

Report to the Planning Commission

DATE ISSUED: May 30, 2024 REPORT NO. PC-24-010

HEARING DATE: June 6, 2024

SUBJECT: EUCLID TERRACE, Process Four Decision

PROJECT NUMBER: <u>PRJ-0675101</u>

OWNER/APPLICANT: EUCLID SAN DIEGO, LLC

SUMMARY

<u>Issues</u>: Should the Planning Commission approve the subdivision of a 2.98-acre site for the development of 25 single-dwelling units east of South Euclid Avenue and north of La Paz Drive within the Encanto Neighborhoods Community Planning Area?

Proposed Actions:

- 1. ADOPT Addendum No. 675101 to Environmental Impact Report No. 386029/SCH No. 2014051075 and associated Mitigation, Monitoring, and Reporting Program;
- 2. APPROVE Site Development Permit NO. PMT-2542328 and Planned Development Permit No. PMT-3277003; and
- 3. APPROVE Tentative Map No. PMT-2482531.

<u>Fiscal Considerations</u>: All costs associated with this action are paid from a deposit account maintained by the applicant.

<u>Housing Impact Statement</u>: The project is located within the RS-1-7 (Residential-Single Unit) zone and proposes to consolidate the existing lot into 30 lots and construct 25 single-dwelling units. The Inclusionary Affordable Housing Ordinance applies to all new residential development of 10 or more dwelling units outside the Coastal Overlay Zone, five or more dwelling units within the Coastal Overlay Zone, and all condominium conversions of two or more dwelling units. The Owner/Applicant has elected to pay an Inclusionary In Lieu Fee.

<u>Community Planning Group Recommendation</u>: On May 6, 2022, the Chollas Valley Community Planning Group voted 12-0 to recommend approval of the proposed project without conditions

(Attachment 11).

Environmental Impact: Addendum No. 675101 to the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project Final Program Environmental Impact Report (CPU PEIR) No. 386029/SCH No. 2014051075 was prepared pursuant to the California Environmental Quality Act Guidelines section 15164. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation Monitoring and Reporting Program (MMRP) (Attachment 7) for Biological Resources and Paleontological Resources will be implemented.

BACKGROUND

The Southeastern San Diego (SESD) Community Plan was adopted in 1969 and comprehensively updated in 1987. In 2015, the City of San Diego (City) again updated the SESD Community Plan (the 2015 Update). The 2015 Update split the community plan area into two planning areas: the Southeastern San Diego and the Encanto Neighborhoods communities. The 2015 Updates were analyzed under the California Environmental Quality Act (CEQA) collectively in the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project Final Program Environmental Impact Report (Project No. 386029; SCH No. 2014051075) (hereinafter referred to as the CPUs Final PEIR). The 2015 Updates were approved and the CPUs Final PEIR was certified by the San Diego City Council on December 2, 2015, Resolution No. R-310077.

The proposed project is located in the Encanto Neighborhoods Community Planning Area on a 2.98-acre project site that is currently undeveloped. The project site is surrounded by single-dwelling residential development and is not within or adjacent to the City Multi-Habitat Planning Area (MHPA).

DISCUSSION

The proposed project includes the subdivision of a 2.98-acre site into 30 lots for the development of 25 single-dwelling units and five lettered lots located east of South Euclid Avenue and north of La Paz Drive. The project site is zoned RS-1-7 (Residential-Single Unit) and designated Residential-Low (5-9 dwelling units/acre) in Figure 2-1 of the Encanto Neighborhoods Community Plan (Community Plan). The five lettered lots (A through D) serve different purposes: Lot A is located on the west side of the project site and separates Euclid Avenue from the single dwelling units and includes landscaped areas, Lot B is located on the south side of the project site and separates Lots 18 – 20 from Lots 22 – 25, Lot C is also located on the south side of the project site and separates Lots 14 – 17 from Lots 18 – 21, Lot D is located on the north side of the project site and includes the wetland buffer and covenant of easement, and Lot E is the private driveway that provide access to the single dwelling units from Euclid Avenue.

The Residential-Low designation is "intended for areas with predominantly single-family residential development on small lots. Parking should be integrated into the ground floor of the units in

individually secured garages..." (Community Plan; Chart 2-2). The community plan land use designation would support up to 27 dwelling units on the 2.98-acre site. The project proposes 25 single dwelling units which is a density of eight dwelling units/acre and is consistent with the Community Plan land use designation of 5-9 dwelling units/acre.

Permits Required:

- 1. A Planned Development Permit (Process 4) in accordance with SDMC Section 126.0602(b)(1).
- 2. A Site Development Permit (Process 4) in accordance with <u>SDMC Section 126.0502(d)(3)</u>, where subdivision of a premises that contains Environmentally Sensitive Lands (ESL) as described in Section 143.0110. The project site contains ESL in the form of sensitive biological resources (non-native grasslands and wetlands).
- 3. A Tentative Map (Process 4) in accordance with <u>SDMC Section 125.0430</u> for the proposed subdivision of the existing vacant lot into 30 lots (25 residential lots and 5 lettered lots).

DEVIATIONS:

The existing project site has unique characteristics which result in development constraints. The vacant lot is bordered by Euclid Avenue to the west and existing single-family development to the north, east, and southern sides. In addition there is an existing disturbed wetland in the northern portion that contains Waters of the State. The western portion of the site is comprised of a sloping hillside that contains ESL in the form of biological sensitive resources (non-native grasslands). Due to the existing environmental constraints, the project aims to create a housing development that minimizes grading of the existing topography whilst providing the maximum housing stock suitable for the existing lot area through several requested allowable deviations to the development regulations. The deviations result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone given the site constraints and unique nature of the parcel.

San Diego Municipal Code (SDMC) Table 131-04D includes Development Regulations for RS Zones. The project proposes the following 12 deviations from the RS-1-7 base zone regulations:

- 1. A minimum 5,000-square-foot lot area is required, and the project is proposing to reduce the lot area from 5,000 square feet to 1,680 to 3,523 square feet.
- 2. A minimum of 50-foot lot width is required, and the project is proposing to reduce the lot width from 50 feet to 21 to 33 feet.
- 3. A minimum lot depth of 95 feet is required, and the project is proposing to reduce the lot depth from 95 feet required to 75 to 84 feet.
- 4. A minimum front setback of 15 feet is required, and the project is proposing to reduce the front setback from 15 feet to 10 feet for Lots 1-4.
- 5. A minimum rear setback of 13 feet is required, and the project is proposing to reduce the rear setback from 13 feet to 5 feet for Lots 14-25.
- 6. A minimum side setback of 4 feet is required, and the project is proposing to reduce the side setback from 4 feet to 3 feet on one side of Lots 1-13 and 0 feet on Lots 14-25.

