furthermore, 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. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

As mentioned in finding 2 above, incorporated herein by this reference, the project creates two lots that meet the applicable development requirements of the RS-1-8 zone. The project does not conflict with the Community Plan or General Plan, or any applicable development regulations designed to protect the public health, safety, and welfare. Residential units developed on these lots will be subject to compliance with the City's codes, policies, regulations, and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval will require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all

regulations Therefore, the design of the subdivision 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.

No conflicts with easements acquired by the public at large for access through, or use of property within the proposed subdivision, that would preclude lot subdivision were identified during review. Therefore, 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.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The sizes, shapes, and locations of the subdivided lots do not preclude such future opportunities as they do not change the use of the land. Applicable setback and other development regulations are designed to preserve access to light, air, and open space, which the proposed development takes advantage of to the extent feasible. The SDUs/ADUs can be modified, remodeled, rebuilt or demolished at any time to avail the property of 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.

The project proposes to split the current 2.79-acre undeveloped lot into two 1.397-acre lots. Two SDUs, each with an ADU, are proposed on a site previously entitled for one SDU. The proposed housing will increase property tax revenue from the site, which provides a public benefit. A Mitigated Negative Declaration was prepared for the project as it was determined that the proposed development could have a significant impact in the areas of: Biological Resources, Cultural Resources (Archeology), and Tribal Cultural Resources. Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to biological resources in accordance with the California Environmental Quality Act. The Planning Commission 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Parcel Map No. PMT-2362630 is hereby granted to HUY HUYNH, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Tyler Sherer
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008436

DRAFT

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. PMT-2362630
BEELER CANYON RESIDENCES - PROJECT NO. PRJ-0649699
MMRP
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on February 1, 2027.
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 on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the conditions of Site Development Permit No. PMT-2358040.
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. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
7. The Tentative Map shall comply with the conditions of Site Development Permit No. PMT-2358040.
8. Per the City of San Diego Street Design Manual – Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on Beeler Canyon Road.
9. The drainage system proposed for this development is subject to approval by the City Engineer.

10. 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.
11. The Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
12. The Subdivider shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
13. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
14. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
15. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
16. The Subdivider shall underground any new utility service run to any new or proposed structures within the subdivision.
17. 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.
18. 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

19. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 2.79-acre property into two (2) parcels shall be recorded in the office of the County Recorder.

20. 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 setting 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.
21. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder. 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 along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Parcel Map.
22. 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.
23. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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. (From Cycle 2) [Recommended]
 - 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 shall be shown on the map. (From Cycle 2) [Recommended]

GEOLOGY

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

PLANNING

25. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for: Sensitive Biological Resources and Steep Hillsides in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of

the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

LANDSCAPE

26. Prior to the recordation of the Final/Parcel Map, the Owner/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."

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 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. 24008436

RESOLUTION NUMBER R-_____

ADOPTED ON JANUARY 18, 2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION NO.
649699/SCH NO. 2023060266 AND THE MITIGATION, MONITORING,
AND REPORTING PROGRAM

WHEREAS, on February 28, 2020, Huy Huynh submitted an application to the Development Services Department for a Site Development Permit Amendment and Tentative Parcel Map for the Beeler Canyon Residences (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on January 18, 2024; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 649699 (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.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this 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 First Avenue, San Diego, CA 92101.

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

By: _____
Tyler Sherer
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM [MMRP]
 SITE DEVELOPMENT PERMIT NO. PMT-2358040
 AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1442449
 TENTATIVE MAP NO. PMT-2362630
 PROJECT NO. PRJ-0649699

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. 649699 shall be made conditions of the Site Development Permit Amendment and Tentative Map as may be further described below.

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<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. **PRECONSTRUCTION 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 Biologist
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) #649699, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

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

requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: ***Not Applicable***

4. MONITORING EXHIBITS

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

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Biology	Biology Limit of Work Verification	Limit of Work Inspection
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Tribal Cultural Resources	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 REQUIREMENTS

BIOLOGICAL RESOURCES (RESOURCE PROTECTIONS DURING CONSTRUCTION)

I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to raptors and/or any native/migratory birds, and any avian species that is listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to

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

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

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

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

BIOLOGICAL RESOURCES (COVENANT OF EASEMENT/HABITAT ACQUISITION FUND)

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall provide mitigation for 1.73-acres of impacts to Tier IIIa habitats (Chamise Chaparral and Southern Mixed Chaparral). The proposed project would impact 1.73 acres of MSCP Tier IIIa habitats (Chamise Chaparral and Southern Mixed Chaparral) outside of the MHPA and would be mitigated on and off site at a 1:1 acre ratio. Recordation of a Covenant of Easement (COE) over 1.14 acres of the site will provide 0.73 acre of Tier IIIa habitat towards mitigation onsite outside of the MHPA. An additional 1.00 acre of Tier IIIa habitat mitigation will be through payment into the City's Habitat Acquisition Fund (HAF) to provide full mitigation for impacts. The COE will include language regarding implementing area specific management directives for MSCP covered species identified in the Biological Technical Report with a moderate to high potential to occur onsite. Through the COE the City and Wildlife agencies are granted enforcement rights to address any unforeseen management compliance issues in the future. The COE will allow the City to verify the private property owner has maintained the biological resources within the COE.

HISTORIC RESOURCES (ARCHAEOLOGY)**I. Prior to Permit Issuance**

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

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 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. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (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.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to

significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:

- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being 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 Reinterment 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.

V. Night and/or Weekend Work

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

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES

TCR-1

Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology)

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.



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

May 09, 2018 09:52 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$86.00 (SB2 Atkins: \$0.00)

PAGES: 25

INTERNAL ORDER NUMBER: 24005674

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1442449
TIVYAN SDP - PROJECT NO. 412254 [MMRP]
HEARING OFFICER

This Site Development Permit No. 1442449 is granted by the Hearing Officer of the City of San Diego to Roman and Nikki Tivyan, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0402. The 2.79-acre site is located at 11275 Beeler Canyon Road, in the RS-1-8 zone, within the Rancho Encantada Community Plan area. The project site is legally described as: Parcel 3 of Map 6554.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish construct a single-story dwelling unit with detached garage and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 18, 2018, on file in the office of the Development Services Department.

The project shall include:

- a. Construction of a 2,950-square-foot, single-story, single dwelling unit on a 2.79-acre single lot;
- b. Construction of a detached, 872-square-foot, two-car garage;
- c. Orchard and landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- 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 May 2, 2021
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure

Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. 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.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 412254, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 412254, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

15. The 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."

16. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

17. The project proposes to export 420 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm water culvert to the public storm drain culvert in the Beeler Canyon Road's Right-of-Way.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed private driveway located on Beeler Canyon Road's Right-of-Way.
22. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the driveway.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
24. 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.
25. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
26. 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:

27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater 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 office of the Development Services Department.
28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 Office of the Development Services Department.
29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. 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.

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

MSCP REQUIREMENTS

31. Prior to the issuance of any construction permits or notice to proceed the Owner/Permittee shall ensure that the project's design has been accurately represented in or on the Construction Documents (CDs/CDs consist of Construction Plan Sets for Private Projects) in conformance with the associated discretionary permit conditions and the approved Exhibit 'A' and the plans are in conformance with the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG), to the satisfaction of Development Services Department (DSD)/Land Development Review (LDR) staff and/or Planning Department MSCP staff. The applicant shall provide an implementing plan and include references in or on CDs of measures below under the bolded heading of each item.

- **Grading/Land Development/MHPA Boundaries** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify MHPA boundaries onsite and adjacent properties are delineated on the CDs. DSD/LDR and/or MSCP staff shall ensure that all grading is included within the approved development/construction footprint; specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify all new and proposed parking lots, staging areas, and developed areas in and adjacent to the MHPA are designed so they do not drain directly into the MHPA. All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: *"All construction related activity*

that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."

- **Lighting** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify construction and new development within or adjacent to the MHPA includes barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Brush Management** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify Brush management zones will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowner or other private party.
- **Invasives**- Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify no invasive non-native plant species are being introduced into areas within or adjacent to the MHPA.
- **Noise** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify (due to the site's location adjacent to or within the MHPA) where the Qualified Biologist has identified potential nesting habitat for listed avian species, that construction noise that exceeds the maximum levels (60 dB or greater at the beginning edge of the habitat) allowed shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. If species are present or assumed present because surveys are not performed, then appropriate mitigation shall be utilized to reduce noise impacts to 60dB or below at the edge of the occupied habitat.

PLANNING/DESIGN REQUIREMENTS:

32. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with

the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

35. 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.

GEOLOGY REQUIREMENTS:

36. Prior to the issuance of any construction permit, the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically address the proposed construction plans. The geotechnical investigation or update letter shall be reviewed for adequacy by the Geology Section of Development Services.

37. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

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 Hearing Officer of the City of San Diego on April 18, 2018, by Resolution HO-7095.

Permit Type/PTS Approval No.: SDP No. 1442449
Date of Approval: April 18, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Martha Blake
Development Project Manager

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

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

Nikki Tiyyan *aka Nikki Sayavanh*
Owner/Permittee

By 

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San DiegoOn May 7, 2018 before me, Rose Marie White, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Nikki Sayavank
Name(s) of Signer(s)
Martha Blake

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Rose Marie White

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer is Representing: _____

RESOLUTION NUMBER HO-7095

ADOPTED ON APRIL 18, 2018

WHEREAS, on April 10, 2015, Roman and Nikki Tivyan submitted an application to the Development Services Department for a Site Development Permit for the Tivyan SDP Project; and

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

WHEREAS, the issue was heard by the Hearing Officer on April 18, 2018; and

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

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 412254 prepared for this Project; NOW THEREFORE,

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

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

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 OR CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

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

By: 
Martha Blake, Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Site Development Permit No. 1442449

PROJECT NO. 412254

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. 412254 shall be made conditions of Site Development Permit No. 1442449 as may be further described below.

A. GENERAL REQUIREMENTS – PART I - Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

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

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

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

Qualified Biologist

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) #412254 and /or Environmental Document # 412254, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

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

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

Not Applicable

4. MONITORING EXHIBITS

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

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

salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** - The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus

wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring**- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown

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

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

III. **Post Construction Measures**

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

GENERAL NESTING BIRD MITIGATION BIOLOGY (General Birds)

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

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.

Biological Resources (Conservation Easement)

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall mitigate onsite for direct impacts to 1.10-acres of Southern Mixed Chaparral (Tier III). In accordance with the City of San Diego Biology Guidelines, mitigation ratio shall be 0.5:1 inside of the Multi-Habitat Planning Area (MHPA) and a ratio of 1:1 outside the MHPA. Total required mitigation shall be 1.10-acres outside of the MHPA through onsite habitat conservation. A covenant of easement (COE) shall be placed over 1.70-acres of Southern Mixed Chaparral. The owner/permittee shall identify on Exhibit A the 1.70-acres to be placed within the COE.

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.

HEARING OFFICER
RESOLUTION NO. 7095
SITE DEVELOPMENT PERMIT NO. 1442449
TIVYAN RESIDENCE - PROJECT NO. 412254 [MMRP]

WHEREAS, ROMAN AND NIKKI TIVYAN, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a one-story, single dwelling unit with detached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1442449), on portions of a 2.79-acre property;

WHEREAS, the project site is located at 11275 Beeler Canyon Road, in the RS-1-8 zone of the Rancho Encantada Community Plan area;

WHEREAS, the project site is legally described as Parcel 3, Map 6554; and

WHEREAS, on April 18, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1442449, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated April 18, 2018.

FINDINGS

Site Development Permit – San Diego Municipal Code Section 126.0504

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site is within the Rancho Encantada Community Plan area, and designated by the City's General Plan as Residential. The proposed dwelling unit is consistent with the land use designation, with one unit proposed on 2.79 acres. The proposed development has been found consistent with the general plan and the RS-1-8 Zone development regulations, allowed use, and adjacent Multi-Habitat Planning Area. Thus this residential dwelling unit will not adversely affect the Rancho Encantada or other land use plans.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story

dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. In addition, the project will be in compliance with Brush Management requirements, with both Brush Management (BM) Zones One and Two included along the southern portion of the site. Where the full width of BM zones cannot be achieved on-site, alternative compliance measures will be utilized (along the western portion of the structure). Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site contains steep slopes greater than 25 percent. The Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, require that steep hillsides be preserved in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The development will be sited predominately on the flattest portion of the site adjacent to the Beeler Canyon Road. The development footprint area, as well as the standard 35 foot Zone One Brush Management will be located outside of steep hillsides. The site contains sensitive vegetation communities, and is adjacent to, but not within the Multi-Habitat Planning Area (MHPA). Tierra Date prepared a Biological Letter Report dated May 12, 2016. The majority of the project site and vicinity is dominated by Southern Mixed Chaparral. The proposed project will impact approximately 1.10 acres of Southern Mixed Chaparral, which will be mitigated on-site. The project has prepared a Brush Management Plan for the site. The first 35 feet south and southeast of the residential structure will include ornamental landscaping and hardscaping in Brush Management Zone (BMZ) One. A 65-foot wide BMZ Two south and southeast of BMZ One will be non-irrigated and thinned while protecting native vegetation. A Covenant of Easement (COE) with the City is required as a condition of approval over the BMZ Two and undeveloped land in the southern and southeastern portion of the project site for a total of approximately 1.7 acres. The project is not seeking any deviations or variances from the applicable regulations of the Land Development Code and has sited the development and provided slope and natural vegetation protections to avoid impacts. Further, 1.7 acres of the site will be protected in a COE, therefore the proposed project will comply with the applicable regulations of the Land Development Code.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep hillsides. The proposed new residence will be located in the northern portion of the property, with development closer to the road and avoiding the slopes and more dense native vegetation at the rear or southern portion of the project site. With the development at the northern portion, the steep slopes will not be disturbed, and impacts to biological resources is limited. Impacts to approximately 1.10 acres of Southern Mixed Chaparral will be mitigated on-site at a greater than 1:1 ratio through the recordation of a Covenant of Easement over a proposed 1.7-acre open space area, with 1.10 acres as mitigation for impacts to the chaparral. The steep slopes slope upwards and to the south from the area proposed for development, and drainage and runoff would be directed to the public street.

The project design and protections will preserve and enhance the natural resources in conformance with the Environmentally Sensitive Lands Regulations, and therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA). The project site is not located in any flood hazard areas.

The proposed grading is approximately 420 cubic yards at a depth of less than 5 feet, with grading occurring at the northern portion of the project site which is relatively flat. The areas where there are steep slopes will not be altered, minimizing the alteration of the existing natural landform.

The site is located in the City's Geologic Hazard Category 53, which is categorized as level or sloping terrain, unfavorable geologic structure, with low to moderate risk. Compliance with the engineering permit conditions will ensure that new structure would be built to reduce the potential impacts from regional hazards. An "Update of a Preliminary Geotechnical Investigation for Proposed 3-Lot Development" was prepared by Allied Earth Technology, dated November 24, 2015, that indicates the site is safe from geologic hazards.

The project is adjacent to large, undeveloped land, include some areas that are to remain as open space, and a Brush Management Plan was prepared for the project. By incorporating required brush management zones and compliance with appropriate building codes, the project would not result in an undue risk from fire hazards. The project is not within a flood overlay zone, but is in a potentially sensitive area for fire hazards.

The project does not require any variances and has been designed to minimize grading, geologic hazards, drainage impacts and fire risk through brush management. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep slopes. The City's General Plan Land Use Policy recommends preservation and enhancement of steep slopes and natural resources through dedication, acquisition, and open space easement. Further, the Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The proposed development will take place entirely within private property, within in the flattest part of the site, and will avoid the steep hillsides and vegetation at the south and southeastern portion of the property. Site drainage from the proposed improved areas of the project site, is designed to drain toward the Beeler Canyon Road public right-of-way at the north of the project site, while the slopes and preserved vegetation are along the southern portion of the project site.

The project will minimize grading and disturbance on steep slopes and protect natural vegetation through a Covenant of Easement recorded against title to the property. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The site is not within but is adjacent to the Multiple Species Conservation Program (MSCP) MHPA. The MHPA is located to the south of the project site, and the development proposed on site is located at the northern portion of the site. In addition, a COE is proposed over the ESL that is

outside of the development footprint, which will provide a buffer between the MHPA and the development. The project is required to comply with specific conditions addressing the adjacency of the MHPA, including site drainage, lighting, and plant species, and compliance with those conditions will ensure the project's consistency with the MSCP. Therefore, the proposed development will be sited and designed to assure consistency with the Multiple Species Conservation Program (MSCP).

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site is located approximately 12.5 miles east of the Pacific Ocean. BWE Engineering has prepared a Drainage Area Study, dated July 2015, for the project and the development is designed to treat run off and control the flow rate across the site to minimize erosion. The City's Engineering staff has accepted the report and conclusions. Therefore, the project design features as well as the distance from the coast will prevent the erosion of public beaches and not adversely impact local shoreline sand supply.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA). A Mitigated Negative Declaration was prepared for the project as it was determined that the proposed development could have a significant impact in the following area:

- Biological Resources.

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to biological resources in accordance with the California Environmental Quality Act. 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 Hearing Officer, Site Development Permit No. 1442449 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1442449, a copy of which is attached hereto and made a part hereof.



Martha Blake
Development Project Manager
Development Services

Adopted on: April 18, 2018

IO#: 24005674



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

Community Planning Committee Distribution Form Part 2

Project Name: Beeler Canyon Amendment SDP/TM		Project Number: 649699	Distribution Date: 02/28/2020
Project Scope/Location: RANCHO ENCANTADA (Process 4) Tentative Map and Amendment to Site Development permit (SDP) No. 1442449 for the subdivision of land to create two lots, on environmentally sensitive land, each lot to have a proposed 2,950-square-foot single dwelling unit and detached 1,200-square-foot companion unit, located at 11275 Beeler Canyon Road. The 2.79-acre site is in RS-1-8 Zone, within the Rancho Encantada Plan area. Council District 2.			
Applicant Name: Huynh, Huy		Applicant Phone Number: (858)752-0036	
Project Manager: Daly, Tim	Phone Number: 619-446-5356	Fax Number: (619) 321-3200	E-mail Address: TPDaly@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve May 7, 2020	Members Yes 18	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Wallace H. Wulfeck		TITLE: Chair	
SIGNATURE:		DATE: May 8, 2020	
<i>Attach Additional Pages if necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Community Planning Committee Distribution Form Part 1

Project Name: Beeler Canyon Amendment SDP/TM		Project Number: 649699	Distribution Date: 02/28/2020
Project Scope/Location: RANCHO ENCANTADA (Process 4) Tentative Map and Amendment to Site Development permit (SDP) No. 1442449 for the subdivision of land to create two lots, on environmentally sensitive land, each lot to have a proposed 2,950-square-foot single dwelling unit and detached 1,200-square-foot companion unit, located at 11275 Beeler Canyon Road. The 2.79-acre site is in RS-1-8 Zone, within the Rancho Encantada Plan area. Council District 2.			
Applicant Name: Huynh, Huy		Applicant Phone Number: (858)752-0036	
Project Manager: Daly, Tim	Phone Number: 619-446-5356	Fax Number: (619) 321-3200	E-mail Address: TPDaly@sandiego.gov
Project Issues (To be completed by Community Planning Committee for initial review):			
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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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: 11275 Beeler Canyon Road **Project No. For City Use Only:** _____

Project Address: 11275 Beeler Canyon Road

San Diego, CA

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: Huy Huynh ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7786 TYROLEAN ROAD

City: SAN DIEGO State: CA Zip: 92126

Phone No.: 858-752-0036 Fax No.: _____ Email: huyhuynh007@gmail.com

Signature: Huy Huynh  Date: 10/04/2019

Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: Huy Huynh ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7786 Tyrolean Rd

City: San Diego State: CA Zip: 92126

Phone No.: 858-752-0036 Fax No.: _____ Email: huyhuynh007@gmail.com

Signature: Huy Huynh  Date: 10/04/2019

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

accurate and current ownership information could result in a delay in the hearing process.