- 7. A minimum street frontage of 50 feet is required, and the project is proposing to reduce the street frontage from 50 to 0 feet for the private drive.
- 8. Per SDMC Section 142.0521(f), a minimum 20-foot driveway length is required, and the project is proposing to reduce the driveway length from 20 feet to 10 feet for Lots 1-4.
- 9. A maximum structure height of 30 feet is required, and the project is proposing to increase the structure height from 30 feet to 31 feet and 4 inches on Lots 1-4 and 14-25.
- 10. Per SDMC Section 142.0340(d)(1), two "retaining walls with a maximum height of 6 feet each are permitted in the required side and rear yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall." A single retaining wall up to 12 feet high is proposed in the rear yard.
- 11. SDMC Table 131-04J includes the Maximum Floor Area Ratio for the RS-1-7 Zone. The project proposes to deviate from the Maximum Floor Area Ratio (FAR) for the RS-1-7 Zone as set out in the table below:

Lot Number	Lot Area (SF)	Building Area (SF)	Proposed FAR	Maximum FAR
1	2,563	2,258	0.88	0.70
2	2,574	2,258	0.88	0.70
3	2,475	2,258	0.91	0.70
4	2,475	2,258	0.91	0.70
5	3,019	2,079	0.69	0.65
6	2,805	2,079	0.74	0.70
7	2,805	2,079	0.74	0.70
8	2,805	2,079	0.74	0.65
9	3,524	2,079	0.59	0.70
10	2,772	2,079	0.75	0.70
11	2,772	2,079	0.75	0.70
12	2,772	2,079	0.75	0.70
13	3,072	2,079	0.68	0.65
14	1,680	2,177	1.30	0.70
15	1,680	2,177	1.30	0.70
16	1,680	2,177	1.30	0.70
17	1,680	2,177	1.30	0.70
18	1,680	2,177	1.30	0.70
19	1,680	2,177	1.30	0.70
20	1,680	2,177	1.30	0.70
21	1,680	2,177	1.30	0.70
22	1,680	2,177	1.30	0.70
23	1,680	2,177	1.30	0.70
24	1,680	2,177	1.30	0.70
25	1,680	2,177	1.30	0.70

12. Per SDMC Section 143.0150(d)(3), a deviation to the wetland regulations may be requested to achieve a superior biological result that would provide long-term biological benefit and a net

increase in quality and viability (functions and value), relative to existing conditions or the project originally proposed by the applicant, and long term biological benefit.

Deviations 1 - 6:

The proposed deviations in lot area, lot width, depth, and setbacks are requested in order to create smaller lot sizes and building footprints in order to provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The small lot sizes are also proposed to reduce overall grading into the existing hillside, while also providing a mixture of much needed single-family development that is consistent with the surrounding context.

A deviation to the minimum front setback is proposed to minimize the grading into the existing slope and minimize the height of the retaining wall at the rear of Lots 1-4. By reducing the front setback, the project is also able to provide a more desirable project in the form of an open space area. Section 143.0140(a) of the City's ESL regulations requires any excess land within the project boundary to be placed in a covenant of easement. In accordance with Section 143.0140(a), the project would place the lands between the development footprint and the property boundary (0.24 acre) in a covenant of easement. These lands would not be used towards mitigation and would be protected from future development.

The required 13-foot rear setback would be too large given the smaller lot sizes proposed. Complying with a 13-foot setback would push the building footprint towards the private drive and cause the driveways lengths to be reduced. For Lots 1-13, a side yard setback of three feet on one side of the lot is proposed. The other side will meet the 4-foot setback. This reduced setback is in relation to the smaller lot size but still provides adequate space between the house and the fencing/property line. For Lots 14-25, a side yard setback of 0 feet is proposed since the buildings on these lots are attached. Since the units on these lots are attached, there are no side yards. Without these deviation, the project would not be able to develop the same amount of units, meet the density of the Community Plan and the total graded area would need to be increased.

Deviation #7:

The proposed deviation to street frontage of all lots (50 feet required to 0 proposed) and the construction of a private drive (Sonia Circle) would provide access the development. If the existing regulation were applied, only three dwelling units would be allowed. This density would not meet the density proposed in the Community Plan. The private drive allows vehicular access through the site whilst providing more dwelling units to achieve the housing needs of the community.

The private drive throughout the subdivision is proposed due to the existing environmental constraints (existing disturbed wetland on the northern portion of the site and ESL in the western portion of the site). Additionally, the project is located along Euclid Avenue with a projected future traffic noise level of 70 decibels and greater (Figure 2-5). The project is considered a noise-sensitive land use (residential) and the Community Plan recommends to locate such uses away from noise sources (Land Use Policy P-LU-71). The project development design addresses this policy through the provision of the private drive (Sonia Circle) to provide separation from the noise source (Euclid

Avenue) and the noise-sensitive land use (residential dwelling units). Additionally, without this deviation, the development would locate the proposed noise sensitive land use (residential development) along a corridor with high levels of traffic noise. By reducing the street frontage requirement and constructing a private drive, the proposed development increases the development potential of the site to meet the density and also protects the sensitive land use from high levels of traffic noise.

Deviation #8:

The proposed deviation to reduce the driveway length on Lots 1 through 4 is requested in conjunction with the reduced front yard setback. The reduced front yard setback and driveway length is proposed as a means to minimize grading, reduce the size of necessary retaining walls, and preserve the natural contours of the existing hillside for the proposed dwelling units on Lots 1 through 4. The proposed dwelling units on Lots 1 through 4 conform to the parking regulations (SDMC 142.0521) by providing off-street parking in the attached garages on each lot. Supplemental parking is provided in the form of four additional parking spaces located further along Sonia Drive, south of Lots 1 through 4. If the dwelling units on Lots 1 through 4 were developed with the standard 20-foot driveway length, it would cause the development to encroach further into the existing hillside, requiring more land to be cut from the hillside and alter the natural topography. This deviation allows the project to develop 25 single family units while preserving as much as possible of the natural topography of the site. The proposed deviation produces a more desirable outcome by working with the natural contours of the site and providing maximizing housing density on a lot that has existing environmental constraints.