ATTACHMENT 11

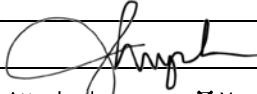
Property Owner

Name of Individual: Joanne Huynh ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7786 TYROLEAN ROAD

City: SAN DIEGO State: CA Zip: 92126

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

Signature:  Date: 10/04/19

Additional pages Attached: ☒ Yes ☐ No

accurate and current ownership information could result in a delay in the hearing process.

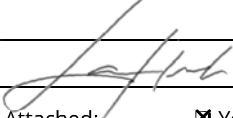
Property Owner

Name of Individual: Lam Huynh ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7786 TYROLEAN ROAD

City: SAN DIEGO State: CA Zip: 92126

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

Signature:  Date: 10/04/19

Additional pages Attached: ☒ Yes ☐ No

accurate and current ownership information could result in a delay in the hearing process.

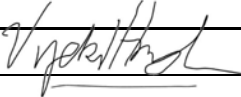
Property Owner

Name of Individual: Vycki Huynh ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7786 TYROLEAN ROAD

City: SAN DIEGO State: CA Zip: 92126

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

Signature:  Date: 10/04/19

Additional pages Attached: ☒ Yes ☐ No

accurate and current ownership information could result in a delay in the hearing process.

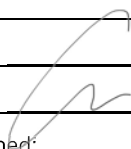
Property Owner

Name of Individual: Linh Huynh ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7786 TYROLEAN ROAD

City: SAN DIEGO State: CA Zip: 92126

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

Signature:  Date: 10/04/19

Additional pages Attached: ☒ Yes ☐ No

TENTATIVE MAP 2362630
SDP 2358040

TABLE 131-04D			
DEVELOPMENT REGULATIONS	REQUIRED	PROPOSED (LOT 1)	PROPOSED (LOT 2)
MAX PERMITTED DENSITY	1	1	1
MIN LOT AREA (SF)	40,000	60,876	60,876
LOT WIDTH (FT)	100	130	130
STREET FRONTAGE (FT)	100	130	130
LOT DEPTH (FT)	100	470	470
MIN FRONT SETBACK (FT)	25	58	25
MIN SIDE SETBACK (FT)	10	30	21
MIN REAR SETBACK (FT)	10	243	206
MAX STRUCTURE HEIGHT (FT)	35	20'	20'
MAX FLOOR AREA RATIO	0.45	0.07	0.07
MAX PAVING/HARDSCAPE	60% OF FRONT YARD	5.60%	10.60%
ACCESSORY USES AND STRUCTURES	25% OF ALLOWABLE GROSS FLOOR AREA	9.3%	9.3%
BUILDING SPACING	MIN. 6 FEET BETWEEN DWELLINGS	75' MIN.	75' MIN.
ARCHITECTURAL PROJECTIONS INTO SETBACKS	5' SIDE/BACK, 6' FRONT	NO PROJECTIONS	NO PROJECTIONS

DEVELOPMENT SUMMARY

- THE PROJECT REQUIRES A SITE DEVELOPMENT PERMIT DUE TO THE PRESENCE OF STEEP HILLSIDES AND SENSITIVE BIOLOGICAL RESOURCES WITHIN THE PROPERTY BOUNDARY.
- NO VARIANCES FROM CURRENT DEVELOPMENT REGULATIONS ARE PROPOSED.
- EXISTING 2.795 ACRE LOT IS VACANT WITH NO STRUCTURES.
- THE PROJECT PROPOSES TO SPLIT THE LOT INTO TWO LOTS AND CONSTRUCT A MAIN RESIDENCE AND AN ADU ON EACH LOT.
- THE PROJECT PROPOSES TO DEVELOP APPROXIMATELY 1.65 ACRES FOR ACCESS, UTILITIES AND BUILDING PAD.
- THE PROJECT WILL TAKE ACCESS FROM BEELER CANYON ROAD.
- PROPOSED UTILITIES WILL BE LOCATED IN THE DRIVEWAY AND CONNECT TO EXISTING UTILITIES IN BEELER CANYON ROAD.
- THE DEVELOPED AREA, INCLUDING A MINIMUM 35' FROM THE STRUCTURE, WILL BE DESIGNATED AS BRUSH ZONE MANAGEMENT 1.
- ALL AREAS OF BRUSH ZONE MANAGEMENT 1 ARE INCLUDED IN THE DEVELOPED AREA.
- NO STEEP HILLSIDES WILL BE DISTURBED AS PART OF THE DEVELOPMENT
- 0.47 ACRES WILL BE DESIGNATED AS BRUSH ZONE MANAGEMENT 2.
- THE REMAINING PARCEL AREA, 1.14 ACRES, WILL BE DESIGNATED AS OPEN SPACE.
- THE OPEN SPACE MITIGATION RATIO IS 0.70:1, ALTERNATE COMPLIANCE WITH OPEN SPACE MITIGATION IS REQUIRED AND INCLUDED IN THE BIOLOGY REPORT.
- TWO (2) PARCELS ARE PROPOSED BY THIS SUBDIVISION.

LEGAL DESCRIPTION

PARCEL 3 OF MAP 6554

ASSESSORS PARCEL NUMBER

320-030-31

TYPE OF CONSTRUCTION

R-1

OWNER

HUY HUYNH, JOANNE LING HUYNH, LAM BA HUYNH, VYCKI NGA HUYNH, LINH BA HUYNH
11275 BEELER CANYON RD
POWAY, CA 92064

ZONING DEISGNATION

RS-1-8

AREA

EXISTING:
GROSS SITE AREA - 2.795 ACRES
PROPOSED:
LOT 1 - GROSS SITE AREA - 1.3975 ACRES
FLOOR PLAN AREA - 3,600 SF
LOT 2 - GROSS SITE AREA - 1.3975 ACRES
FLOOR PLAN AREA - 3,600 SF

USE

EXISTING USE - VACANT LAND
PROPOSED USE - LOTS SPLIT WITH ONE SINGLE FAMILY STRUCTURE AND ONE ACCESSORY UNIT ON EACH LOT

STRUCTURES

THERE ARE NO EXISTING STRUCTURES ON THE LOT

SUBDIVISION NOTE

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

SURVEYOR'S STATEMENT:

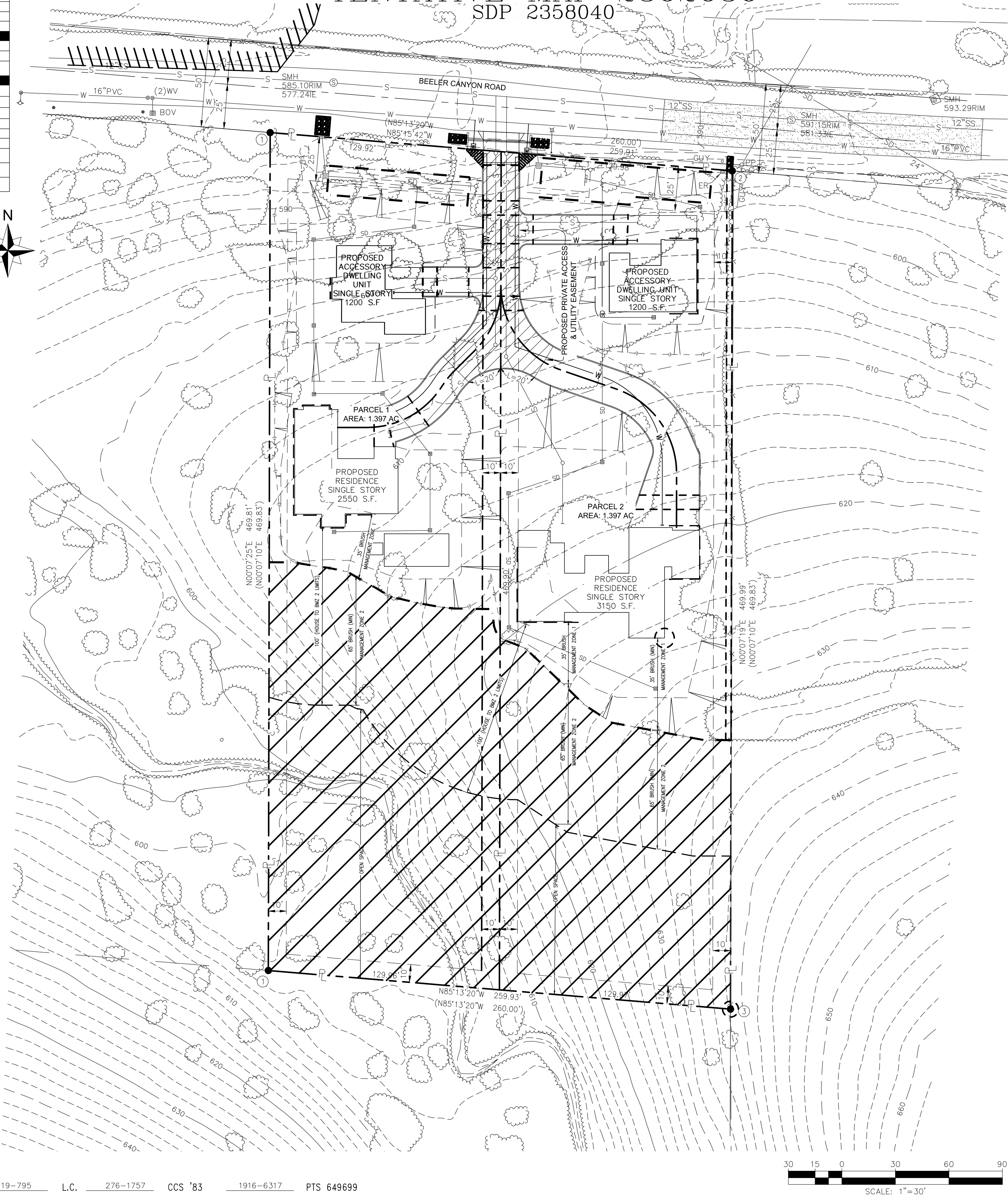
THIS PLAT OF SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

CASEY R. LYNCH LS 8380

DATE: 3/15/2022



DRAWN BY: CRL PROJECT NO: 19-795 W.O. NO: 19-795 L.C. 276-1757 CCS '83 1916-6317 PTS 649699



LEGEND

SPOT ELEVATION PER FIELD SURVEY x593.51
SPOT ELEVATION PER AERIAL SURVEY x593.5
TREES AND/OR BRUSH

IMPROVEMENTS

CONCRETE CONC.
AC PAVING ASPHALT

PROPERTY DATA

FENCE AS INDICATED
PROPERTY LINE
LOT LINE
RECORD DATA PER
PARCEL MAP NO. 6554. (.....)

FOUND 3/4" IRON PIPE WITH PLUG
MARKED "RCE 18486" PER
PARCEL MAP NO. 6554 1

FOUND 3/4" IRON PIPE WITH DISC
MARKED "RCE 18486" PER
PARCEL MAP NO. 7881 2

FOUND 2" IRON PIPE WITH DISC
MARKED "RCE 18486" PER
PARCEL MAP NO. 7881 3

INDICATES AREA OF COVENANT OF
EASEMENT OVER ESL

UTILITIES

ELECTRIC RISER ER
POWER POLE PP
GUY WIRE GUY

SEWER MANHOLE SMH

STORM DRAIN MANHOLE SDMH

TELEPHONE RISER TR

WATER LINE W

WATER VALVE WV

BLOW-OFF VALVE BOV

ABBREVIATIONS

CONCRETE C
ASPHALT AC
FLOWLINE FL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 6554.

BEARING TAKEN AS NORTH 85°13'20" WEST

BENCHMARK STATEMENT

THE BASIS OF ELEVATIONS USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG FOUND AT THE NORTHWEST CURB RETURN OF POMERADO ROAD AND SEMILLON BOULEVARD AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

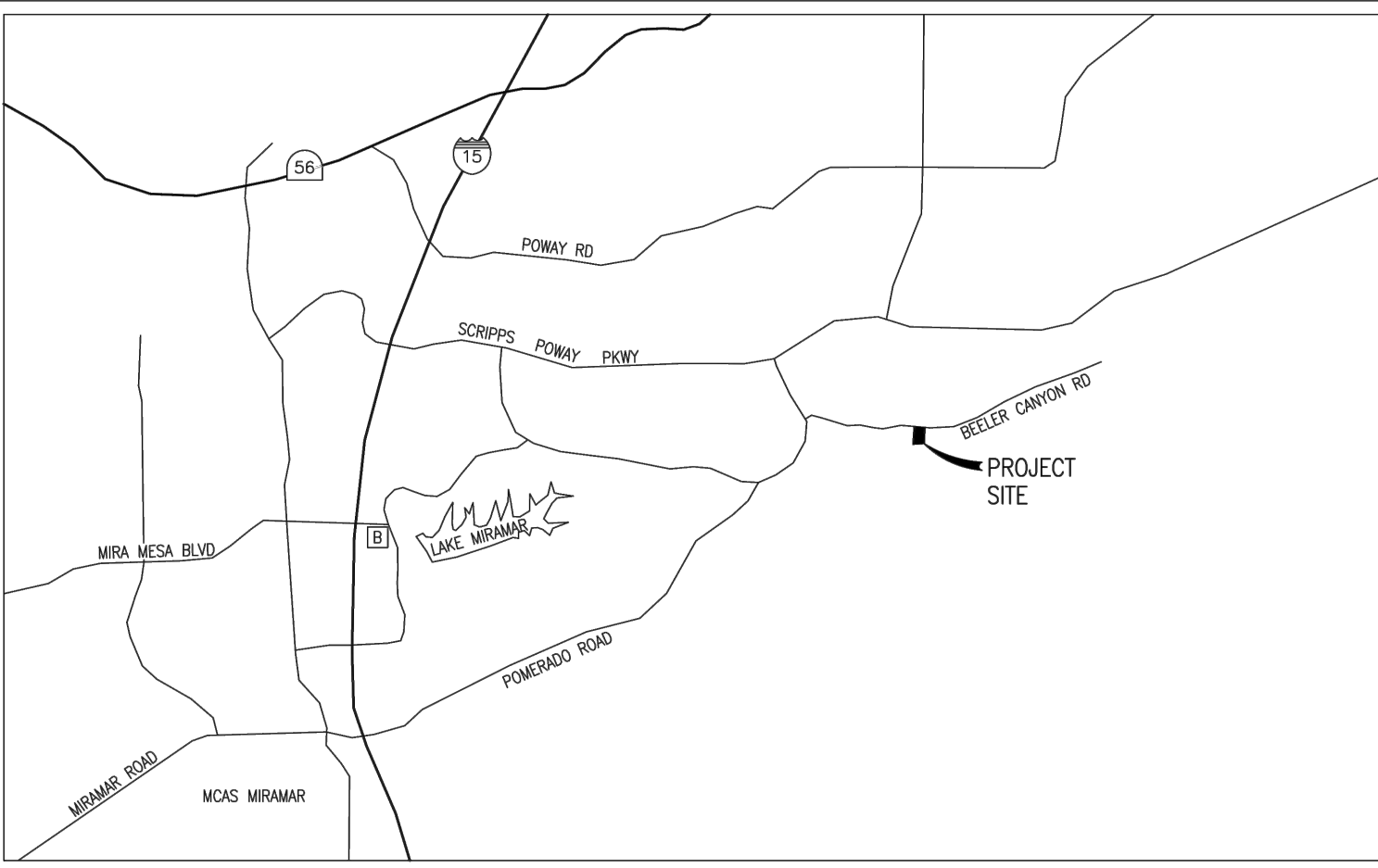
INDEX # 2734-17483
ELEVATION = 781.635 M.S.L.

MAPPING NOTE

A PARCEL MAP THAT SUBDIVIDES THE PROPERTY INTO TWO (2) PARCELS SHALL BE FILED AT THE COUNTY RECORDERS 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.

VICINITY MAP

NO SCALE



8] NEAREST BUS STOP - MIRA MESA & SCRIPPS RANCH BLVD (4.8 MILES FROM SITE)

Prepared By:
Name: CASEY R. LYNCH, PLS
Address: 406 16TH STREET, SUITE 102
RAMONA, CA 92065
Phone #: 760-788-1530

Project Address:
VACANT LAND BEELER CANYON RD.
SAN DIEGO, CALIFORNIA

Project Name:
BEELER CANYON ROAD
TENTATIVE MAP

Sheet Title:
TENTATIVE MAP

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

Original Date: JANUARY 15, 2020

Sheet 1 of 1

DEP# _____

SITE DEVELOPMENT PERMIT
FOR
BEELER CANYON ROAD

PROJECT TEAM

CIVIL ENGINEER
CARL FIORICA, P.E.
5220 GLEN VERDE DR
BONITA, CA 91902
619-245-3011

ARCHITECT
PAUL CRUZ
1461 HOLLOW GLEN ROAD
JULIAN, CA 92036
760-522-7487

LANDSCAPE ARCHITECT
S.R. CLARKE
110 COPPERWOOD WAY, #P
OCEANSIDE, CA 92058
760-716-3100
SEAN R. CLARKE

DEVELOPMENT SUMMARY

- THE PROJECT REQUIRES A SITE DEVELOPMENT PERMIT DUE TO THE PRESENCE OF STEEP HILLSIDES AND SENSITIVE BIOLOGICAL RESOURCES WITHIN THE PROPERTY BOUNDARY.
- NO VARIANCES FROM CURRENT DEVELOPMENT REGULATIONS ARE PROPOSED.
- EXISTING 2.795 ACRE LOT IS VACANT WITH NO STRUCTURES.
- THE PROJECT PROPOSES TO SPLIT THE LOT INTO TWO LOTS AND CONSTRUCT A MAIN RESIDENCE AND AN ADU ON EACH LOT.
- THE PROJECT PROPOSES TO DEVELOP APPROXIMATELY 1.65 ACRES FOR ACCESS, UTILITIES AND BUILDING PAD.
- THE PROJECT WILL TAKE ACCESS FROM BEELER CANYON ROAD.
- PROPOSED UTILITIES WILL BE LOCATED IN THE DRIVEWAY AND CONNECT TO EXISTING UTILITIES IN BEELER CANYON ROAD.
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LEGAL DESCRIPTION

PARCEL 3 OF MAP 6554

ASSESSORS PARCEL NUMBER

320-030-31

TYPE OF CONSTRUCTION

R-1

OWNER

HUY HUYNH, JOANNE LING HUYNH, LAM BA HUYNH, YICKI NGA HUYNH, LINH BA HUYNH
11275 BEELER CANYON RD
POWAY, CA 92064

ZONING DEISIGNATION

RS-1-B

AREA

EXISTING:
GROSS SITE AREA - 2.795 ACRES
PROPOSED:
LOT 1 - GROSS SITE AREA - 1.3975 ACRES
FLOOR PLAN AREA - 3,600 SF
GROSS SITE AREA - 1.3975 ACRES
FLOOR PLAN AREA - 3,600 SF

USE

EXISTING USE - VACANT LAND
PROPOSED USE - LOTS SPLIT WITH ONE SINGLE FAMILY STRUCTURE AND ONE ACCESSORY UNIT ON EACH LOT

STRUCTURES

THERE ARE NO EXISTING STRUCTURES ON THE LOT

EASEMENTS

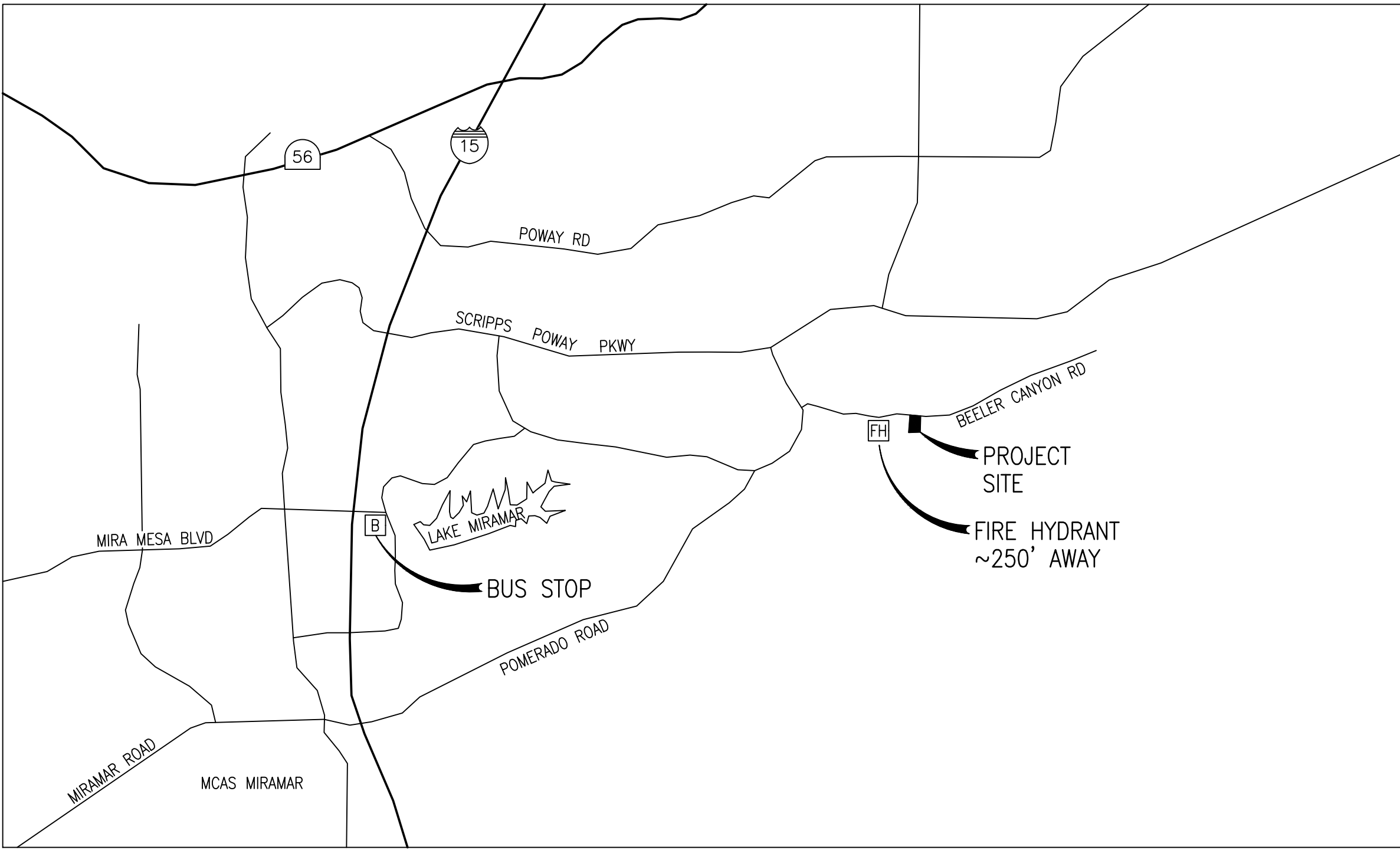
THERE ARE NO EXISTING EASEMENTS ON THE LOT

GEOLOGIC HAZARD CATEGORY

53 - LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE,
LOW TO MODERATE RISK

SUBDIVISION NOTE

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.



[B] NEAREST BUS STOP - MIRA MESA BLVD & SCRIPPS RANCH BLVD (4.8 MILES FROM SITE)

[FH] NEAREST FIRE HYDRANT - ~250' AWAY FROM SITE

VICINITY MAP
N.T.S.

TABLE 131-04D

DEVELOPMENT REGULATIONS	REQUIRED	PROPOSED (LOT 1)	PROPOSED (LOT 2)
MAX PERMITTED DENSITY	1	1	1
MIN LOT AREA (SF)	40,000	60,876	60,876
MIN LOT DIMENSIONS			
LOT WIDTH (FT)	100	130	130
STREET FRONTAGE (FT)	100	130	130
LOT DEPTH (FT)	100	470	470
SETBACK REQUIREMENTS			
MIN FRONT SETBACK (FT)	25	58	25
MIN SIDE SETBACK (FT)	10	30	21
MIN REAR SETBACK (FT)	10	243	206
MAX STRUCTURE HEIGHT (FT)	35	20'	20'
MAX FLOOR AREA RATIO	0.45	0.07	0.07
MAX PAVING/HARDSCAPE	60% OF FRONT YARD	5.60%	10.60%
ACCESSORY USES AND STRUCTURES	25% OF ALLOWABLE GROSS FLOOR AREA	9.3%	9.3%
BUILDING SPACING	MIN. 6 FEET BETWEEN DWELLINGS	75' MIN.	75' MIN.
ARCHITECTURAL PROJECTIONS INTO SETBACKS	5' SIDE/BACK, 6' FRONT	NO PROJECTIONS	NO PROJECTIONS

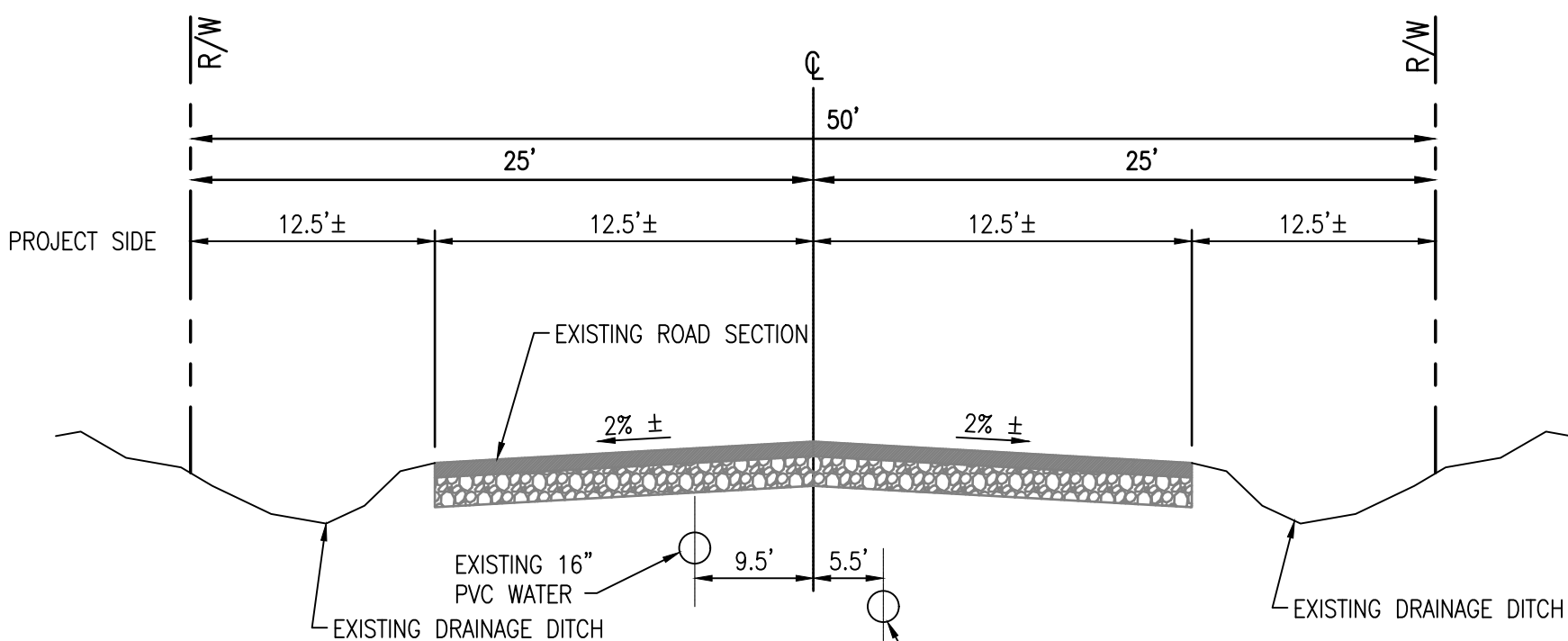
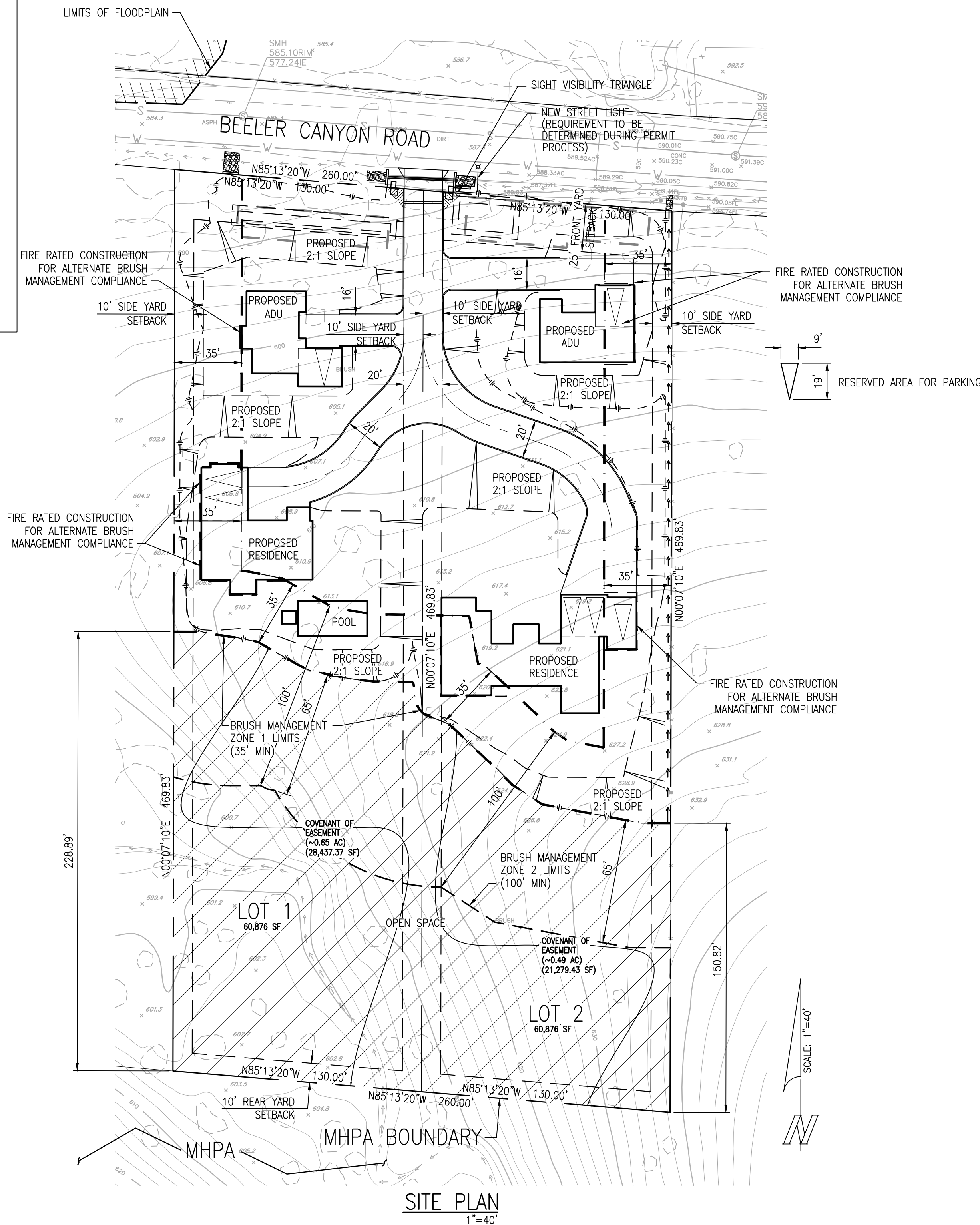
PARKING REQUIREMENTS

LOT 1:
SINGLE FAMILY DWELLING UNIT: 2 SPACES/DWELLING UNIT REQUIRED (PER SDMC TABLE 142-05B), 2 SPACES PROVIDED
ACCESSORY DWELLING UNIT: 0 SPACE REQUIRED (PER SDMC 141.0302(A)(3)(A)), 1 SPACE PROVIDED

LOT 2:
SINGLE FAMILY DWELLING UNIT: 2 SPACES/DWELLING UNIT REQUIRED (PER SDMC TABLE 142-05B), 3 SPACES PROVIDED
ACCESSORY DWELLING UNIT: 0 SPACE REQUIRED (PER SDMC 141.0302(A)(3)(A)), 1 SPACE PROVIDED

SHEET INDEX

- TITLE SHEET
- SITE PLAN AND GRADING PLAN
- UTILITY PLAN
- FIRE ACCESS PLAN
- SLOPE ANALYSIS AND SITE CROSS SECTIONS
- FLOOR PLAN, MAIN RESIDENCE, LOT 1
- ELEVATIONS, MAIN RESIDENCE, LOT 1
- FLOOR PLAN, MAIN RESIDENCE, LOT 2
- ELEVATIONS, MAIN RESIDENCE, LOT 2
- FLOOR PLAN, ACCESSORY DWELLING UNIT, LOT 1
- ELEVATIONS, ACCESSORY DWELLING UNIT, LOT 1
- FLOOR PLAN, ACCESSORY DWELLING UNIT, LOT 2
- ELEVATIONS, ACCESSORY DWELLING UNIT, LOT 2
- LANDSCAPE CONCEPT PLAN
- VEGETATIVE FUEL MANAGEMENT NOTES
- IRRIGATION HYDROZONE EXHIBIT



BEELER CANYON ROAD TYPICAL SECTION
NO SCALE

REVISIONS:

BUILDER:

TITLE:

TITLE SHEET

PROJECT AND LOCATION
PTS# 649669
BEELER CANYON ROAD
PARCEL 3 OF MAP 6554

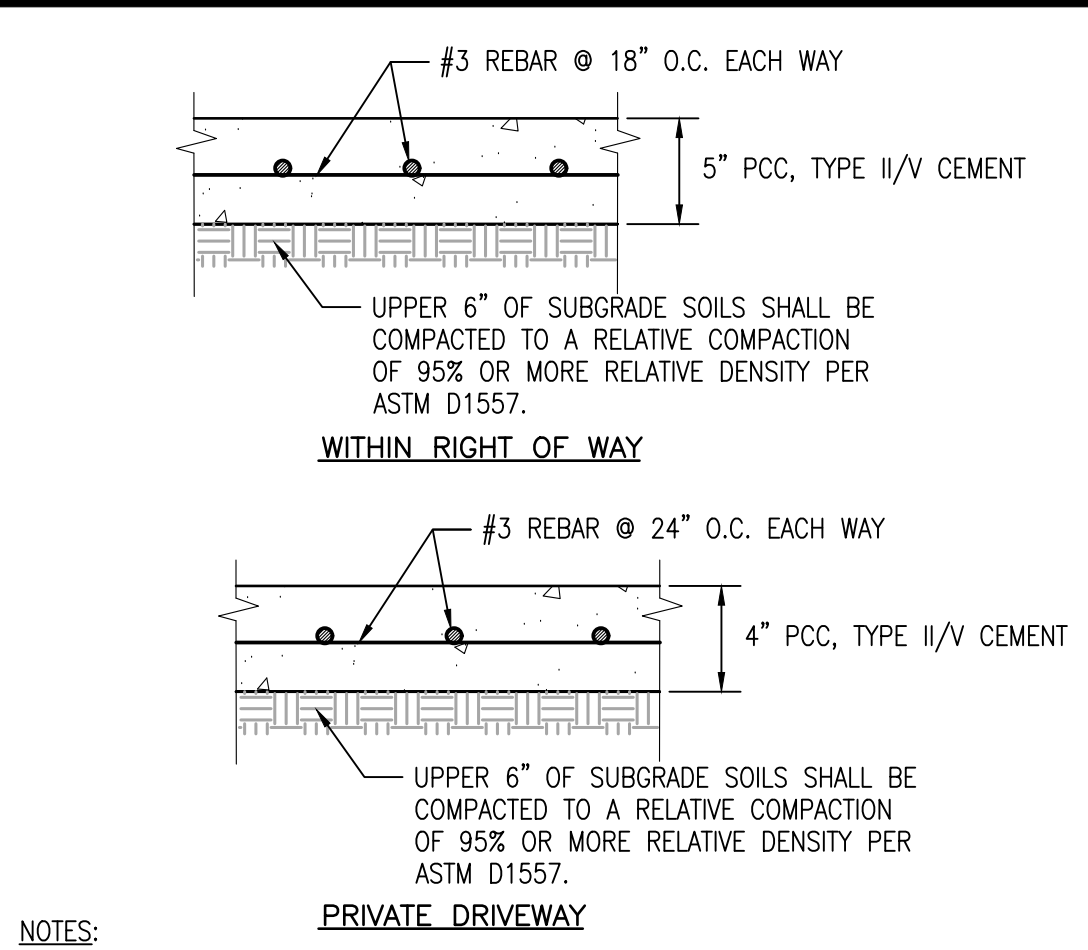
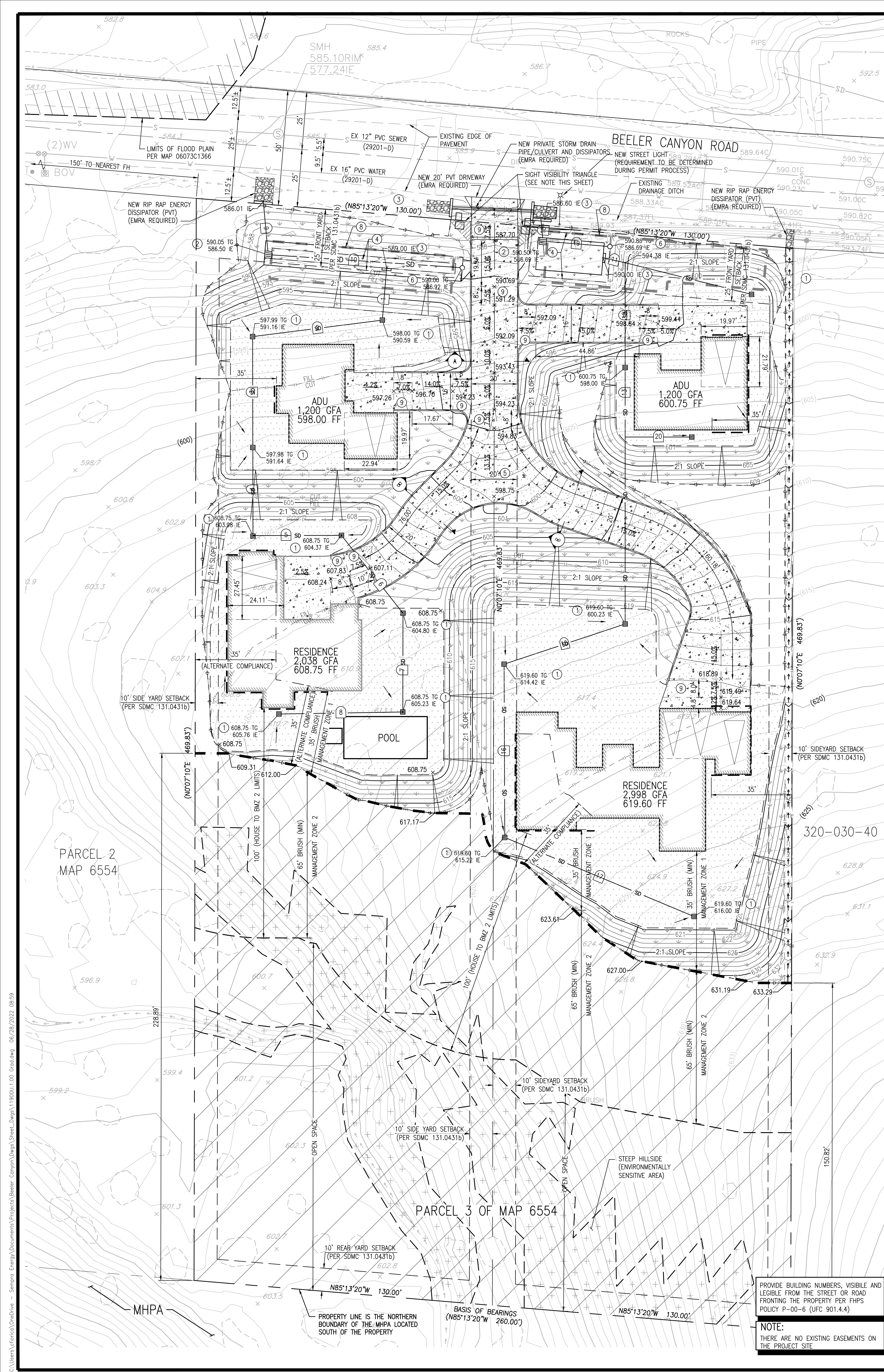