Deviation #9:

The project proposes a deviation to the maximum structure height of 30 feet to 31 feet and 4 inches for structures on Lots 1-4 and 14-25 in the form of three-story dwelling units. The purpose of the proposed structure height deviation is to reduce building footprint by building vertically rather than horizontally to minimize grading into the existing hillside.

For the RS-1-7 Zone, SDMC Section 131.0444(c), Table 131-04D specifies the maximum structure height to be 30 feet. The proposed two-story structures on Lots 5-13 comply with this regulation, as their maximum height is 23.5 feet. The proposed three-story structures on Lots 1-4 and 14-25 have a maximum height of 31 feet, 4 inches, which is slightly higher than the 30-foot height limit. These three-story floor plans are proposed to minimize the amount of grading necessary into the existing hillside. Approximately 10 feet of cut is being removed in the rear yards of Lots 1-4 and 14-25 by utilizing the proposed three-story structures.

Deviation #10:

Retaining walls are proposed along the northern, eastern, and southern boundaries of the site. Along the northern side, a retaining wall would separate the drainage area from the development area with heights ranging from 7 to 12 feet. The retaining wall along the easterly project boundary would be 4 to 12 feet tall, while the retaining wall along the rear yards in Lots 1 through 4 would be 5 to 9 feet in height. The deviation to exceed maximum permitted retaining wall height in the rear yards are requested in order to accommodate the amount of fill needed to create level concrete pads for the proposed dwelling units and limit the horizontal extent of grading into the existing

hillside. Where proposed retaining walls are 6 feet high and greater, the landscape plan requires plantings to provide 80 percent screening of the wall within two years in order to reduce visual bulk and scale.

The project site is located within a designated Very High Fire Hazard Severity Zone, per the City Official Very High Fire Hazard Severity Zone Map. The project proposes alternative compliance for brush management. Brush Management Zone 1 is accommodated on-site while a firewall is provided instead of a Brush Management Zone 2 due to the adjacency to the wetland buffer. Where Zone 1 is reduced on Lots 1, 8, and 9, a radiant heat wall shall be provided at the interface of Zones 1 and 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

The deviations to the retaining wall heights at the proposed locations results in a project design that aims to preserve a majority of the natural contours of the existing site, provide a protective buffer for the existing drainage, and limit the development footprint, therefore resulting in a more desirable project outcome that addresses the housing needs of the community.

Deviation #11: The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

The project proposes a deviation to FAR for each new residential lot in the RS-1-7 zone, where currently the FAR is dependent on lot area. The purpose of the proposed FAR deviation on each individual lot is to minimize the overall grading of the project and to cluster development away from noise levels along Euclid Avenue, therefore resulting in a more desirable project outcome that addresses the housing needs of the community.

Deviation #12:

The project site contains ESL in the form of sensitive biological resources with the presence of non-native grasslands and an existing disturbed wetland in the northern portion of the site. For projects in the City, outside of the Coastal Overlay zone, impacts to wetlands, excluding vernal pools outside of the MHPA, require a deviation from the ESL wetland regulations (City of San Diego 2018). Deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one or more of the following three options: Essential Public Projects Option, Economic Viability Option, and Biologically Superior Option.

The project includes a wetland deviation under the Biologically Superior Option for impacts to 0.05 acres of disturbed riparian wetlands. As described in the Biological Technical Report, the project achieves a superior biological result, which would provide long term biological benefit and a net increase in quality and viability (functions and value) relative to existing conditions through the

creation of a wetland buffer of 15 to 20 feet, removal of the invasive giant reed, planting with native species, and mitigation measure BIO-2, which would create new wetlands that are of higher quality than those that would be impacted by the project. Wetland resources that would be impacted by the project are demonstrated to be of low biological quality.

The deviation was approved by both the City of San Diego and the Wildlife Agencies. Concurrence from the US Fish and Wildlife Service and the CDFW on the Biologically Superior Option were received on March 1, 2023 and March 2, 2023, respectively (RECON 2022a).

Implementation of mitigation measure BIO-2 would reduce impacts to jurisdictional wetlands to a level less than significant. The project proposes a wetland deviation through the creation of a wetland buffer to improve the functions and values of the disturbed wetland. In the Biological Report, conducted by RECON Environmental Inc, the existing wetland is of low biological quality with invasive species, encampments, and trash and the wetland deviation is proposed as the Biologically Superior Option in accordance with Section 143.0150(d)(3). The wetland buffer will include remediation of the isolated channel through removal of invasive species present on site and planting of native species as an ecological enhancement effort.

The project also includes mitigation consistent with Section IIIB of the City of San Diego Biology Guidelines through the purchase of 0.07 acre of Re-established River: Wetland Waters of the US/State credits from the San Luis Rey Mitigation Bank to achieve a no-net-loss and would result in a biologically superior project.

Community Plan Analysis:

One of the goals of the Community Plan is to help bring about a diverse mixture of residential opportunities, including market-rate housing, senior and multi-generational housing, small-lot townhome development, and affordable rental and for-sale housing. The project proposes 25 market-rate single-dwelling units.

The proposed project site is located along Euclid Avenue which is identified as a pedestrian corridor (Community Plan; Figure 3-1). The proposed project "[supports] and [promotes] complete sidewalk and intersection improvements along Euclid Avenue as outlined in Community Plan (Walkability Policy P-MO-1) by dedicating 12.3 feet of right-of-way to provide a 14-foot-wide parkway adjacent to the site on Euclid Avenue. Additionally, the proposed project furthers site connectivity, internal systems of walkways, and complete streets by providing an on-site sidewalk and a multi-use trail that connects San Bernadino Terrace (a residential street) directly to the sidewalk and bus stop on Euclid Avenue, consistent with Pedestrian Environment and Connectivity Policy P-UD-80.

The Community Plan encourages "new development to incorporate as many water-wise practices as possible in their design and construction including encouraging recycled and/or greywater irrigation systems; retrofit public spaces and public rights-of-way with low water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations; and ensure that any 'community greening' projects utilize water-efficient landscape" (Water Resource Management Policy P-CS-29). The proposed project includes low water use plants throughout the

project site.

Conclusion:

City staff reviewed the proposed actions and found the proposed project to be in conformance with the applicable sections of the San Diego Municipal Code and Community Plan with evidence provided to support the deviations and required findings (Attachment 4 and 6). Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

- 1. Adopt Addendum No. 675101 to Environmental Impact Report No. 386029, adopt Mitigation, Monitoring, and Reporting Program, and approve Planned Development Permit No. PMT-3277003, Site Development Permit No. PMT-2542328, and Tentative Map No. PMT-2482531, with modifications.
- 2. Do not adopt Addendum No. 675101 to Environmental Impact Report No. 386029, do not adopt Mitigation, Monitoring, and Reporting Program, and deny Planned Development Permit No. PMT-3277003, Site Development Permit No. PMT-2542328, and Tentative Map No. PMT-2482531, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Renee Mezo

Assistant Deputy Director

Development Services Department

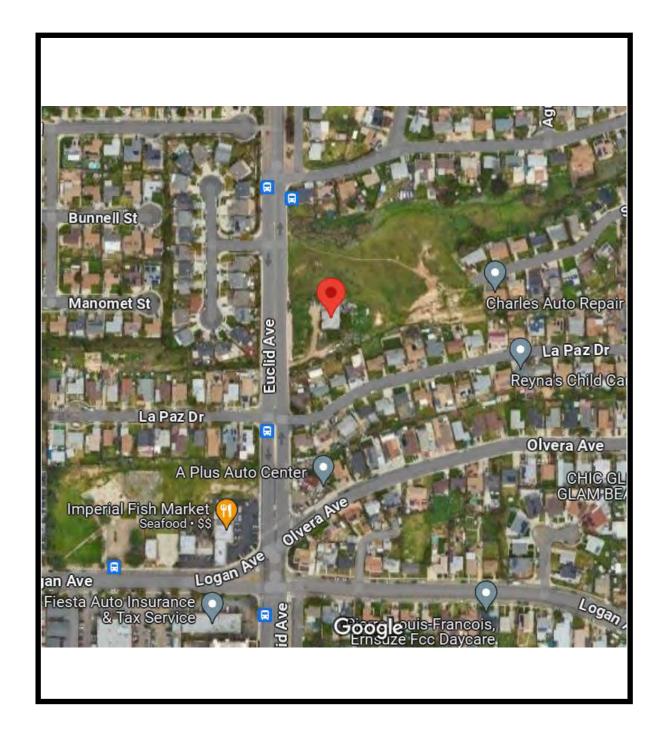
Oscar Galvez III

Development Project Manager

Development Services Department

Attachments:

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

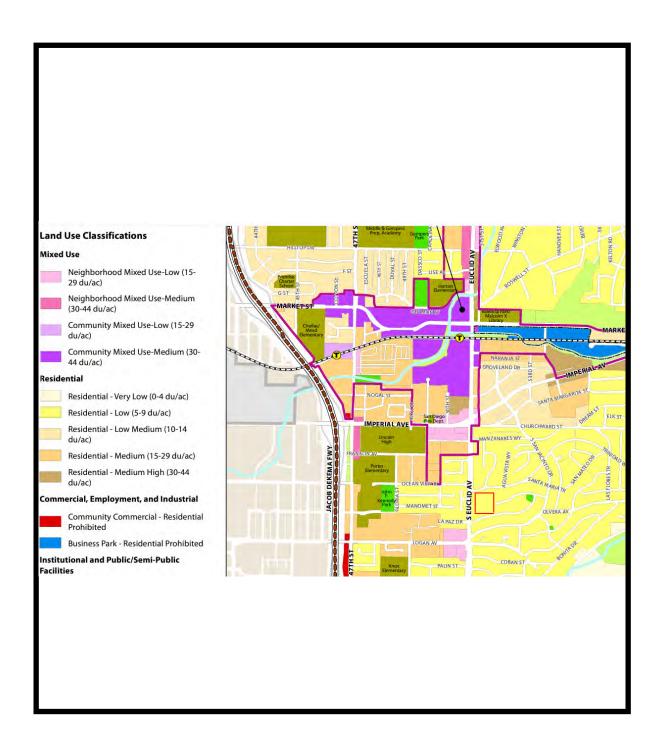




Aerial Photo

East of Euclid Ave/North of La Paz Dr. Euclid Terrace - Project No. PRJ-0675101







Land Use Plan

East of Euclid Ave/North of La Paz Dr. Euclid Terrace - Project No. PRJ-0675101



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: 24008736

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. PMT-3277003 AND SITE DEVELOPMENT PERMIT NO. PMT-2542328 EUCLID TERRACE - PROJECT NO. PRJ-0675101 PLANNING COMMISSION

This Planned Development Permit No. PMT-3277003 and Site Development Permit No. PMT-2542328 is granted by the Planning Commission of the City of San Diego to EUCLID SAN DIEGO, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402 and 126.0502. The 2.98-acre existing vacant site is located east of South Euclid Avenue and north of La Paz Drive and is zoned RS-1-7 within the Airport Land Use Compatibility (San Diego International Airport) Overlay Zone, Very High Fire Hazard Severity Zone, and the Encanto Neighborhoods Community Plan. The project site is legally described as: A portion of Lot 43 of Las Alturas Villa Sites, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 501, filed in the office of the County Recorder of San Diego County on March 5, 1888 (APN 5484302800).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the development of 25 single-dwelling units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 6, 2024, on file in the Development Services Department.

The project shall include:

- a. A Tenative Map for the Subdivision of 30 lots for the development of 25 single-family residences and 5 lettered lots on an existing vacant site;
- b. The following deviations from the base zone development regulations:
 - 1. Reduced lot area from 5,000 square feet required to 1,680 to 3,523 feet.
 - 2. Reduced lot width from 50 feet required to 21 to 33 feet.
 - 3. Reduced lot depth from 95 feet required to 75 to 84 feet.
 - 4. Reduced street frontage from 50 feet required to 0 feet for the private drive.
 - 5. Reduced front setback from 15 feet required to 10 feet (Lots 1-4).
 - 6. Reduced rear setback from 13 feet required to 5 feet (Lots 14-25).