DRAWN BY CF
CHECKED BY
DATE 06/2023

SHEET NUMBER

1

OF 14 SHEETS

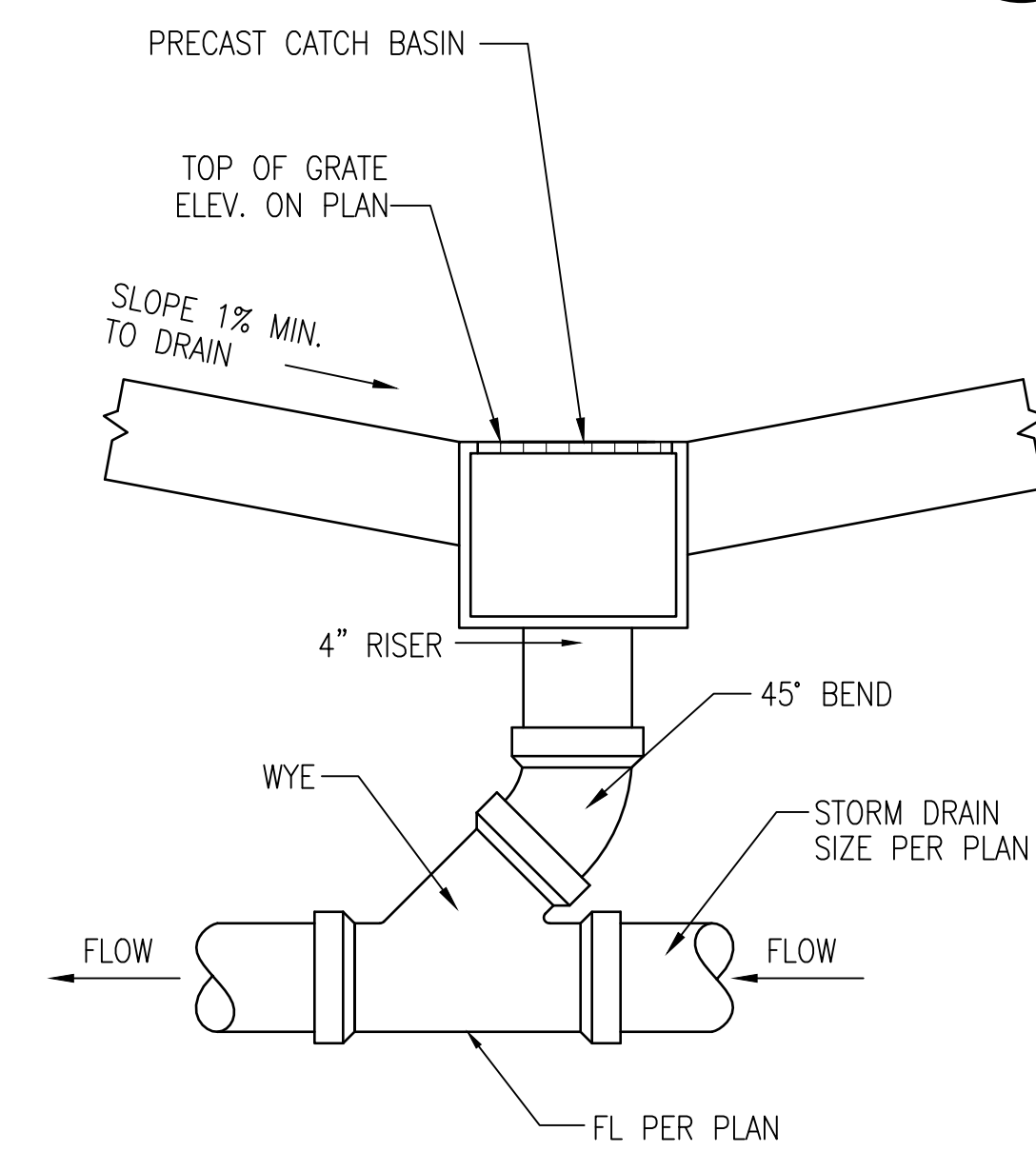


NOTES:

1. CONSTRUCT EXPANSION JOINTS AT CURB RETURNS, ADJACENT TO STRUCTURES AND AT 45' INTERVALS. (SEE SDRSD G-10).
2. CONSTRUCT CONTROL JOINTS PER SDRSD G-10, MAXIMUM SPACING SHALL BE 8' ON CENTER IN EACH WAY.
3. CONCRETE SHALL HAVE A MEDIUM BROOM FINISH.
4. CONCRETE SHALL BE 4000 PSI IN 28 DAYS.
5. THE ABOVE PAVEMENT SECTION IS BASED ON GEOTECHNICAL RECOMMENDATIONS. THE SECTION CAN BE REPLACED WITH AN ASPHALT PAVEMENT SECTION PROVIDED THAT AN R-VALUE TEST IS PERFORMED AND A NEW GEOTECHNICAL PAVEMENT RECOMMENDATION.

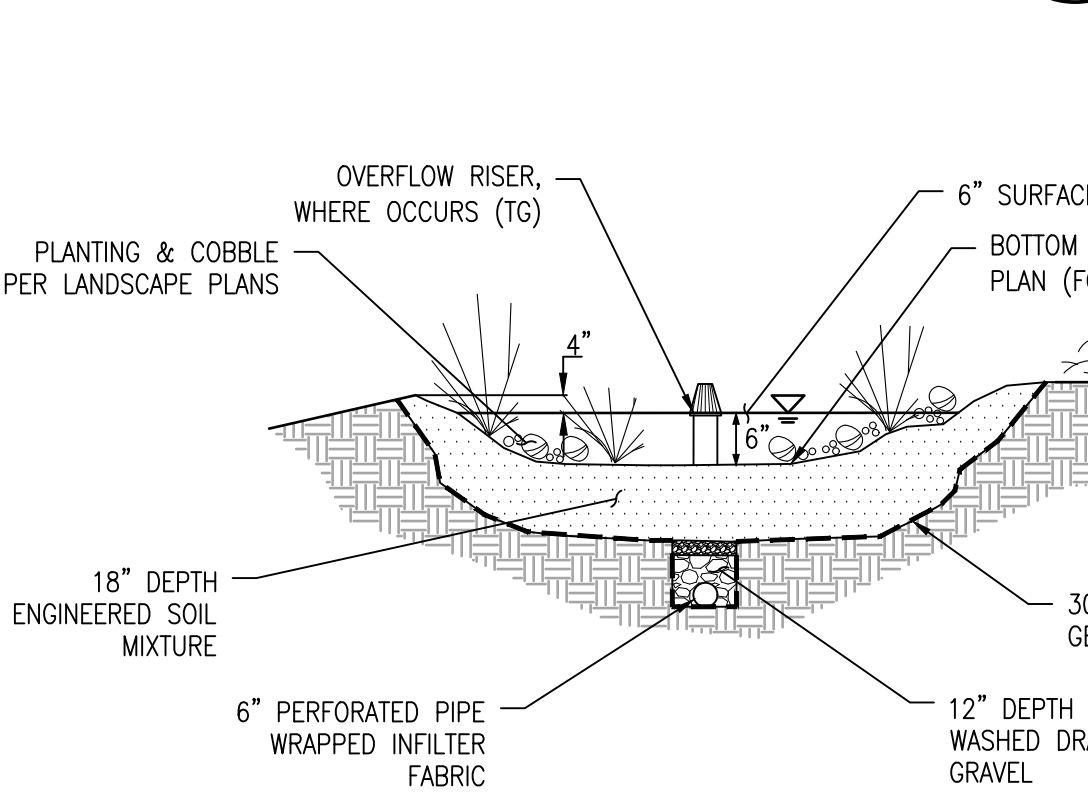
CONCRETE PAVEMENT SECTION(PVT) AUTOMOBILE DRIVEWAY

NO SCALE



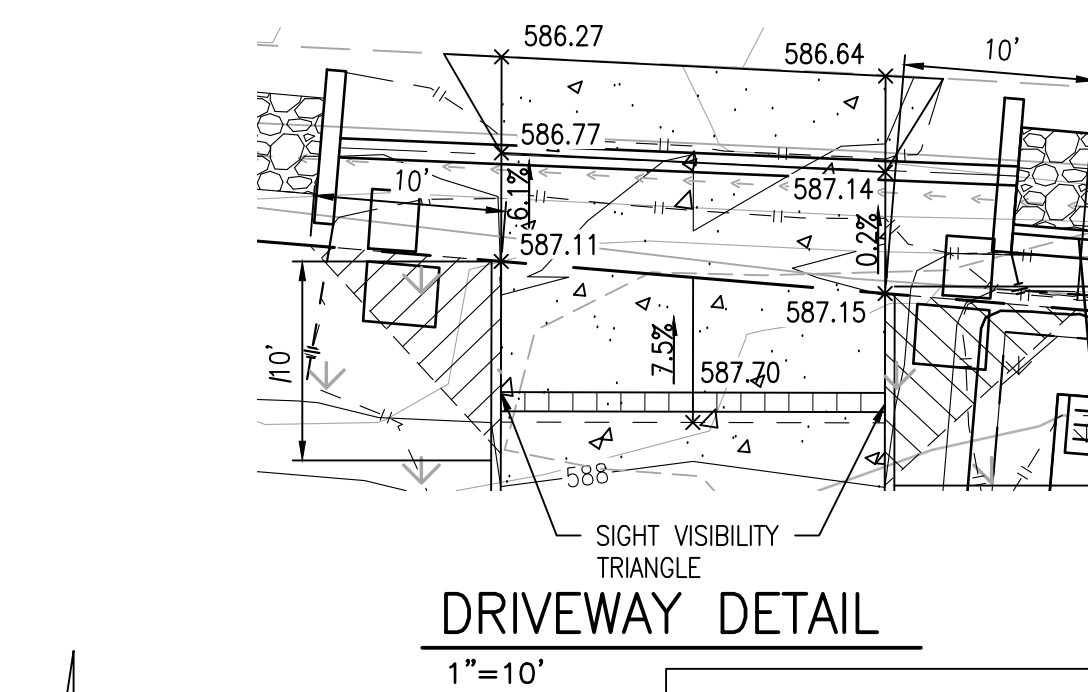
AREA DRAIN (PRIVATE)

NO SCALE



BIORETENTION AREA - BMP 1 & 2

NO SCALE



DRIVEWAY DETAIL
1"=10'

STORM DRAIN DATA

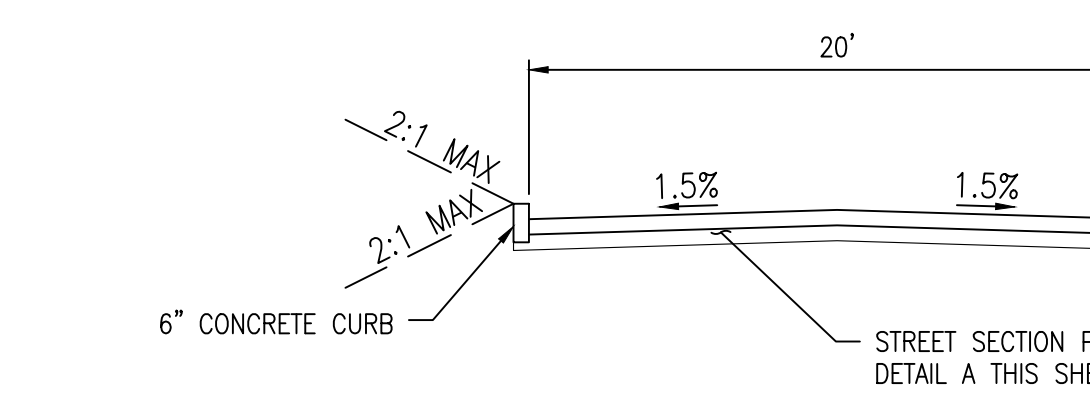
#	BEARING/DELTA	LENGTH	SLOPE	SIZE/TYPER (CLASS)
1	S4°46'40"W	22.63'	7.03%	12" PVC (SDR 35)
2	S82°45'55"W	56.78'	1.00%	12" PVC (SDR 35)
3	S0°06'41"E	48.17'	1.00%	12" PVC (SDR 35)
4	S0°06'41"E	38.22'	32.29%	8" PVC (SDR 35)
5	N89°53'19"E	38.42'	1.00%	6" PVC (SDR 35)
6	S38°19'43"E	43.07'	1.00%	6" PVC (SDR 35)
7	S0°07'10"W	42.90'	1.00%	6" PVC (SDR 35)
8	S89°03'41"W	53.76'	1.00%	6" PVC (SDR 35)
9	N4°48'40"W	23.12'	6.44%	12" PVC (SDR 35)
10	S86°08'20"E	84.67'	0.50%	6" PVC (SDR 35)

STORM DRAIN DATA

#	BEARING/DELTA	LENGTH	SLOPE	SIZE/TYPER (CLASS)
11	S77°36'43"E	9.85'	14.93%	12" PVC (SDR 35)
12	S0°00'00"E	45.52'	16.54%	12" PVC (SDR 35)
13	S0°00'00"E	30.17'	2.00%	10" PVC (SDR 35)
14	S0°00'00"E	81.17'	2.00%	10" PVC (SDR 35)
15	S71°38'23"W	55.38'	25.62%	10" PVC (SDR 35)
16	S0°13'24"E	75.24'	1.06%	6" PVC (SDR 35)
17	S67°19'32"E	89.00'	0.88%	6" PVC (SDR 35)
18	N4°46'40"E	9.65'	1.00%	12" PVC (SDR 35)
19	S85°24'43"E	29.17'	0.00%	6" PVC (SDR 35)
20	N90°00'00"E	28.93'	1.00%	6" HDPE (SDR 35)

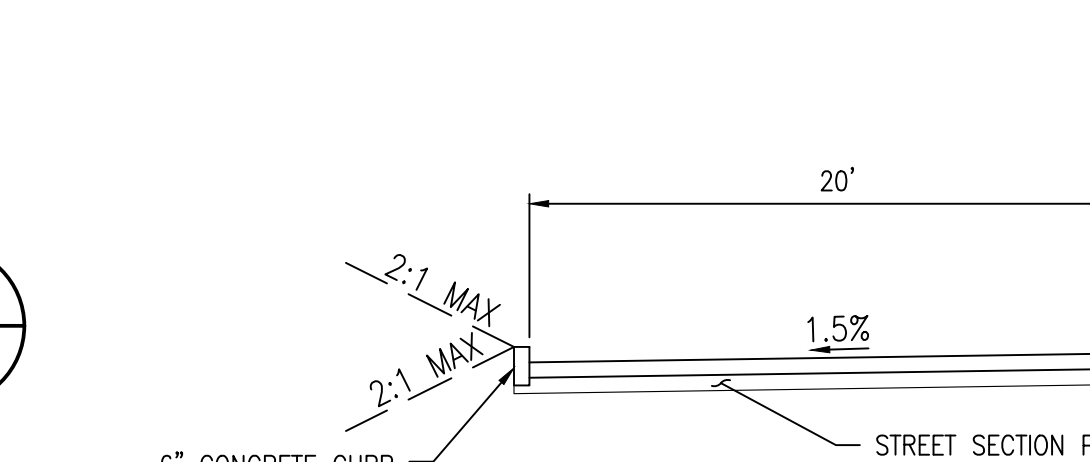
THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES ARE UNDERGROUNDED WITH THE APPROPRIATE PERMITS

GRADING KEYNOTES	
#	KEYNOTE
1	12"x12" PRECAST CATCH BASIN PER DETAIL B
2	18"x18" PRECAST CATCH BASIN PER DETAIL B
3	CONCRETE HEADWALL AS PART OF NEW PUBLIC STORM DRAIN, PVT STORM DRAIN CONNECTION TO HEADWALL (EMRA REQUIRED)
4	BIOFILTRATION TYPE STORM WATER TREATMENT AREA PER DETAIL C THIS SHEET
5	PRIVATE CONCRETE DRIVEWAY
6	SEWER TYPE CLEANOUT
7	CONCRETE DRAINAGE SWALE PER DETAIL D
8	PERMAVOID STORM WATER DETENTION STRUCTURE
9	DRIVEWAY TRANSITION SECTION



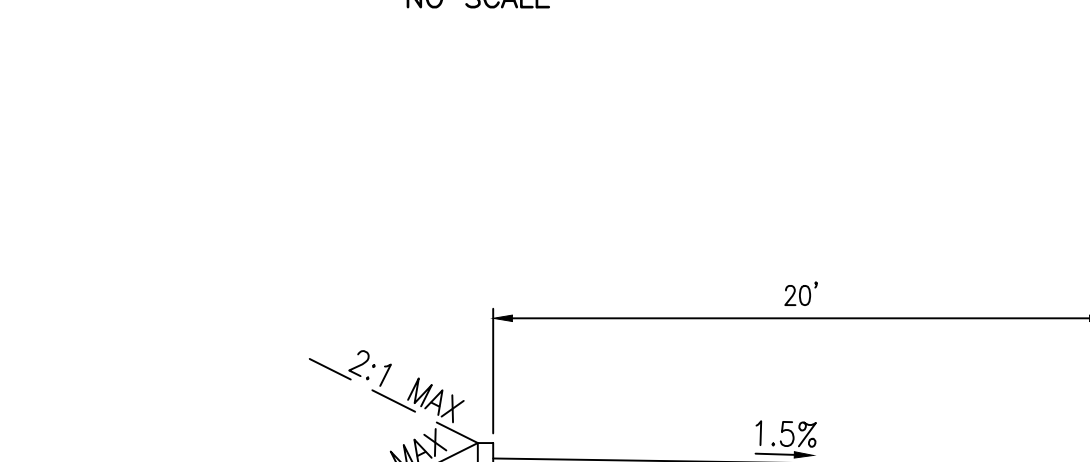
STREET SECTION A

NO SCALE



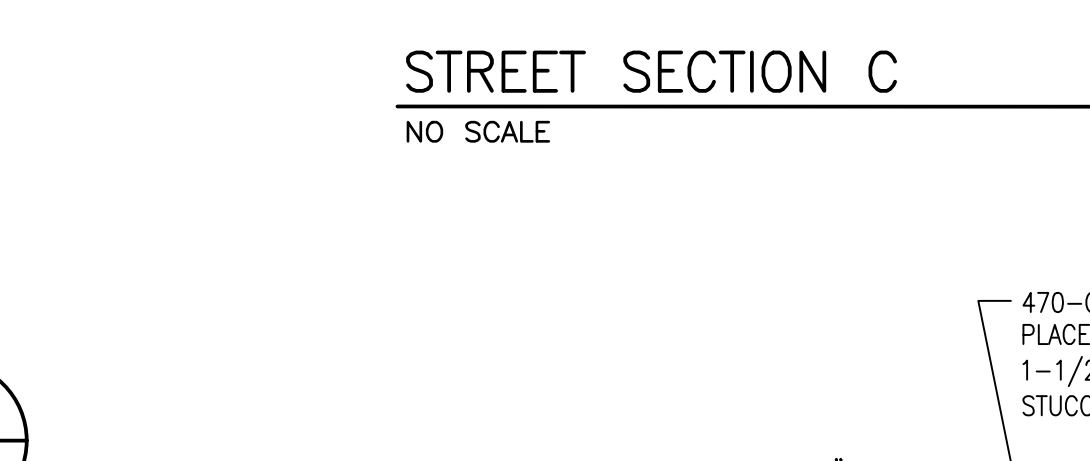
STREET SECTION B

NO SCALE



STREET SECTION C

NO SCALE



CONCRETE SWALE (PRIVATE)

NO SCALE

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), CURRENT EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), CURRENT EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, CURRENT EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PITS070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, CURRENT EDITION

LEGEND

PROPERTY LINE

EXISTING SPOT ELEVATION

EXISTING CONTOURS

NEW SPOT ELEVATION

NEW CONTOURS

LIMIT OF WORK/DEVELOPMENT

VEGETATED/ROCK SWALE

BROW DITCH TYPE B

HEADWALL

AREA DRAIN (PVT)

SEWER TYPE CLEAN OUT

GRADED SLOPE

GRADE BREAK

FIRE RATED OPENINGS FOR ALTERNATIVE COMPLIANCE

CONCRETE PAVEMENT

TYPE 2 RIP RAP

TURF/LANDSCAPE

LANDSCAPED SLOPE

HOUSE/BUILDING

STORM WATER TREATMENT AREA

PROPOSED COVENANT OF EASEMENT AND ENVIRONMENTALLY SENSITIVE AREA

STEEP HILLSIDE AND ENVIRONMENTALLY SENSITIVE AREA

RESERVED AREA FOR PARKING

STORM WATER NOTES:

- RUNOFF FROM ROOF WILL BE DIRECTED TO LANDSCAPE AREAS FOR TREATMENT PRIOR TO CAPTURE BY THE STORM DRAIN SYSTEM.
- AT THE STORM DRAIN DISCHARGE LOCATION, A SUITABLE ENERGY DISSIPATOR IS TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATION.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE PREPARED IN ACCORDANCE WITH THE CALIFORNIA GENERAL PERMIT.
- THE PROJECT SHALL NOT GRADE INTO THE COVENANT OF EASEMENT OR ENVIRONMENTALLY SENSITIVE AREAS.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS, ADJACENT PROPERTIES OR ENVIRONMENTALLY SENSITIVE AREAS.