- 7. Reduced driveway length from 20 feet required to 10 feet (Lots 1-4).
- 8. Reduced side setback from 4 feet required to 3 feet on one side of Lots 1-13 and 0 feet on Lots 14-25.
- 9. Increase maximum building height from 30 feet required to 31 feet and 4 inches on Lots 1-4 and 14-25.
- 10. A single retaining wall up to 12 feet high in the rear yard where the maximum required rear yard wall height is two 6-foot-high walls.
- 11. Deviations to the maximum floor area ratio (FAR) as follows:

Lot Number	Lot Area (SF)	Building Area (SF)	Proposed FAR	Maximum FAR
1	2,563	2,258	0.88	0.70
2	2,574	2,258	0.88	0.70
3	2,475	2,258	0.91	0.70
4	2,475	2,258	0.91	0.70
5	3,019	2,079	0.69	0.65
6	2,805	2,079	0.74	0.70
7	2,805	2,079	0.74	0.70
8	2,805	2,079	0.74	0.65
9	3,524	2,079	0.59	0.70
10	2,772	2,079	0.75	0.70
11	2,772	2,079	0.75	0.70
12	2,772	2,079	0.75	0.70
13	3,072	2,079	0.68	0.65
14	1,680	2,177	1.30	0.70
15	1,680	2,177	1.30	0.70
16	1,680	2,177	1.30	0.70
17	1,680	2,177	1.30	0.70
18	1,680	2,177	1.30	0.70
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20	1,680	2,177	1.30	0.70
21	1,680	2,177	1.30	0.70
22	1,680	2,177	1.30	0.70
23	1,680	2,177	1.30	0.70
24	1,680	2,177	1.30	0.70
25	1,680	2,177	1.30	0.70

- 12. The project includes a wetland deviation and qualifies to be processed under the Biologically Superior Option pursuant to the City's environmentally sensitive lands (ESL) wetland regulations.
- c. Landscaping (planting, irrigation, and landscape-related improvements);
- d. 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 June 21, 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 is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State, or City laws, ordinances, regulations, or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
- 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

- 11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] No. 675101 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
- 12. The mitigation measures specified in the MMRP and outlined in ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 386029 and MMRP No. 675101, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
- 13. The Owner/Permittee shall comply with the MMRP as specified in ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 386029 and MMRP No. 675101, 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 Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

- 16. The Planned Development Permit and Site Development Permit shall comply with the conditions of the final map for Euclid Terrace Tentative Map No. PMT-2482531.
- 17. Prior to the issuance of any construction permit, the Owner/Permittee 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.
- 18. 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.
- 19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the installation of one (1) City Standard Street Light, adjacent to the site on Euclid Avenue, satisfactory to the City Engineer.

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 SDMC §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.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

Alternative Compliance: Where Zone One is reduced on Lots 1, 8, and 9, a radiant heat wall shall be provided at the interface of Zones 1 and 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone 1 condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

- 27. Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
- 28. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

Within Zone 1, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

29. Prior to 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.'

PLANNING/DESIGN REQUIREMENTS:

- 30. Prior to the issuance of any building or construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures the preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" in accordance with SDMC Section 143.0140 and SDMC Section 143.0152.
- 31. 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.
- 32. 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.
- 33. Prior to issuance of any construction permit for building, a preliminary concept sign program, including criteria for the location and design of all signs to be used on the premises, shall be submitted. The sign program shall comply with the City of San Diego's Sign Regulations per §142.1210.

TRANSPORTATION REQUIREMENTS:

34. All 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 by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

- 35. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
- 36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
- 37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.
- 38. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.
- 39. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
- 40. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
- 41. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards, and practices.

GEOLOGY REQUIREMENTS:

42. Prior to the issuance of a grading permit, the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report

shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on June 6, 2024, and [Approved Resolution Number].

ATTACHMENT 3

Planned Development Permit No. PMT-3277003 and Site Development Permit No. PMT-2542328 Date of Approval: June 6, 2024

AUTHENTICATED BY THE CITY OF SAN DIEC	GO DEVELOPMENT SERVICES DEPARTMENT
Oscar Galvez III	
Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
. , ,	xecution hereof, agrees to each and every condition of and every obligation of Owner/Permittee hereunder.

[NAME OF COMPANY] Owner/Permittee			
Ву			
NAME			
TITLE			
[NAME OF COMPANY]			
Owner/Permittee			
Ву			
NAME			
TITLE			

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

PLANNING COMMISSION RESOLUTION NO.

PLANNED DEVELOPMENT PERMIT NO. PMT-3277003 AND SITE DEVELOPMENT PERMIT NO. PMT-2542328

EUCLID TERRACE - PROJECT NO. PRJ-0675101

WHEREAS, EUCLID SAN DIEGO, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the subdivision of a 2.98-acre site into 30 lots for the development of 25 single-dwelling units and 5 lettered lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for Planned Development Permit No. PMT-3277003 and Site Development Permit No. PMT-2542328), on portions of a 2.98-acre site;

WHEREAS, the project site is located east of South Euclid Avenue and north of La Paz Drive and is zoned RS-1-7 within the Airport Land Use Compatibility (San Diego International Airport)

Overlay Zone, Very High Fire Hazard Severity Zone, and the Encanto Neighborhoods Community

Plan;

WHEREAS, the project site is legally described as a portion of Lot 43 of Las Alturas Villa Sites, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 501, filed in the office of the County Recorder of San Diego County on March 5, 1888 (APN 5484302800);

WHEREAS, on June 6, 2024, the Planning Commission of the City of San Diego considered Planned Development Permit No. PMT-3277003 and Site Development Permit No. PMT-2542328 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. PMT-3277003 and Site Development Permit No. PMT-2542328:

A. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0605]

1. <u>Findings for all Planned Development Permits:</u>

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

The proposed project includes the development of 25 single-dwelling units on a 2.98-acre vacant site located east of South Euclid Avenue and north of La Paz Drive. The project site is zoned RS-1-7 (Residential-Single Unit) and designated Residential-Low (5-9 dwelling units/acre) in Figure 2-1 of the Encanto Neighborhoods Community Plan (Community Plan).

The proposed residential use is consistent with the site's General Plan and Community Plan Residential land use designation. The Community Plan land use designation establishes a density range of 5 to 9 dwelling units per acre which would support a development of 15 to 27 dwelling units on the 2.98-acre site. The project proposes 25 single dwelling units, consistent with the Community Plan land use designation's density range. The Residential-Low designation is "intended for areas with predominantly single-family residential development on small lots. Single-family homes may be arranged as stand-alone detached units, with modest front, rear, and side yards. Parking should be integrated into the ground floor of the units in individually secured garages..." (Community Plan; Chart 2-2)." The proposed project site is surrounded by single-dwelling unit residential development on all sides and includes single-dwelling units on small lots with individual garages. The proposed project includes 13 detached and 12 attached single-dwelling units. San Diego Municipal Code Section 113.0103 defines a single dwelling unit as "a detached dwelling unit or attached dwelling units where each dwelling unit is on an individual lot." The Community Plan land use designation would support up to 27 dwelling units on the 2.98-acre site. The project proposes 25 single dwelling units, which is a density of eight dwelling units/acre and is consistent with the Community Plan land use designation.