TOPOGRAPHY NOTES

- TOPO SOURCE: PHOTO GEODETIC
- DATE: 5/20/2006
- BENCHMARK: POMERADO ROAD & SEMILLON BLVD; NWBP
- ELEVATION: 781.635 MSL
- VERIFIED BY BWE, INC. 3/10/2014

SIGHT VISIBILITY NOTES

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT PER SDMC SECTION 142.0409(b)(2). PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

SITE DEVELOPMENT TABLE

TOTAL DISTURBANCE AREA	67,550 SF
EX. IMPERVIOUS AREA	0 SF
PROP. IMPERVIOUS AREA	18,506 SF
TOTAL IMPERVIOUS AREA	18,506 SF
IMPERVIOUS % INCREASE (IMP AREA / LOT AREA)	15.2 %
ROOF AREA	9,056 SF
ROAD AREA	9,450 SF

GRADING TABLE

TOTAL DEVELOPED AREA	35,520 SF (INCLUDING ZONE 1 BRUSH MANAGEMENT)
TOTAL GRADED AREA	67,550 SF
BUILDING AREA	7,200 SF
IMPERVIOUS/HARDSCAPE	18,356 SF
CUT	4,000 CY
FILL	4,000 CY
CUT/FILL (EXPORT)	0 CY
MAX FILL DEPTH	8.5'
MAX CUT DEPTH	9.5'

EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO BIDDING. QUANTITIES DO NOT INCLUDE TRENCHING, EXISTING IMPROVEMENT DEMOLITION, OVEREXCAVATION REMOVALS OR SLOPE CUTBACKS.

REVISIONS:

NO.	DESCRIPTION
-----	-------------

BUILDER:

TITLE:

SITE PLAN AND GRADING PLAN

PROJECT AND LOCATION:

PITS# 649669

BEELER CANYON ROAD

PARCEL 3 OF MAP 6554

DRAWN BY: CF

CHECKED BY:

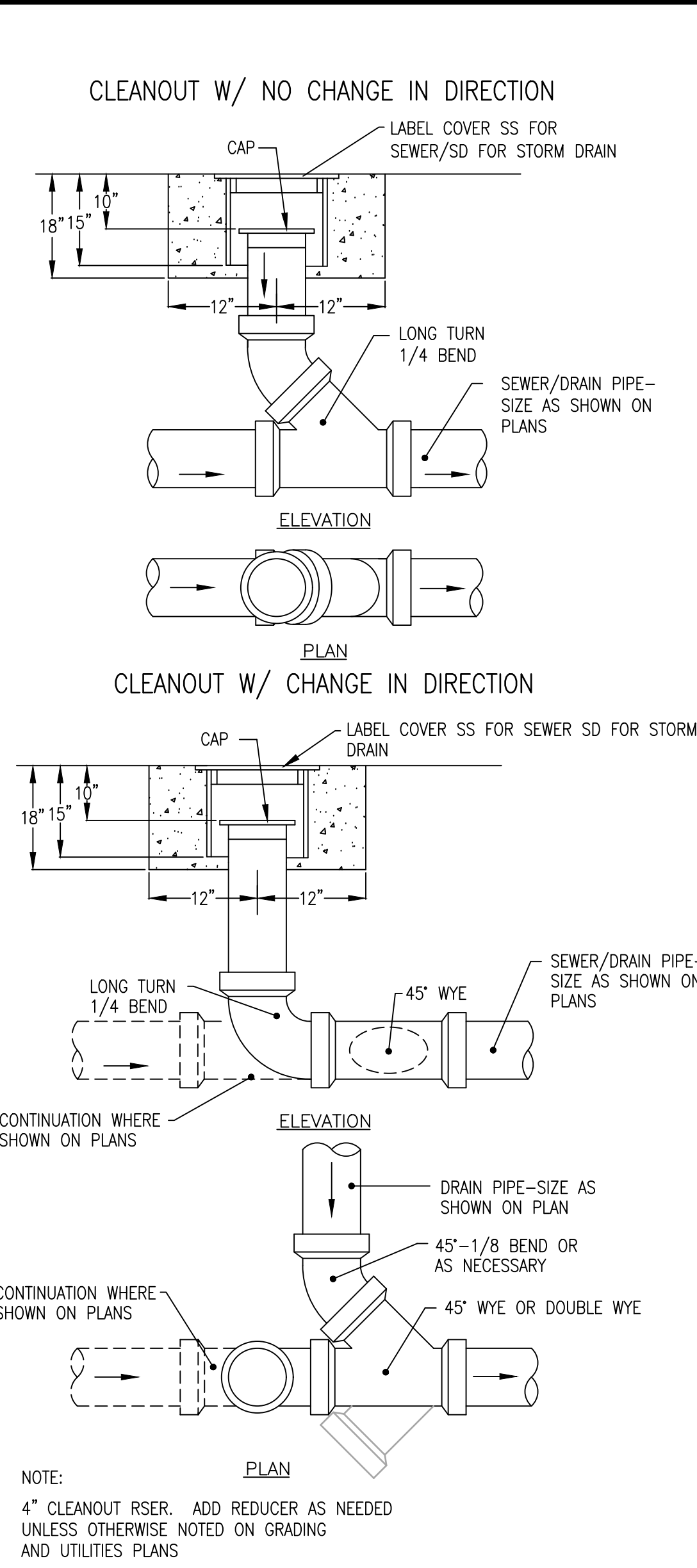
DATE: 06/2023

SHEET NUMBER:

2

OF 14 SHEETS

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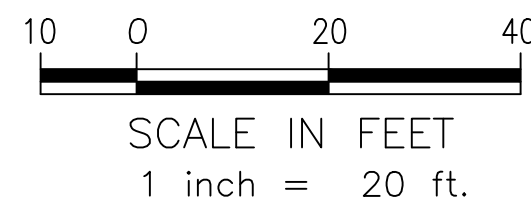


SEWER LATERAL TABLE						
IE AT MAIN	DROP TO MAIN	LENGTH IN FEET	IE @ P/L	SLOPE (%)	TC ELEV	DEPTH BELOW TC @ PL
579.00	1.40	32.19	582.20	2	587.20	5.00
579.11	1.40	31.98	582.20	2	587.20	5.00

SEWER DATA				DOMESTIC WATER DATA		
#	BEARING/DELTA	LENGTH	SLOPE	SIZE/TYPE (CLASS)	BEARING/DELTA	LENGTH
1	S0°07'10"W	32.19'	9.93%	4" PVC (SDR 35)	S3°57'51"W	18.82'
2	S0°07'10"W	70.12'	8.41%	4" PVC (SDR 35)	S89°52'50"E	7.85'
3	S0°07'10"W	37.25'	17.99%	4" PVC (SDR 35)	S0°07'10"W	77.86'
4	S41°44'48"W	58.93'	12.38%	4" PVC (SDR 35)	S0°07'10"W	17.46'
5	S76°19'28"W	20.41'	14.04%	4" PVC (SDR 35)	S45°07'10"W	31.35'
6	N89°52'50"W	56.98'	2.00%	4" PVC (SDR 35)	S38°46'17"W	12.41'
7	S0°07'10"W	31.98'	9.67%	4" PVC (SDR 35)	S61°12'42"W	44.22'
8	S0°07'10"W	38.42'	8.33%	4" PVC (SDR 35)	N90°00'00"W	11.29'
9	S0°07'10"W	75.25'	10.00%	4" PVC (SDR 35)	N89°52'50"W	51.98'
10	S28°01'07"E	67.51'	29.16%	4" PVC (SDR 35)	S3°57'51"W	18.64'
11	S0°07'10"W	34.15'	2.27%	4" PVC (SDR 35)	N89°52'50"W	6.11'
12	S89°52'50"E	73.59'	2.32%	4" PVC (SDR 35)	S0°07'10"W	46.59'
13	S0°07'10"W	59.73'	1" PVC (CL235)	S0°07'10"W	59.73'	1" PVC (CL235)
14	S71°01'01"E	51.65'	1" PVC (CL235)	S71°01'01"E	51.65'	1" PVC (CL235)
15	S35°26'56"E	62.08'	1" PVC (CL235)	S35°26'56"E	62.08'	1" PVC (CL235)
16	S0°07'10"W	35.96'	1" PVC (CL235)	S0°07'10"W	35.96'	1" PVC (CL235)
17	S89°52'50"E	68.59'	1" PVC (CL235)	S89°52'50"E	68.59'	1" PVC (CL235)

NOTE:
THE SUBDIVIDER SHALL ENSURE THAT ALL
ONSITE UTILITIES ARE UNDERGROUNDED WITH
THE APPROPRIATE PERMITS

NOTE:
THE SUBDIVIDER SHALL ENSURE THAT ALL
ONSITE UTILITIES ARE UNDERGROUNDED WITH
THE APPROPRIATE PERMITS



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:
DOCUMENT NO.
PITS070112-01

PITS070112-02

PITS070112-04

PITS070112-06

STANDARD DRAWINGS:

DOCUMENT NO.

PITS070112-03

PITS070112-05

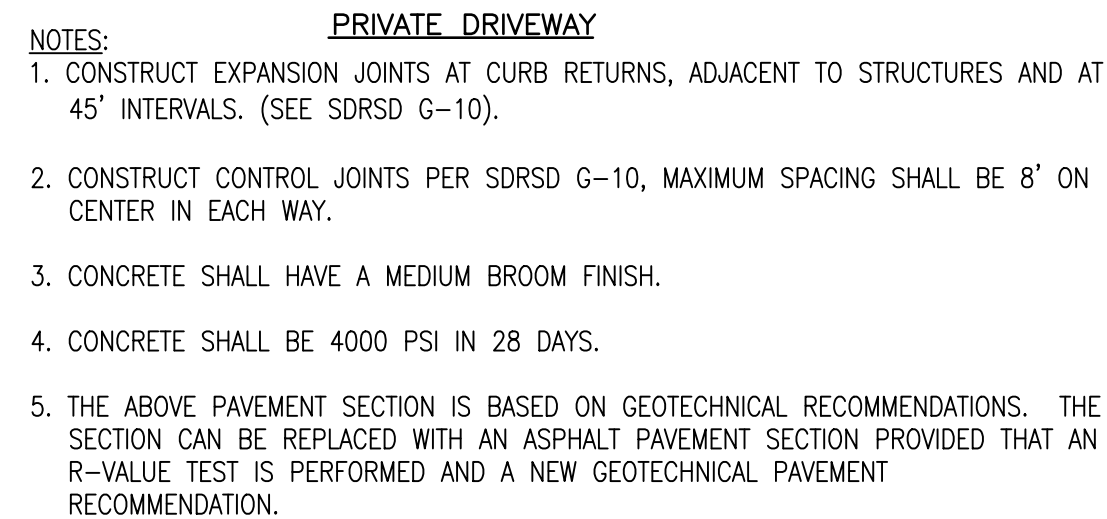
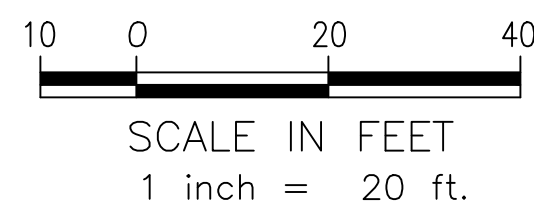
DESCRIPTION
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), CURRENT EDITION
CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), CURRENT EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, CURRENT EDITION

DESCRIPTION
CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, CURRENT EDITION

LEGEND

PROPERTY LINE	---
EXISTING SPOT ELEVATION	500.00
EXISTING CONTOURS	96
EXISTING SEWER LINE	S
EXISTING WATER LINE	W
NEW SPOT ELEVATION	500.00 555.00FS
NEW CONTOURS	PER GRADING PLAN 96 95
LIMIT OF GRADING	PER GRADING PLAN
VEGETATED/ROCK SWALE	PER GRADING PLAN
BROW DITCH TYPE B	PER GRADING PLAN
GRADED SLOPE	PER GRADING PLAN
6" CURB	PER GRADING PLAN
CONCRETE PAVEMENT	PER GRADING PLAN
SEWER CLEANOUT	PER DETAIL A
SEWER LINE	S
WATER LINE	W

#	KEYNOTE
1	CONNECT TO EXISTING 16" WATER MAIN PER SDW-150
2	1" WATER METER PER SDW-150, W/ PRIVATE RP BACKFLOW
3	CONNECT TO EXISTING 12" SEWER MAIN PER SDS-105
4	SEWER CLEANOUT PER DETAIL A, THIS SHEET
5	SEWER POINT OF CONNECTION
W	WATER POINT OF CONNECTION



NO SCALE
FIRE ACCESS NOTES

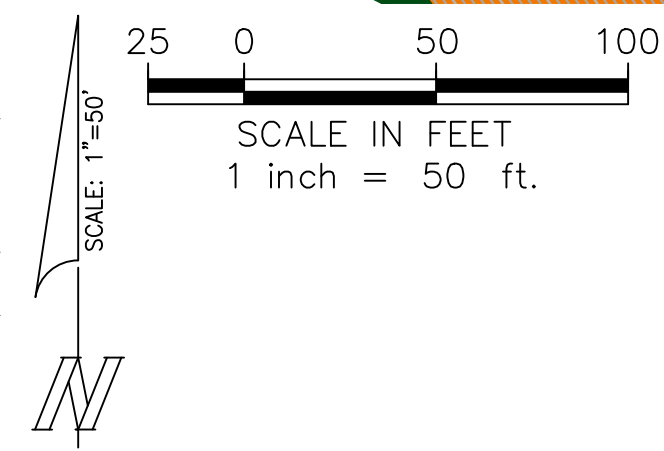
- FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PREVENT ALL WEATHER CONDITIONS FROM CAUSING LOSS OF TRACTION.
- ALL REQUIRED HOSE PULLS ARE REQUIRED TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS PER POLICY A-14-A. 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 THE FIRE ENGINE WHEN THE FIRE ENGINE IS IN A ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLER BUILDING, THE MAXIMUM HOSE PULL IS 200' . FOR NON-SPRINKLERED BUILDINGS THE MAXIMUM HOSE PULL IS 150' . CHANGE IN ELEVATION SHALL BE A MAXIMUM OF 15 FEET.
- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT PER SAN DIEGO ORDINANCE 170000.
- 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. CDD §63.2.5. SEE APPENDIX D CDD FIGURE 0103-1.1 RADIUS 30' INSIDE 50' OUTSIDE



LEGEND

PROPERTY LINE	
EXISTING SPOT ELEVATION	
EXISTING CONTOURS.	
NEW SPOT ELEVATION	
NEW CONTOURS	
LIMIT OF GRADING	
VEGETATED/ROCK SWALE PER DETAIL C	
BROW DITCH TYPE B PER SDRSD SDD-106	
GRADED SLOPE	
6" CURB PER SDRSD SDD-150	
CONCRETE PAVEMENT PER DETAIL B	

OF 14 SHEETS



610

600

590

17.37' 8' 17.67' 8'

598.00 FS 597.37 FS 596.70 FS 596.04 FS 595.37 FS 594.70 FS

4.17% 7.00% 14.00% 1.50%

TRANSITION AREA

MAIN DRIVEWAY

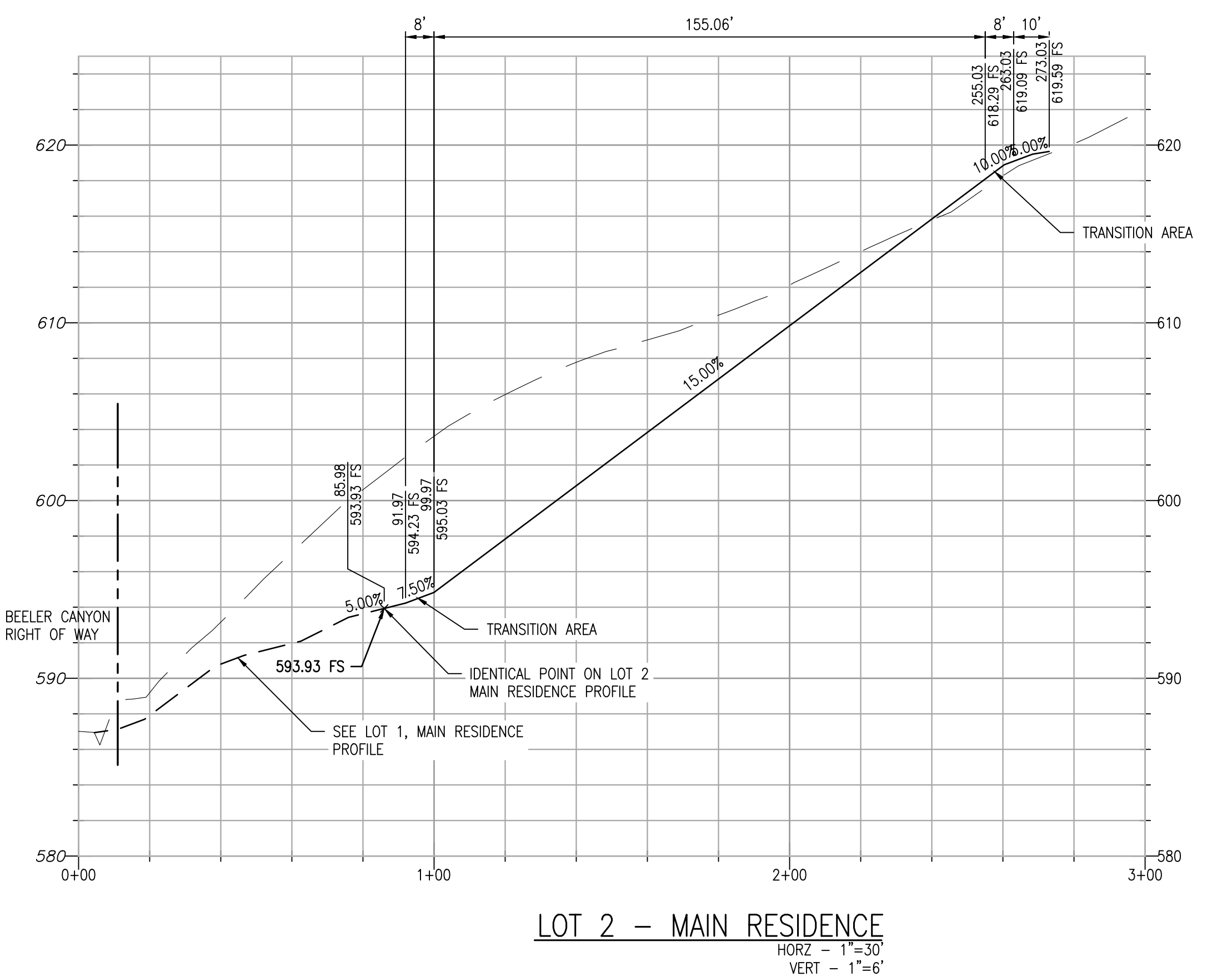
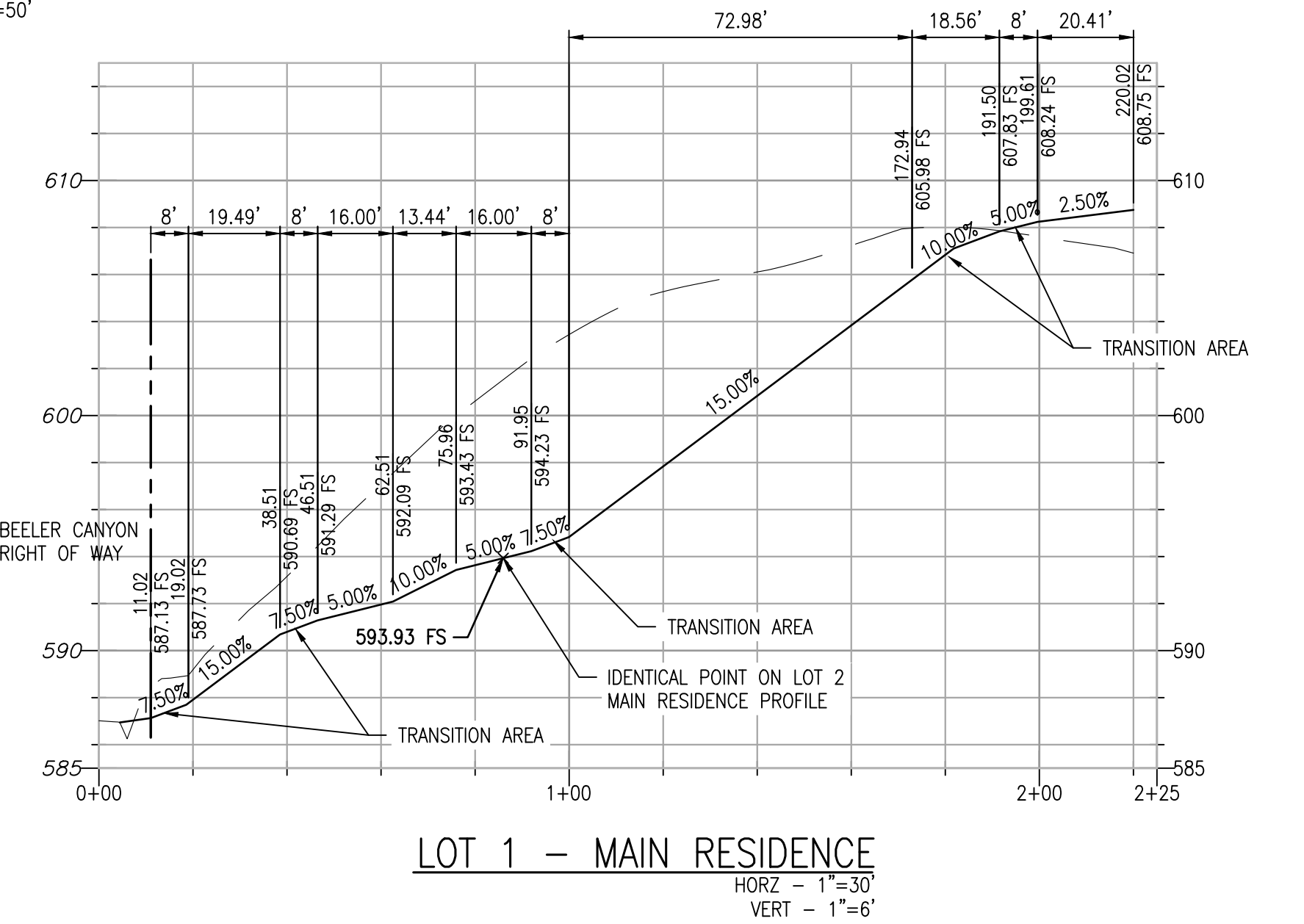
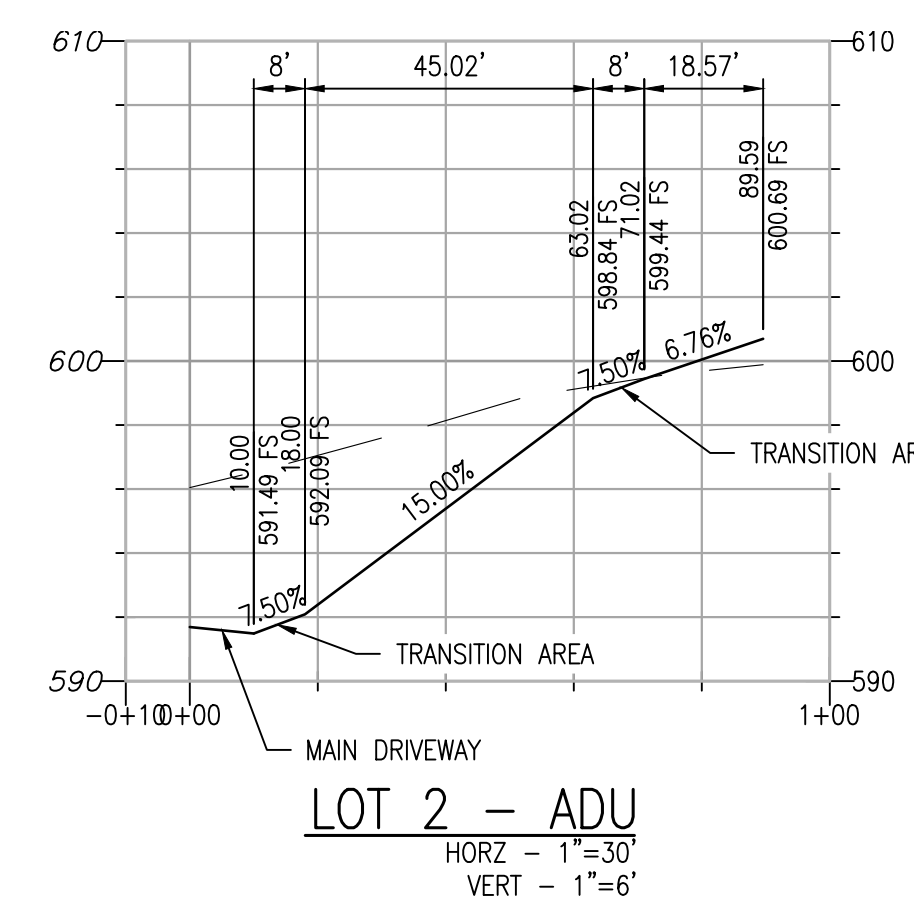
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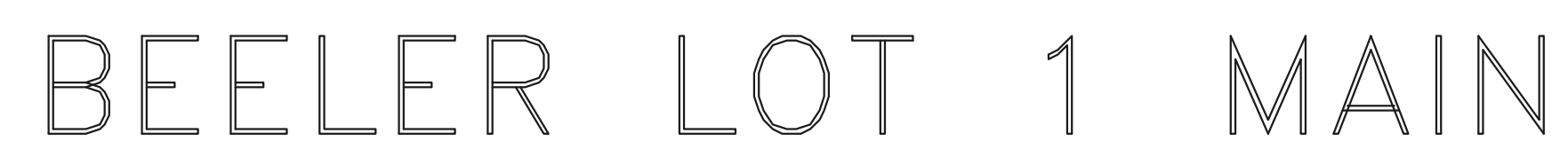
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LOT 1 - ADU

HORIZ - 1"=30'

VERT - 1"=6'



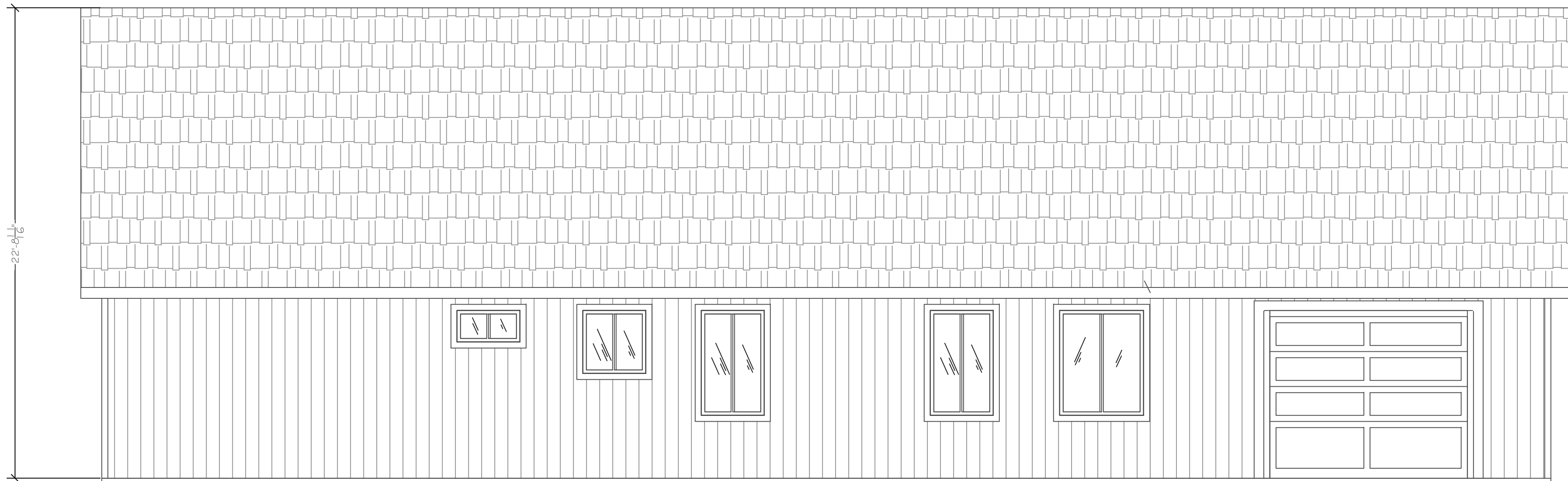
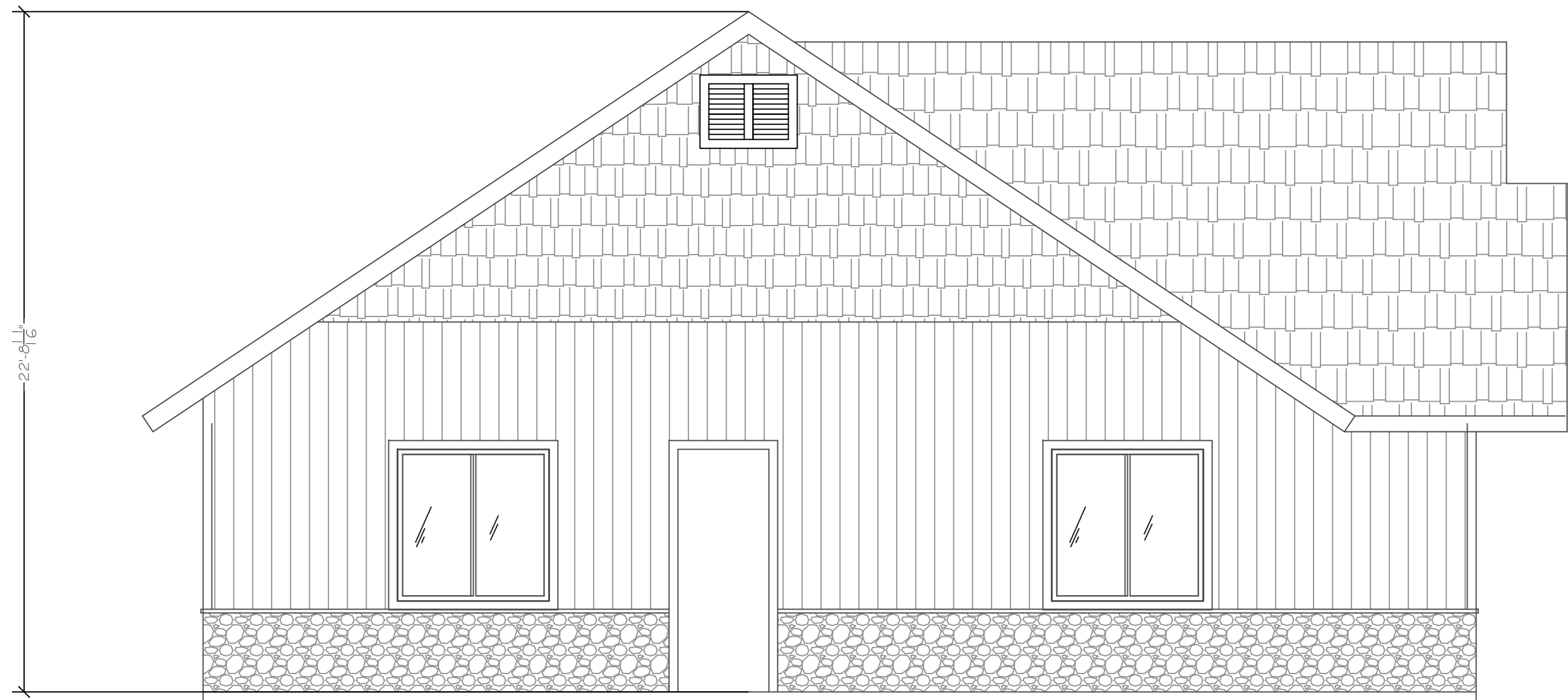
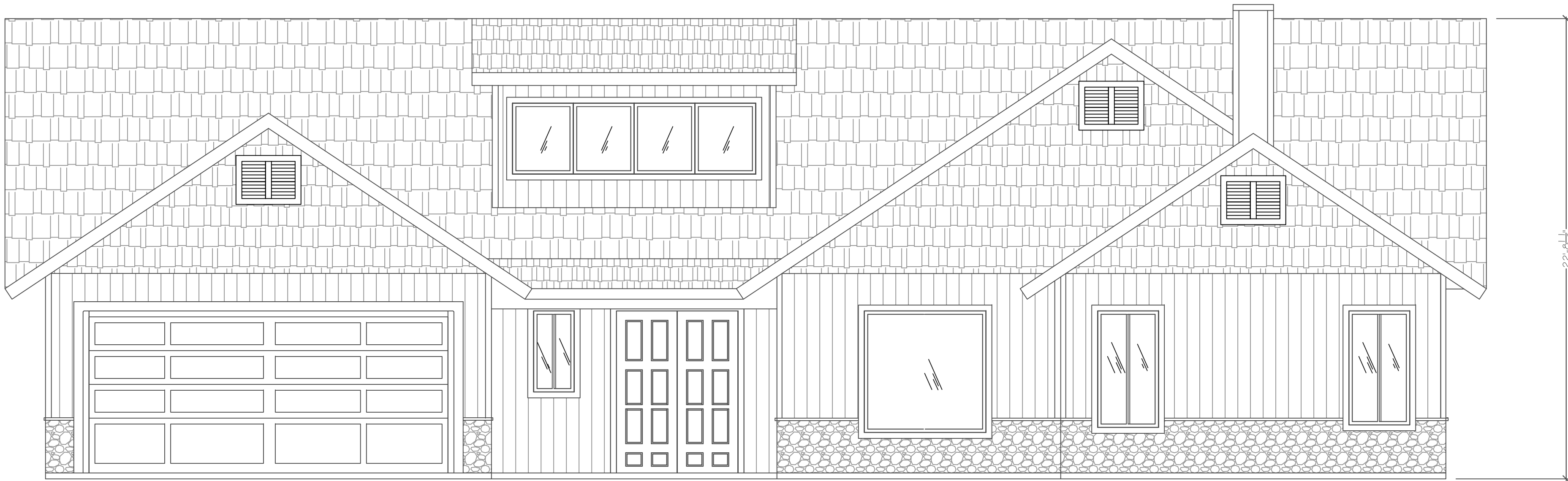


BEELER LOT 1 MAIN

BEEFER LOT | MAIN

Drawn By	Paul Cruz
Job #	2079
Date	5-18-23
Scale	AS SHOWN

Of 14



General Notes

PAUL CRUZ DRAFTING
PLANS PREPARED BY PAUL CRUZ DRAFTING

BEELEER LOT | MAIN

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE CODES AND FOR THE NECESSARY PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL MAINTAIN THE SITE AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIAL. THE CONTRACTOR SHALL MAINTAIN THE SITE AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIAL.

Drawn By
Paul Cruz
Job #
2079
Date
5-18-23
Scale
AS SHOWN

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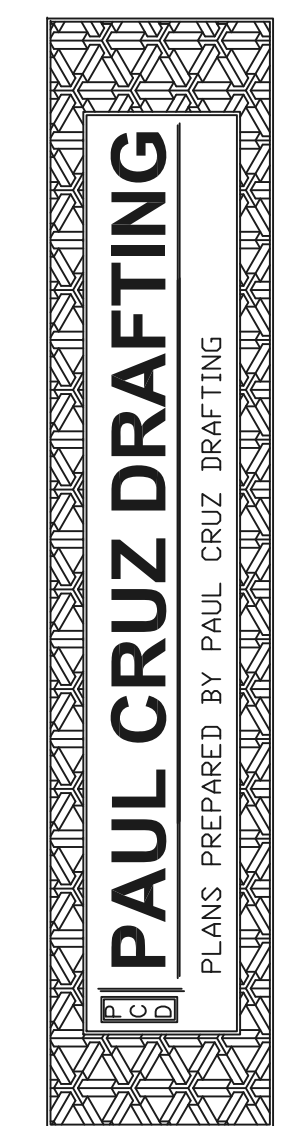
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BEELER LOT 2 MAIN

General Notes

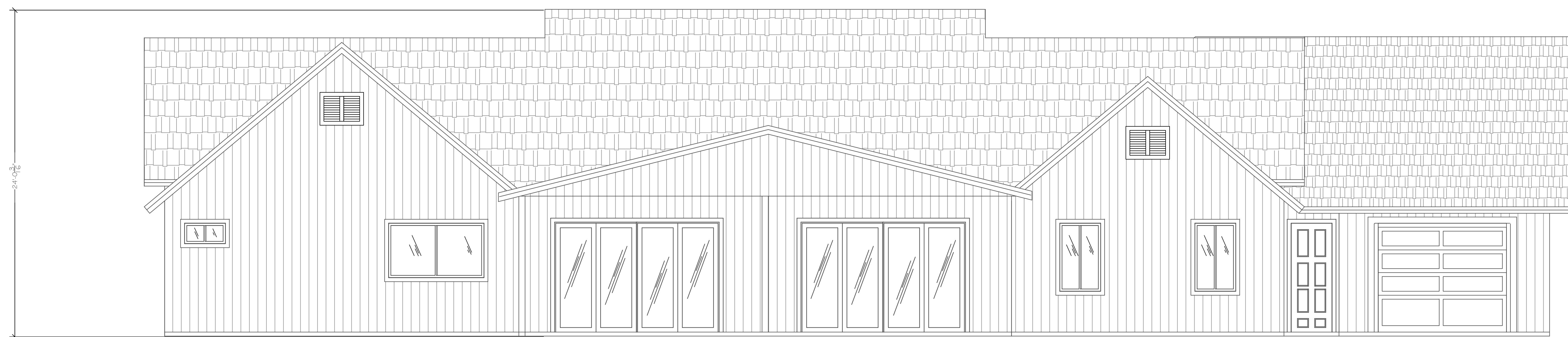
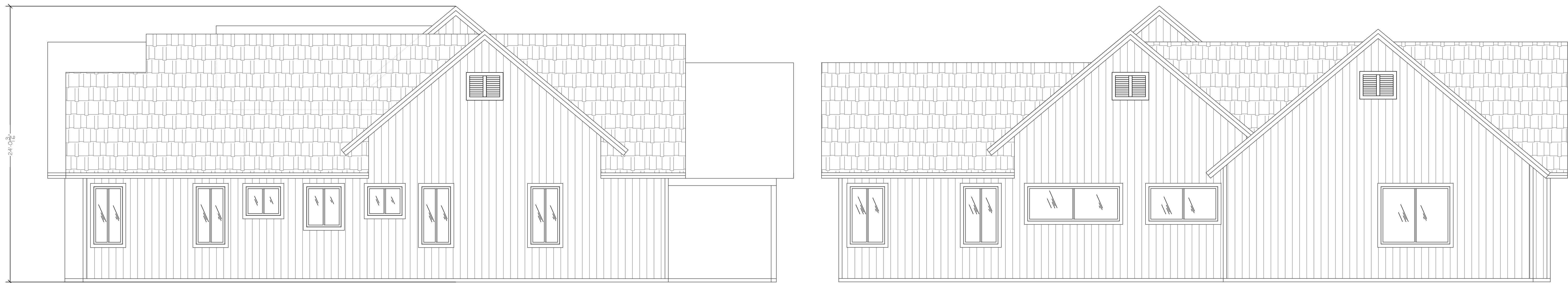


BEELER LOT 2 MAIN

ALL WORK REPRESENTED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL OTHER APPLICABLE CODES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE DRAFTER ASSUMES NO LIABILITY FOR ANY DAMAGE TO OR LOSS OF ANYTHING ON THE PROJECT OR ANY OTHER LOSS OF ANY KIND. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

Drawn By
Paul Cruz
Job #
548
Date
5-18-23
Scale
AS SHOWN

Sheet
1
of 18



General Notes

PAUL CRUZ DRAFTING
PLANS PREPARED BY PAUL CRUZ DRAFTING

BEELE LOT 2 MAIN

ALL WORK REPRESENTED ON THIS DOCUMENT
SHALL BE BY A LICENSED CONTRACTOR OR
ARCHITECT. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND LOCAL CODES. ALL
WORK SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL
BUILDING CODES AND ALL APPLICABLE
ORDINANCES. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE PROTECTION OF THE
EXISTING UTILITIES AND STRUCTURES. THE
OWNER SHALL BE RESPONSIBLE FOR THE
VALUATION OF THE WORK.