One of the goals of the Community Plan is to help bring about a diverse mixture of residential opportunities, including market-rate housing, senior and multigenerational housing, and small-lot townhome development. The project proposes 25 market-rate single-dwelling units. The Inclusionary Affordable Housing Ordinance applies to all new residential development of 10 or more dwelling units outside the Coastal Overlay Zone, five or more dwelling units within the Coastal Overlay Zone, and all condominium conversions of two or more dwelling units. The Owner/Applicant has elected to pay an Inclusionary In Lieu Fee.

The proposed project site is located along Euclid Avenue which is identified as a pedestrian corridor (Community Plan; Figure 3-1). The proposed project supports and promotes complete sidewalk and intersection improvements along Euclid Avenue as outlined in Community Plan (Walkability Policy P-MO-1) by dedicating 12.3 feet of right-of-way to provide a 14-foot-wide parkway, adjacent to the site on Euclid Avenue. The proposed project also includes a pedestrian trail that connects from Euclid Avenue through the site and towards the adjacent existing development of San Bernardino Terrace and demonstrates consistency with the Community Plan

(Land Use Policy P-LU-11) to include pedestrian paths of travel in new development to improve access to adjacent land uses.

The Community Plan encourages "new development to incorporate as many waterwise practices as possible in their design and construction including encourage recycled and/or gray water irrigation systems; retrofit public spaces and public rights-of-way with low water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations; and ensure that any 'community greening' projects utilize water-efficient landscape (Water Resource Management Policy P-CS-29). The proposed project includes low-water use plants throughout the project site. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The existing site is undeveloped. The project is proposing a compatible land use (residential development) to address the Community Plan goal of a diverse mixture of residential opportunities including rental, for sale housing, and small lot townhome development (Land Use Goal 2) by proposing 25 detached and attached single dwelling units into the existing residential neighborhood as in-fill development. The existing public utilities are located within the surrounding roadways. The project would connect to an existing 10-inch sewer main located at the intersection of Euclid Place and Euclid Avenue and a 12-inch water pipe in Euclid Avenue. Existing on-site drainage is within four drainage basins with runoff flowing east to west. The project would install one biofiltration basin for water quality, hydromodification, and peak flow detention in the northern portion of the project site. A Modular Wetland System (MWS) would be installed to treat run-off from the drainage basin that cannot hydrologically connect to the biofiltration basin.

The project would also introduce an underground system of storm drainpipes and inlets to convey runoff from east to west. The biofiltration area is proposed in the northern portion of the site. Drainage is provided to allow treated stormwater to flow into the drainage feature in the northern portion of the site.

The project site contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources with the presence of non-native grasslands and an existing disturbed wetland in the northern portion of the site. A 15 to 20-foot wetland buffer is proposed between the edge of the drainage and the proposed retaining wall. Removal of the existing invasive, non-native vegetation within this buffer area is proposed and the area would be planted with low water use native plants and wetland trees. Project grading would require 11,000 cubic yards of cut and 11,000 cubic yards of fill, resulting in no import or export. The maximum depth of cut slopes would be 11 feet from mass grade to finish grade, and the maximum height of fill slopes would be 11 feet from mass grade to finish grade.

The project proposes alternative compliance for brush management. Brush Management Zone 1 is accommodated on-site while a firewall is provided instead of a Brush Management Zone 2. Where Zone 1 is reduced on Lots 1, 8, and 9, a radiant heat wall shall be provided at the interface of Zones 1 and 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

All landscaping materials and irrigation within the project site would conform to the requirements of the City LDC Landscape Standards and the applicable sections of the City's Municipal Code (SDMC) Chapter 14, Article 2, Division 4: Landscape Regulations. The Community Plan designates street frontage along Euclid Avenue as a key pedestrian corridor (ENCP Figure 3-1). The landscape plans show trees along the back of the sidewalk, between the existing trees to achieve 50 percent shade coverage along the Euclid Avenue project frontage. By providing shade coverage along Euclid Avenue, the project aligns with the Walkability Policies of the Community Plan to provide shade-producing street trees and street furnishings (Walkability Policy P-MO-5), whilst aligning with the Climate Action Plan regulations to enhance the pedestrian experience through shaded pathways and reducing the urban heat-island effect (SDMC Section 143.1410).

The project proposes a compatible land use with both attached and detached single dwelling units, improves stormwater conditions through adequate drainage, and remediates existing wetland conditions. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The existing project site has unique characteristics which result in development constraints. The vacant lot is bordered by Euclid Avenue to the west and existing single-family development to the north, east, and southern sides. In addition there is an existing disturbed wetland in the northern portion that contains Waters of the State. The western portion of the site is comprised of a sloping hillside that contains ESL in the form of sensitive biological resources (non-native grasslands). Due to the existing environmental constraints, the project aims to create housing development that minimizes grading of the existing topography whilst providing the maximum housing stock suitable for the existing lot area through several requested allowable deviations to development regulations. The deviations result in a more desirable project (by allowing for the required density) than would be achieved if designed in strict conformance with the development regulations of the applicable zone given the site constraints and unique nature of the parcel.

The project proposes deviations to development regulations including the reduction of lot area, lot width, lot depth, setbacks, street frontage, and driveway length. The project also proposes deviations to increase the maximum retaining wall height, structure height, and floor area ratio. The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The smaller lot sizes are also proposed to reduce overall grading into the existing hillside.

The street frontage on Euclid Avenue is 170 feet, which would allow for three dwelling units under the development regulations pursuant to SDMC Section 131.0431(b), yet the site area would allow up to 27 dwelling units to be constructed in conformance with the Community Plan to provide much need housing for the community.

San Diego Municipal Code (SDMC) Table 131-04D includes Development Regulations for RS Zones. The project proposes the following deviations:

1. A minimum 5,000-square-foot lot area is required, and the project is proposing to reduce the lot area from 5,000 square feet to 1,680 to 3,523 square feet.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The small lot sizes are also proposed to reduce overall grading into the existing hillside, while also providing a mixture of much needed single-family development that is consistent with the surrounding context. Without the smaller lot site, the project would not be able to develop the same amount of units and the grading would need to be increased.

2. A minimum of 50-foot lot width is required, and the project is proposing to reduce the lot width from 50 feet to 21 to 33 feet.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed),

and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The small lot sizes are also proposed to reduce overall grading into the existing hillside, while also providing a mixture of much needed single family development that is consistent with the surrounding context. Without the reduction of lot width, the project would not be able to develop the same amount of units and the grading would need to be increased.

3. A minimum street frontage of 50 feet is required, and the project is proposing to reduce the street frontage from 50 to 0 feet for the private drive.

The project proposes to reduce the street frontage of all lots (50 feet required to 0 proposed) and, instead construct a private drive (Sonia Circle) to access the development. The private drive is proposed to address the unique shape of the site, environmental constraints on the site, and mitigate noise levels near sensitive uses. Existing street frontage would only allow for three standard dwelling units to be constructed. The private drive allows vehicular access through the site whilst providing more dwelling units to achieve the density of the community.

The private drive throughout the subdivision is proposed due to the existing environmental constraints (existing disturbed wetland on the northern portion of the site and ESL in the western portion of the site). Additionally, the project is located along Euclid Avenue with a projected future traffic noise level of 70 decibels and greater (Figure 2-5). The project is considered a noise-sensitive land use (residential) and the Community Plan recommends to locate such uses away from noise sources (Land Use Policy P-LU-71). The project development design addresses this policy through the provision of the private drive (Sonia Circle) to provide separation from the noise source (Euclid Avenue) and the noise-sensitive land use (residential dwelling units). Additionally, without this deviation, the development would locate the proposed noise sensitive land use (residential development) along a corridor with high levels of traffic noise. By reducing the street frontage requirement and constructing a private drive, the proposed development increases the development potential of the site to meet the land use and Community Plan, and also protects the sensitive land use from high levels of traffic noise.

4. A minimum lot depth of 95 feet is required, and the project is proposing to reduce the lot depth from 95 feet required to 75 to 84 feet.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet

for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

Without the reduced lot depth, the project would not be able to develop the same amount of units, and the grading would need to be increased. The proposed project is also providing a mixture of much-needed new single-family development that is consistent with the surrounding context.

5. A minimum front setback of 15 feet is required, and the project is proposing to reduce the front setback from 15 feet to 10 feet for Lots 1-4.

A deviation to the minimum front setback is proposed to minimize the grading into the existing slope and minimize the height of the retaining wall at the rear of Lots 1-4. A front setback and driveway length of 10 feet is proposed, where 20 feet is required by SDMC Section 142.0521. Four parking spaces are provided adjacent to Lot 4 to make up for the reduced driveway length and driveway parking spaces on these four lots.

By reducing the front setback, the project is also able to provide a more desirable project in the form of an open space area. Section 143.0140(a) of the City's ESL regulations requires any excess land within the project boundary to be placed in a covenant of easement. In accordance with Section 143.0140(a), the project is conditioned to place the lands between the development footprint and the property boundary (0.24 acre) in a covenant of easement. These lands would not be used towards mitigation and would be protected from future development.

Without the reduced front setback, the project would not be able to develop the same amount of units, and the grading would need to be increased. The proposed project is also providing a mixture of much-needed new single-family development that is consistent with the surrounding context.

6. A minimum rear setback of 13 feet is required, and the project is proposing to reduce the rear setback from 13 feet to 5 feet for Lots 14-25.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The small lot sizes are also proposed to reduce overall grading into the existing hillside while also providing a mixture of much-needed new single-family

development that is consistent with the surrounding context. The required 13-foot setback would be too large given the smaller lot sizes proposed. Complying with a 13-foot setback would push the building footprint towards the private drive and cause the driveways lengths to be reduced.

7. Per SDMC Section 142.0521(f), a minimum 20-foot driveway length is required, and the project is proposing to reduce the driveway length from 20 feet to 10 feet for Lots 1-4.

The project proposes deviations to development regulations such as the reduction of lot area, lot width, lot depth, setbacks, street frontage, and driveway length. The project also proposes deviations to increase the maximum retaining wall height, structure height, and floor area ratio. The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached housing that clusters away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. Without the reduced driveway length, the project would not be able to develop the same amount of units and the grading would need to be increased.

The proposed deviation to reduce the driveway length on Lots 1 through 4 are requested in conjunction with the reduced front yard setback. The reduced front yard setback and driveway length is proposed as a means to minimize grading, reduce the size of necessary retaining walls, and preserve the natural contours of the existing hillside for the proposed dwelling units on Lots 1 through 4. The proposed dwelling units on Lots 1 through 4 conform to the parking regulations (SDMC 142.0521) by providing off-street parking in the attached garages on each lot. Supplemental parking is provided in the form of four additional parking spaces located further along Sonia Drive, south of Lots 1 through 4. If the dwelling units on Lots 1 through 4 were developed with the standard 20-foot driveway length, it would cause the development to encroach further into the existing hillside, requiring more land to be cut from the hillside and alter the natural topography. This deviation allows the project to develop 25 single family units while preserving as much as possible of the natural topography of the site. The proposed deviation produces a more desirable outcome by working with the natural contours of the site and providing maximizing housing density on a lot that has existing environmental constraints.

8. A minimum side setback of 4 feet is required, and the project is proposing to reduce the side setback from 4 feet to 3 feet on one side of Lots 1-13 and 0 feet on Lots 14-25.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

For Lots 1-13, a side yard setback of 3 feet on one side of the lot is proposed. The other side will meet the four foot setback. This reduced setback is in relation to the smaller lot size but still provides adequate space between the house and the fencing/property line. For Lots 14-25, a side yard setback of zero feet is proposed since the buildings on these lots are attached. Since the units on these lots are attached, there are no side yards.

Without the reduced side setback, the project would not be able to develop the same amount of units and the grading would need to be increased. The proposed project is also providing a mixture of much-needed new single-family development that is consistent with the surrounding context.

9. A maximum structure height of 30 feet is required, and the project is proposing to increase the structure height from 30 feet to 31 feet and 4 inches on Lots 1-4 and 14-25.

The project proposes a deviation to the maximum structure height of 30 feet to 31 feet and 4 inches for structures on Lots 1-4 and 14-25 in the form of three-story dwelling units. The purpose of the height deviation is to reduce the building footprint by building vertically rather than horizontally to minimize grading into the existing hillside.

For the RS-1-7 Zone, SDMC Section 131.0444(c), Table 131-04D specifies the maximum structure height to be 30 feet. The proposed two-story structures on Lots 5-13 comply with this regulation, as their maximum height is 23.5 feet. The proposed three-story structures on Lots 1-4 and 14-25 have a maximum height of 31 feet, 4 inches, which is slightly higher than the 30-foot height limit. These three-story floor plans are proposed to minimize the amount of grading necessary into the existing hillside. Approximately 10 feet of cut is being removed in the rear yards of Lots 1-4 and 14-25 by utilizing the proposed three-story structures.