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Paul Cruz
Job #
548
Date
5-18-23
Scale
AS SHOWN

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BEELER LOT 1 ADU

ADU FLOOR PLAN
1/4" = 1'
440 SQ.FT. GARAGE
1200 SQ.FT. LIVING AREA
64 SQ.FT. COVERED PORCH

General Notes

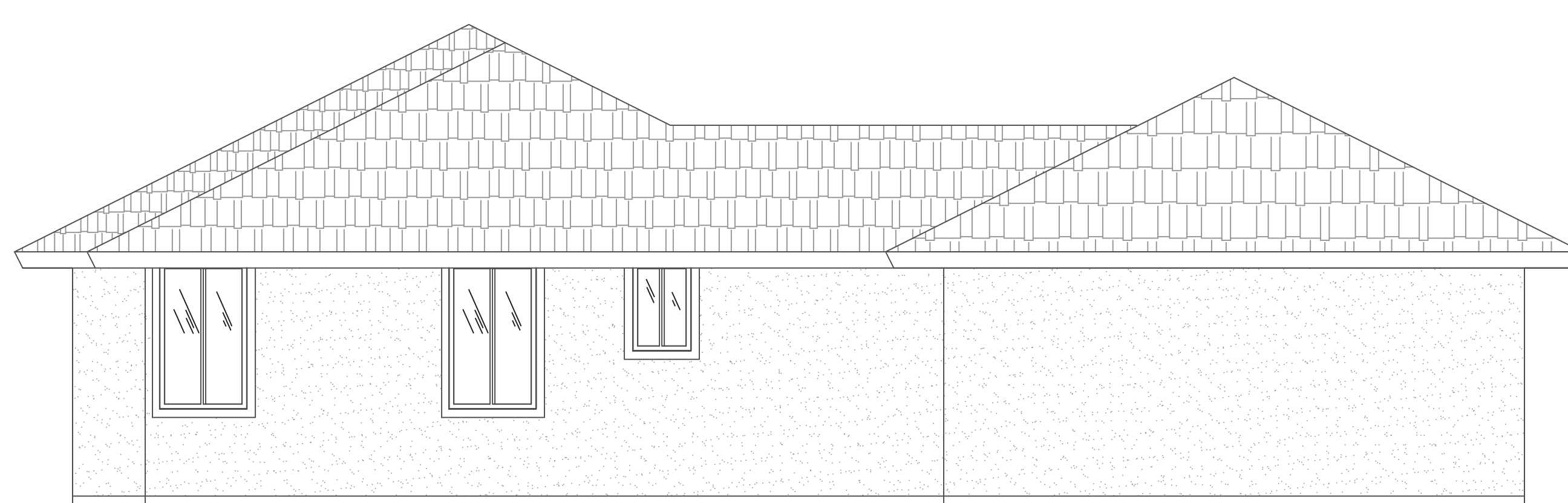
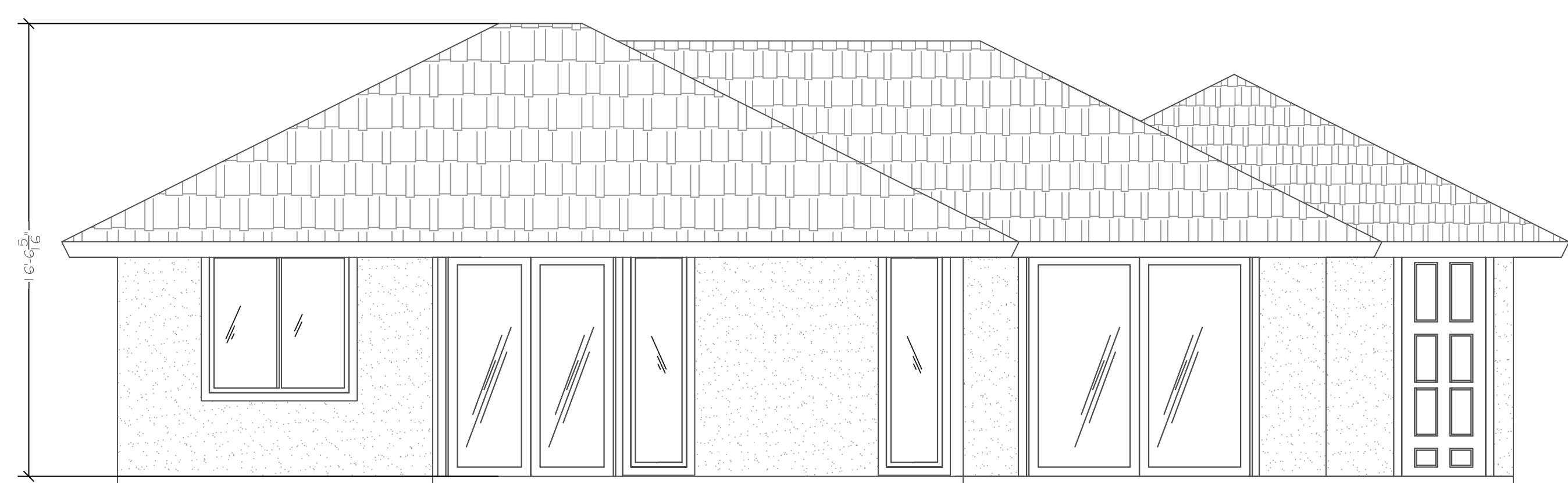
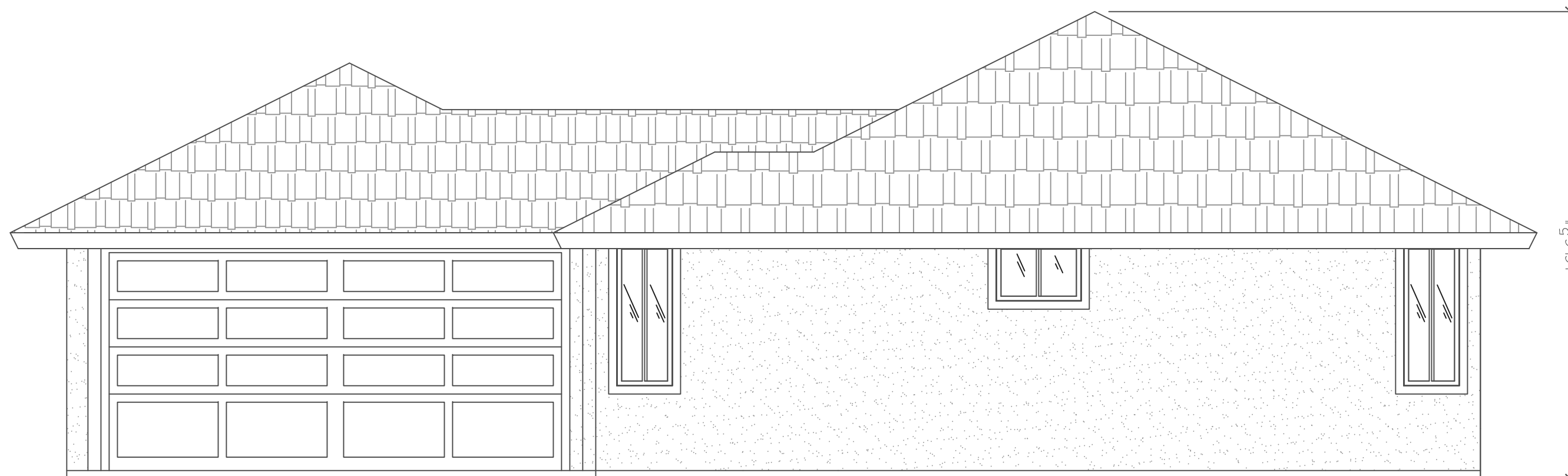
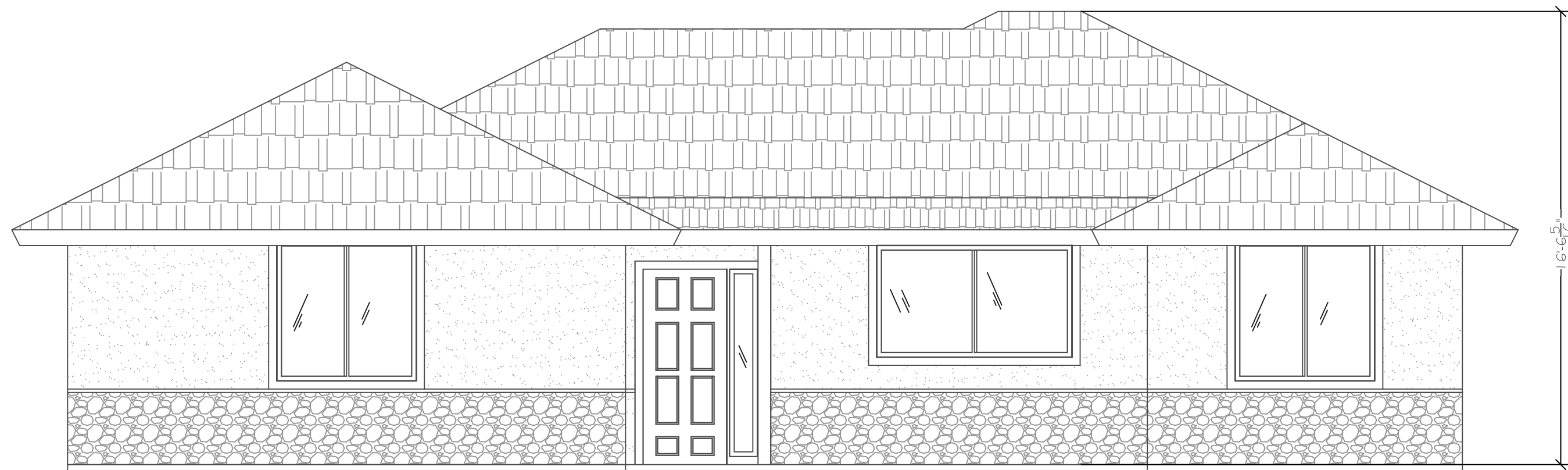
PAUL CRUZ DRAFTING
PLANS PREPARED BY PAUL CRUZ DRAFTING

BEELER LOT 1 ADU

ALL WORK PERFORMED ON THIS PROJECT
WAS DONE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE CALIFORNIA
BUILDING CODES AND ALL CITY ORDINANCES
GOVERNING THE PROJECT. THE DRAFTER
ACCEPTS NO LIABILITY FOR ANY DAMAGE
OR LOSS OF ANY KIND, INCLUDING
CONSEQUENTIAL DAMAGES, ARISING
FROM THE USE OF THESE PLANS.

Drawn By	Paul Cruz
Job #	2079
Date	5-18-23
Scale	AS SHOWN

Sheet
2
OF 14



General Notes

PAUL CRUZ DRAFTING

PLANS PREPARED BY PAUL CRUZ DRAFTING

BEELER LOT | ADU

ALL WORK PROVIDED ON THIS PROJECT IS THE PROPERTY OF PAUL CRUZ DRAFTING. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAUL CRUZ DRAFTING. THE CLIENT AGREES TO HOLD PAUL CRUZ DRAFTING HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PROJECT.

Drawn By
Paul Cruz

Job #
2079

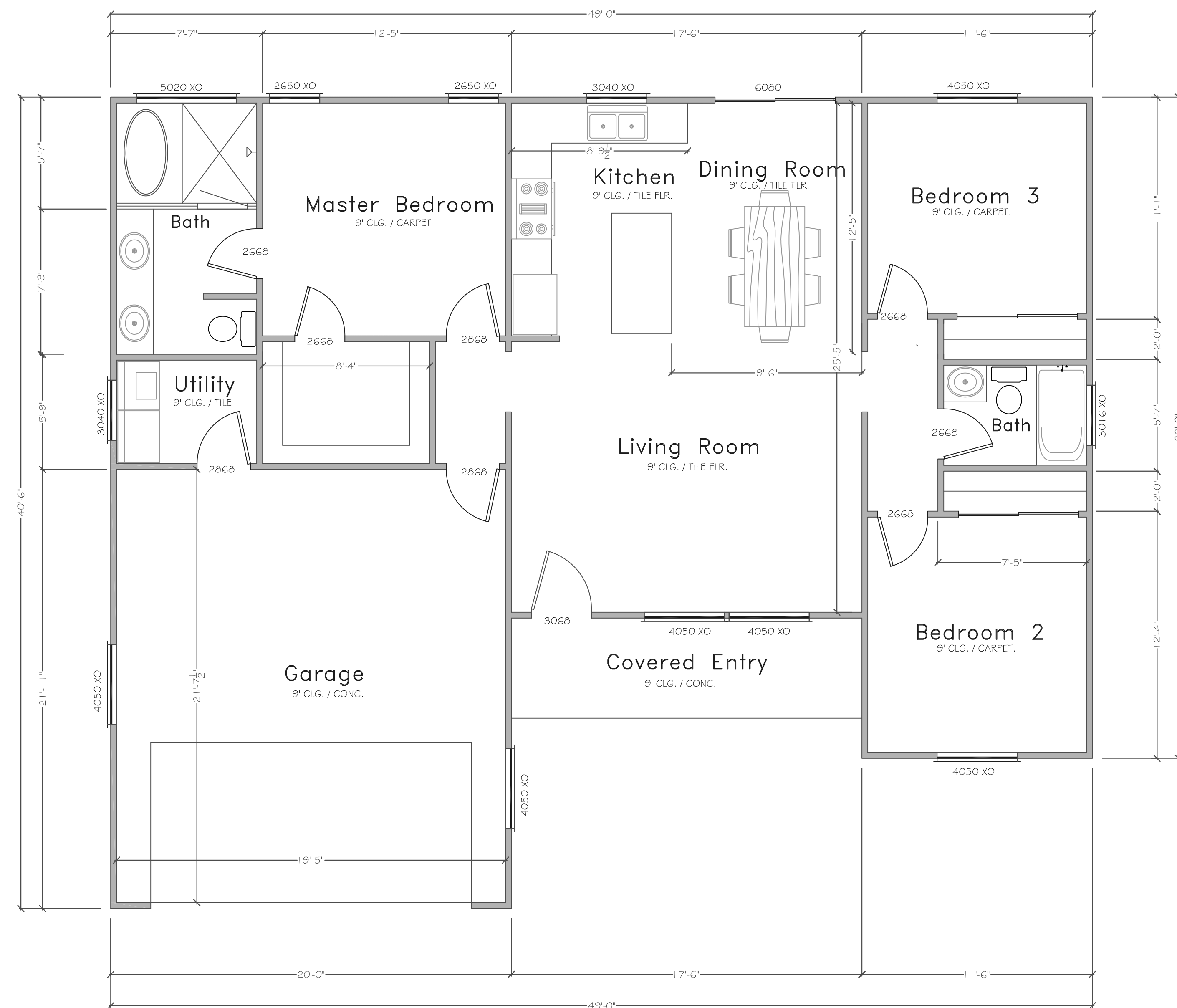
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1/4" = 1' LOT 2 ADU FLOOR

444 SQ.FT. GARAGE
1200 SQ.FT. LIVING AREA
82 SQ.FT. COVERED PORCH

BEELER LOT 2 ADU

General Notes

PAUL CRUZ DRAFTING

PLANS PREPARED BY PAUL CRUZ DRAFTING

BEELER LOT 2 ADU

ALL WORK PERFORMED ON THIS PROJECT OR ANY PART OF IT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.

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5-18-23
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2
Of 14



General Notes

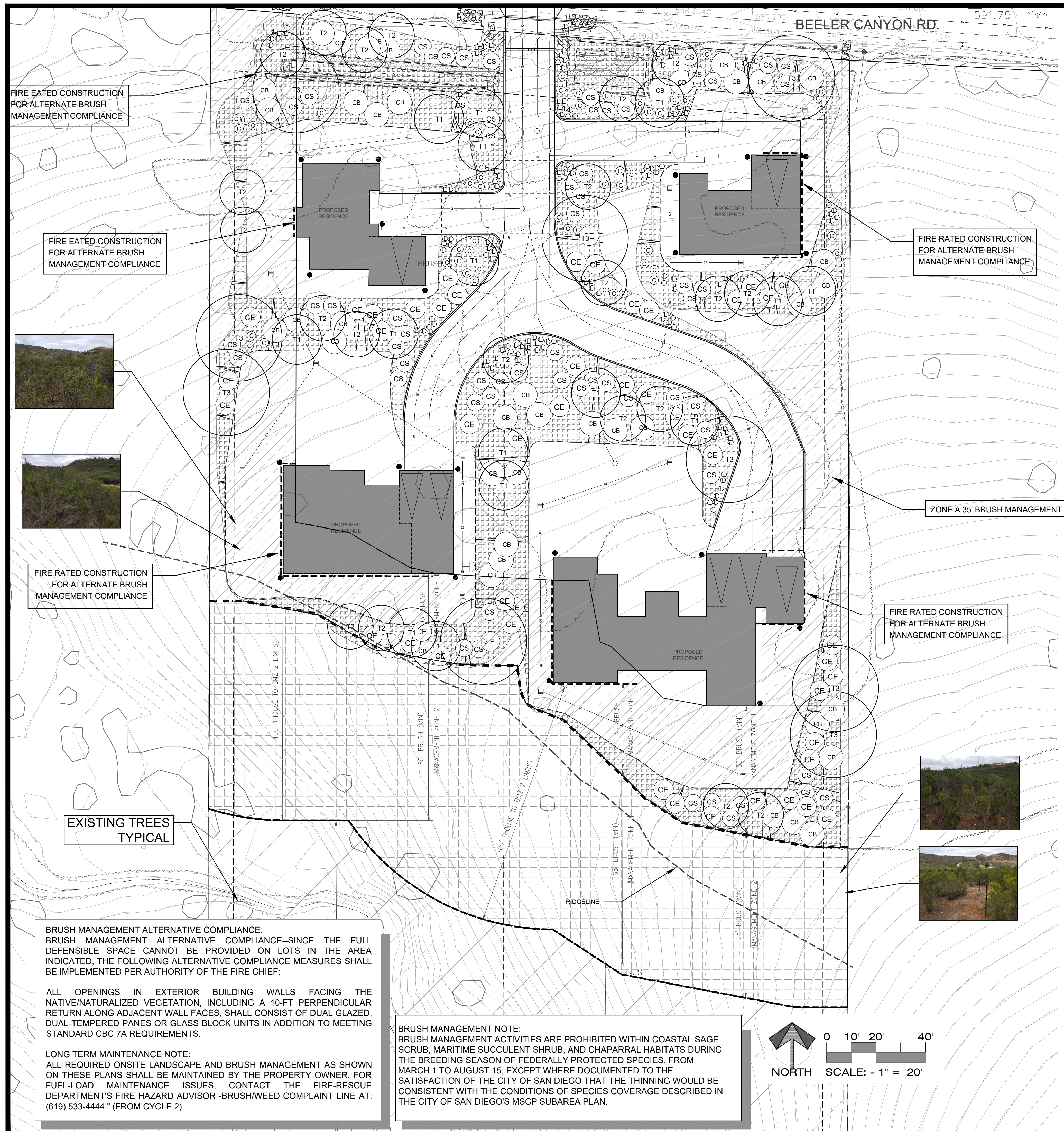
PAUL CRUZ DRAFTING
PLANS PREPARED BY PAUL CRUZ DRAFTING

BEELEER LOT 2 ADU

ALL WORK PERFORMED ON THIS PROJECT OR ANY PART THEREOF SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL ORDINANCES SHALL BE OBTAINED AND COMPLIED WITH PRIOR TO THE COMMENCEMENT OF ANY WORK. THE DRAFTER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

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Job #
2079
Date
5-18-23
Scale
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PLANT LEGEND

TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	MATURE HT./SPRD		WU-COLS IV
T1	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	5 GAL.	13	20'	20'	LOW
T2	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	5 GAL.	16	15'-20'	15'	LOW
T3	QUERCUS ILEX	HOLLY LIVE OAK	24" BOX	11	70'	35'	LOW

NOTE: TREES SHOWN ON PLAN ARE MATURE SPREAD


SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	HT./SPRD		COLS IV
CS	CISTUS 'SUNSET'	ROCK ROSE	5 GAL	62	24"	6-8'	LOW
CE	CEANOTHUS 'CENTENNIAL'	CAL. LILAC	1 GAL	58	24"	10'	LOW
CB	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BUSH	5 GAL	52	12-24"	10-12'	LOW
C	SANTOLINA CHAMAECYPARISSUS	GRAY COTTON LAVENDER	1GAL	54	12-24"	3-4'	LOW
L	LAVANDULA 'REGAL SPLENDOUR'	REGAL SPLENDOUR LAVENDER	1 GAL	147	24-36"	12'-24"	LOW

GROUND COVER

CAREX SUBFUSCA	RUSTY SEDGE	1 GAL. 12" O.C.	610	LOW
JUNCUS PATTENS	CALIFORNIA GRAY RUSH	1. GAL 18" O.C.	438	LOW

HYDROSEED MIX (IRRIGATED) LOW FUEL FIRE BUFFER

SYM	BOTANICAL NAME	COMMON NAME	LBS/ACRE	HYDROSEED AREA
	DIPLOCLAS AUR. LONGIFLORUS	SOUTHERN MONKEY FLOWER	0.25	25,096 sqft
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1.00	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1.00	
	GUTIERREZIA CALIFORNICA	MATCHWEED	0.10	
	IVA HAYESIANA	SAN DIEGO MARSH ELDER	1.00	
	LOTUS HEERMANNI	HEERMANN'S BIRDFOOT TREFOIL	1.00	
	LUPINUS BICOLOR	PYGMY -- LEAF LUPINE	2.00	
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS	4.00	
	NEMOPHILA MENZIESII	BABY BLUE EYES	2.00	
	PHACELIA CAMPANULARIA	CALIFORNIA BLUEBELLS	3.00	
	SISYRINCHIUM BELLUM	BLUE -- EYED GRASS	2.00	
	VULPIA MIRCOSTACHYS	SMALL FESCUE	<u>4.00</u>	
TOTAL SEED			21.35	
STABILIZED FIBER MATRIX:	"EARTHGUARD" AND 100% WOOD FIBER MULCH	10 GAL/ACRE 3,500 LB/ACRE		
OR	"ECOMATRIX" STABILIZED FIBER MATRIX	3,500 LB/ACRE		
COMMERCIAL FERTILIZER 0-45-0			300 LB/ACRE	

NOTE:

1. PLS (PURE LIVE SEED) = % PURITY X% GERMINATION ; PERCENTAGE IS MINIMUM.
2. SEED MIX IS SUITABLE FOR USE IN AREAS WITH PERMANENT OR TEMPORARY IRRIGATION.
3. SEED MIX IS SUITABLE FOR USE WITHIN 100' FEET OF OPEN SPACE AND RIPARIAN AREAS.
4. HYDROSEED MAY BE APPLIED WITH IRRIGATION AT ANY SEASON; RECOMMENDED TIME OF APPLICATION IS BETWEEN OCTOBER 1 AND JANUARY 15.

LANDSCAPE CONCEPT NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT LANDSCAPE STANDARDS.
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GRASS COVER. ALL EXPOSED SOILS AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
4. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA, THE MIN. DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
5. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER OR EQUAL.
6. OWNER IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE, INCLUDING THE PUBLIC RIGHT-OF-WAY, IN A HEALTHY, DISEASE FREE CONDITION.
7. ALL LANDSCAPE AREAS SHALL BE FINISH GRADE TO REMOVE ROCKS AND ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
8. IRRIGATION: AN EFFICIENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRAY HEAD AND DRIP LINE.
9. MINIMUM TREE SEPARATION DISTANCE
TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FROM SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAYS (ENTRIES) 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
10. ALL REQUIRED ONSITE LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PROPERTY OWNER FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR-BRUSHWEED COMPLAINT LINE AT (619) 533-4444



110 COPPERWOOD WAY #P
OCEANSIDE, CA 92058
760-716-3100
CA. LLA #5299



SHEET TITLE:

LANDSCAPE CONCEPT PLAN

PROJECT:

BEELER CANYON
11275 BEELER CANYON RD.
SAN DIEGO, CA 92064

REVISIONS

DRAWN J.

APPROVED _____ S

JOB NO. _____

DATE 08-28-2

SHEET 1-1 OF 3

<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(c) All required revegetation and erosion control shall be completed within 90 calendar days of the completion of <i>grading</i> or disturbance.</p><p><i>(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)</i> <i>(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)</i> <i>(Amended 2-1-2021 by O-21288 N.S.; effective 3-3-2021.)</i></p><p>[Editors Note: Amendments as adopted by O-21288 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode/strikeout_ord/O-21288-SO.pdf</p><p>EDITORS NOTE: The Land Development Manual includes: Coastal Bluffs and Beaches Guidelines Biology Guidelines Historical Resources Guidelines Submittal Requirements for Deviations within the Coastal Overlay Zone</p><p>See RR-292248 for the Coastal Bluffs and Beaches Guidelines of the Land Development Code; RR-292249 for the Biology Guidelines of the Land Development Code; RR-292250 for the Historical Resources Guidelines of the Land Development Code; RR-292251 for the Submittal Requirements for Deviations within the Coastal Overlay Zone of the Land Development Code.</p></div></div> <div><div>§142.0412</div><div>Brush Management</div><div>Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a <i>structure</i> and contain native or naturalized vegetation.</div><div><p>(a) Brush management activity is permitted within <i>environmentally sensitive lands</i> (except for <i>wetlands</i>) that are located within 100 feet of an existing <i>structure</i> in accordance with Section 143.0110(c)(7). Brush management in <i>wetlands</i> may be requested with a <i>development permit</i> in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in <i>wetlands</i> is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).</p></div><div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div></div>	<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around <i>structures</i> by providing an effective fire break between all <i>structures</i> and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called “Zone One” and “Zone Two” as shown in Diagram 142-04E.</p></div><div><div>Diagram 142-04E</div><div>Brush Management Zones</div><div></div></div></div> <div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div>	<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(1) The establishment of brush management Zones One and Two for new <i>development</i> shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both <i>Zone One</i> and <i>Zone Two</i> shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.</p><p>(2) Where <i>Zone Two</i> is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. <i>Zone Two</i> is not permitted in City-owned open space for new <i>development</i> proposals. For properties in the Coastal Overlay Zone, additional requirements for new <i>subdivisions</i> are found in Section 142.0412 (n).</p><p>(3) <i>Zone Two</i> is not permitted in areas designated for habitat mitigation per Section III of the Biology Guidelines in the Land Development Manual.</p></div><div><div>Table 142-04H</div><div>Brush Management Zone Width Requirements</div><div><table><tr><th>Criteria</th><th>Zone Widths</th><th></th></tr><tr><td>Zone One Width</td><td>35 ft.</td><td></td></tr><tr><td>Zone Two Width</td><td>65 ft.</td><td></td></tr></table></div></div></div> <div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div>	Criteria	Zone Widths		Zone One Width	35 ft.		Zone Two Width	65 ft.		<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(1) The required front <i>yard setback</i> of the base zone may be reduced by 5 feet,</p><p>(2) A sidewalk may be eliminated from one side of the <i>public right-of-way</i> and the minimum required <i>public right-of-way</i> width may be reduced by 5 feet, or</p><p>(3) The overall minimum pavement and <i>public right-of-way</i> width may be reduced in accordance with the Street Design Standards of the Land Development Manual.</p><p>(f) The <i>Zone Two</i> width may be decreased by 1 ½ feet for each 1 foot of increase in <i>Zone One</i> width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of <i>Zone Two</i> width is permitted.</p><p>(g) <i>Zone One</i> Requirements</p><p>(1) The required <i>Zone One</i> width shall be provided between native or naturalized vegetation and any <i>structure</i> and shall be measured from the exterior of the <i>structure</i> to the vegetation.</p><p>(2) <i>Zone One</i> shall contain no habitable <i>structures</i>, <i>structures</i> that are directly attached to habitable <i>structures</i>, or other combustible construction that provides a means for transmitting fire to the habitable <i>structures</i>. <i>Structures</i> such as <i>fences</i>, walls, palapas, play <i>structures</i>, and non-habitable gazebos that are located within brush management <i>Zone One</i> shall be of noncombustible, one hour fire-rated, or Type IV heavy timber construction as defined in the California Building Code.</p><p>(3) Plants within <i>Zone One</i> shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.</p><p>(4) Trees within <i>Zone One</i> shall be located away from <i>structures</i> to a minimum distance of 10 feet as measured from the <i>structures</i> to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.</p><p>(5) Permanent irrigation is required for all planting areas within <i>Zone One</i> except as follows:</p><p>(A) When planting areas contain only species that do not grow taller than 24 inches in height, or</p></div><div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div></div>	<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(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.</p><p>(6) <i>Zone One</i> irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.</p><p>(7) <i>Zone One</i> shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.</p></div><div><div>Ch. Art. Div.</div><div>14 2 4 31</div></div></div>
Criteria	Zone Widths												
Zone One Width	35 ft.												
Zone Two Width	65 ft.												
<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(1) The proposed alternative compliance provides sufficient defensible space between all <i>structures</i> on the <i>premises</i> and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed <i>development</i>.</p><p>(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around <i>structures</i> and provide an effective fire break.</p><p>(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.</p><p>(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a <i>development permit</i>, or noted in the permit file if approved as part of a <i>construction permit</i>.</p><p>(k) For existing <i>structures</i>, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.</p><p>(l) Brush management for existing <i>structures</i> shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the <i>structure</i> being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.</p><p>(m) Where specifically authorized by the Fire Chief, goats may be used for brush management in accordance with the following:</p><p>(1) In order to prevent escapes, harassment from predators or humans, or over browsing, goats shall be managed and monitored 24-hours a day by a contractor with at least two years experience in raising, handling, and controlling of goats. The goat contractor shall maintain a minimum of \$1 million of liability insurance subject to approval by the Office of the City Attorney.</p><p>(2) At least 10 business days prior to using goats for brush management, the property owner shall apply to the Fire Rescue Department for a permit to use goats for brush management. The <i>applicant</i> shall:</p></div><div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div></div>	<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(A) Obtain and submit written permission from the owner of any property through which the goats must gain access to the area to be browsed.</p><p>(B) Provide written notice to the Fire Chief and all owners and residents of property located immediately adjacent to the area to be browsed. This notice shall identify Sections 44.0307 and 142.0412(m) as the authority for temporary use of goats.</p><p>(C) Provide photographs of the existing condition of the site, and a plan describing the methods to be employed and measures to retain existing vegetation in compliance with Section 142.0412(h).</p><p>(3) The area to be browsed shall be measured, staked, and appropriately fenced with temporary electrically charged fencing to delineate brush management in the <i>Zone Two</i> areas. Signs must be posted at 25-foot intervals along the fence warning of the possibility of mild electric shock.</p><p>(4) The timing of brush management activities shall comply with Section 142.0412(d).</p><p>(5) While goats are browsing:</p><p>(A) No more than 75 goats are permitted on a single acre of the <i>premises</i>.</p><p>(B) Goats shall be moved along periodically so that no more than 50 percent of the vegetation is thinned or reduced.</p><p>(C) The goats shall remain within a secure enclosure at all times.</p><p>(D) Goats shall be moved into a separate holding pen at night, which shall be located the maximum distance reasonably practicable from residences.</p><p>(E) Droppings in the holding pen, and to the extent reasonably possible within the brush management area, shall be removed and properly disposed of daily in accordance with Section 44.0307.</p><p>(F) The goats shall be used for brush management only and shall be immediately removed when the brush thinning has been accomplished.</p></div><div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div></div>	<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(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 <i>structures</i> 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.</p><p>(C) All new <i>Zone Two</i> plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in <i>Zone Two</i>. 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 <i>Zone Two</i>.</p><p>(D) Where <i>Zone Two</i> is being revegetated as a requirement of Section 142.0411(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 <i>Zone Two</i>.</p><p>(6) <i>Zone Two</i> shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.</p><p>(7) Except as provided in Section 142.0412(i), where the required <i>Zone One</i> width shows in Table 142-04H cannot be provided on <i>premises</i> with existing <i>structures</i>, the required <i>Zone Two</i> width shall be increased by one foot for each foot of required <i>Zone One</i> width that cannot be provided.</p><p>(i) An <i>applicant</i> may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:</p></div><div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div></div>	<div><div>San Diego Municipal Code (3-2021)</div><div>Chapter 14: General Regulations</div><div><p>(6) No later than 5 business days from the date of removal of the goats, the <i>applicant</i> shall notify the Fire Chief in writing of the removal of the goats.</p><p>(7) The Fire Rescue Department shall not approve any permit under Section 142.0412(m) that will utilize a contractor determined by the City Manager to have negligently performed brush management services within the three prior calendar years. All facts supporting such a determination shall be provided to the <i>applicant</i> in writing, and shall constitute a final determination on the City’s behalf.</p><p>(n) Within the Coastal Overlay Zone, brush management for new <i>subdivisions</i> shall not be permitted to encroach into an environmentally sensitive habitat area [ESHA], except that <i>encroachment</i> may be permitted where necessary to achieve a maximum <i>development</i> area of 25 percent including Zones One and Two. For purposes of this Section, ESHA shall include southern forduenes, Torrey pines forest, coastal bluff scrub, maritime succulent scrub, maritime chaparral, native grasslands, oak woodlands, coastal sage scrub and coastal sage scrub/communities, and any vegetative communities that support threatened or endangered species.</p><p>(o) Violations and Remedies</p><p>(1) The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code), and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).</p><p>(2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the <i>premises</i> and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.</p></div><div><p><i>(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)</i> <i>(Amended 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)</i> <i>(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)</i> <i>(Amended 1-15-2008 by O-19698 N.S.; effective 2-14-2008.)</i> <i>(Amended 7-28-2009 by O-19885 N.S.; effective 8-27-2009.)</i> <i>(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)</i> <i>(Amended 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)</i> <i>(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)</i></p></div><div><div>Ch. Art. Div.</div><div>14 2 4 39</div></div></div>										

110 COPPERWOOD WAY #P
OCEANSIDE, CA 92058
760-716-3100
CA. LLA #5299

SHEET TITLE:
VEGETATIVE FUEL MANAGEMENT

NYN
NYN RD.
A 92064

SECTION IV: REVEGETATION AND EROSION CONTROL GUIDELINES

4.4 HYDROSEEDING PROCEDURES

- 4.4-1 Seed mixes shall be specified by the pure live seed of each species.
- 4.4-2 Fiber mulch shall be applied at a minimum rate of 2,000 pounds per acre except when used in conjunction with straw mulch, when it shall be applied at a minimum rate of 400 pounds per acre.
- 4.4-3 A wetting agent consisting of 95 percent alkyl polyethylene glycol ether shall be applied as per manufacturers’ recommendations.

- 4.4-4 Equipment used for the application of slurry shall have a built-in agitation system to suspend and homogeneously mix the slurry. The slurry mix shall be dyed green. The equipment must have a pump capable of applying slurry uniformly.

4.5 MAINTENANCE REQUIREMENTS

- 4.5-1 Permanently irrigated slopes shall be maintained for a period no less than 90 days.
- 4.5-2 Nonpermanently irrigated areas shall be maintained for a period not less than 25 months.
- 4.5-3 All revegetated areas shall be maintained by the Permittee until final approval by the City Manager. The maintenance period begins on the first day following acceptance and may be extended at the determination of the City Manager.
- 4.5-4 Prior to final approval, the City Manager may require corrective action including but not limited to, replanting, the provision or modification of irrigation systems, and the repair of any soil erosion or slope slippage.

110 COPPERWOOD WAY #P
OCEANSIDE, CA 92058
760-716-3100
CA. LLA #5299

SHEET TITLE:

VEGETATIVE FUEL MANAGEMENT

PROJECT:

BEELER CANYON
11275 BEELER CANYON RD.
SAN DIEGO, CA 92064

REVISIONS

DRAWN	JA
APPROVED	SC

JOB NO.	
DATE	08-28-21
SCALE	AS SHOWN
SHEET	L-2 OF 3



HYDROZONE LEGEND			
SYM	ZONE/TYPE IRR.	WATER USE	SQ.FT.
[Green Hatched]	LOT A ZONE 1 / SLOPES - MPROTATORS	LOW	8,490
[Yellow Hatched]	LOT A ZONE 2 / BIO BASIN - DRIP	LOW	903
[Blue Hatched]	LOT A ZONE 3 / TREE - BUBBLERS	LOW	700
[Blue Hatched]	LOT B ZONE 1 SLOPES - MPROTATORS	LOW	11,351.3
[Blue Hatched]	LOT B ZONE 2 / BIO BASIN - DRIP	LOW	688.3
[Blue Hatched]	LOT B ZONE 3 / TREES - BUBBLERS	LOW	504
TOTAL			22,636.6

NOTE: WATER SOURCE SHALL BE POTABLE WATER

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF CARLSBAD'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

SIGNATURE

08/28/20
DATE

Legend for Estimated Total Water Use (ETWU) Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ² -(square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
A	A1	A1	0.2	8490	MProtator	0.75	37.5
A	A2	A2	0.2	903	DRIP	0.81	4
A	A3	A3	0.2	700	Bubbler	0.81	3.1
B	B1	B1	0.2	11351.3	MProtator	0.75	50.1
B	B2	B2	0.2	688.3	DRIP	0.81	3.1
B	B3	B3	0.2	504	Bubbler	0.81	2.2
Total							100

TOTAL HA= 22,636.6

54

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. The total ETWU cannot exceed the total Water Budget-MAWA.

Controller No.	ETWU [(ETo)(0.62)][(PF x HAIE) + SLA]	Result in Gallons per Year
A	(51.1x0.45)(2,264)	71,728.1
A	(51.1x0.45)(222.97)	7,064.14
A	(51.1x0.45)(172.84)	5,475.92
B	(51.1x0.45)(3,027.02)	95,902.05
B	(51.1x0.45)(169.96)	5,384.68
B	(51.1x0.45)(124.45)	3,942.83
Total ETWU gallons per year		189,497.72

MAWA Water Budget calculation = (ET0)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = gallons per year

(51.1)(.62)[(.55x22636.6)+(.45x0)]

(31.682)(10,186.47)

MAWA= 322,727.74

55



110 COPPERWOOD WAY #P
OCEANSIDE, CA 92058
760-716-3100
CA. LLA #5299



SHEET TITLE:

IRRIGATION HYDROZONE EXHIBIT

PROJECT:

BEELER CANYON
11275 BEELER CANYON RD.
SAN DIEGO, CA 92064

REVISIONS

DRAWN JA

APPROVED SC

JOB NO.

DATE 08-28-21

SCALE AS SHOWN

SHEET L-3 OF 3

PLOT DATE: 08-28-21