10. Per SDMC Section 142.0340(d)(1), two "retaining walls with a maximum height of 6 feet each are permitted in the required side and rear yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall." A single retaining wall up to 12 feet high is proposed in the rear yard.

Retaining walls are proposed along the northern, eastern, and southern boundary of the site. Along the northern side, a retaining wall would separate the drainage area from the development area with heights ranging from 7 to 12 feet. The retaining wall along the easterly project boundary would be 4 to 12 feet tall, while the retaining wall along the rear yards in Lots 1 thought 4 would be 5 to 9 feet in height. The deviation to exceed maximum permitted retaining wall height in the rear yards are requested in order to accommodate the amount of fill needed to create level concrete pads for the proposed dwelling units and limit the horizontal extent of grading into the existing hillside. Where proposed retaining walls are 6 feet high and greater, the landscape plan requires plantings to provide 80 percent screening of the wall within two years in order to reduce visual bulk and scale.

The project site is located within a designated Very High Fire Hazard Severity Zone, per the City Official Very High Fire Hazard Severity Zone Map. The project proposes alternative compliance for brush management. Brush Management Zone 1 is accommodated on-site while a firewall is provided instead of a Brush Management Zone 2 due to the adjacency to wetland buffer. Where Zone 1 is reduced on Lots 1, 8, and 9, a radiant heat wall shall be provided at the interface of Zones 1 and 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

The deviations to the retaining wall heights at the proposed locations results in a project design that aims to preserve a majority of the natural contours of the existing site, provide a protective buffer for the existing drainage, and limit the development footprint, therefore resulting in a more desirable project outcome that addresses the housing needs of the community.

11. SDMC Table 131-04J includes the Maximum Floor Area Ratio for the RS-1-7 Zone. The project proposes to deviate from the Maximum Floor Area Ratio for the RS-1-7 Zone as set out in the table below.

As shown below, the project proposes the following deviations to the maximum floor area ratio (FAR).

Lot Number	Lot Area (SF)	Building Area (SF)	Proposed FAR	Maximum FAR
1	2,563	2,258	0.88	0.70
2	2,574	2,258	0.88	0.70
3	2,475	2,258	0.91	0.70
4	2,475	2,258	0.91	0.70
5	3,019	2,079	0.69	0.65
6	2,805	2,079	0.74	0.70
7	2,805	2,079	0.74	0.70

8	2,805	2,079	0.74	0.65
9	3,524	2,079	0.59	0.70
10	2,772	2,079	0.75	0.70
11	2,772	2,079	0.75	0.70
12	2,772	2,079	0.75	0.70
13	3,072	2,079	0.68	0.65
14	1,680	2,177	1.30	0.70
15	1,680	2,177	1.30	0.70
16	1,680	2,177	1.30	0.70
17	1,680	2,177	1.30	0.70
18	1,680	2,177	1.30	0.70
19	1,680	2,177	1.30	0.70
20	1,680	2,177	1.30	0.70
21	1,680	2,177	1.30	0.70
22	1,680	2,177	1.30	0.70
23	1,680	2,177	1.30	0.70
24	1,680	2,177	1.30	0.70
25	1,680	2,177	1.30	0.70

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

The project proposes a deviation to FAR for each new residential lot in the RS-1-7 zone, where currently the FAR is dependent on lot area. The purpose of the proposed FAR deviation on each individual lot is to minimize the overall grading of the project and to cluster development away from noise levels along Euclid Avenue, therefore resulting in a more desirable project outcome that addresses the housing needs of the community.

12. Per SDMC Section 143.0150(d)(3), a deviation to the wetland regulations may be requested to achieve a superior biological result which would provide long term biological benefit and a net increase in quality and viability (functions and value), relative to existing conditions or the project originally proposed by the applicant, and long term biological benefit.

The project site contains ESL in the form of sensitive biological resources with the presence of non-native grasslands and an existing disturbed wetland in the northern portion of the site. For projects in the City, outside of the Coastal Overlay zone, impacts to wetlands, excluding vernal pools outside of the MHPA, require a

deviation from the ESL wetland regulations (City of San Diego 2018). Deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one or more of the following three options: Essential Public Projects Option, Economic Viability Option, and Biologically Superior Option.

The project includes a wetland deviation under the Biologically Superior Option for impacts to 0.05 acres of disturbed riparian wetlands. As described in the Biological Technical Report, the project achieves a superior biological result, which would provide long term biological benefit and a net increase in quality and viability (functions and value) relative to existing conditions through the creation of a wetland buffer of 15 to 20 feet, removal of the invasive giant reed, planting with native species, and mitigation measure BIO-2, which would create new wetlands that are of higher quality than those that would be impacted by the project. Wetland resources that would be impacted by the project are demonstrated to be of low biological quality.

The deviation was approved by both the City of San Diego and the Wildlife Agencies. Concurrence from the US Fish and Wildlife Service and the CDFW on the Biologically Superior Option were received on March 1, 2023, and March 2, 2023, respectively (RECON 2022a). Implementation of mitigation measure BIO-2 would reduce impacts to jurisdictional wetlands to a level less than significant.

The project proposes a wetland deviation through the creation of a wetland buffer to improve the functions and values of the disturbed wetland. In the Biological Report, conducted by RECON Environmental Inc, the existing wetland is of low biological quality with invasive species, encampments, and trash and the wetland deviation is proposed as the Biologically Superior Option in accordance with Section 143.0150(d)(3). The wetland buffer will include remediation of the isolated channel through removal of invasive species present on site and planting of native species as an ecological enhancement effort.

The project also includes mitigation consistent with Section IIIB of the City of San Diego Biology Guidelines through the purchase of 0.07 acre of Re-established River: Wetland Waters of the US/State credits from the San Luis Rey Mitigation Bank to achieve a no-net-loss and would result in a biologically superior project.

The deviations are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

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

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

2. Findings for all Site Development Permits:

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

See Section A.1.a. incorporated by reference.

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

See Section A.1.b. incorporated by reference.

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

See Section A.1.c. incorporated by reference.

3. <u>Supplemental Findings -- Environmentally Sensitive Lands</u>

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

This site is an undeveloped lot bordered by residential development on all sides. The vacant lot contains ESL in the form of non-native grasslands and an existing disturbed wetland in the northern portion of the site. Topographically, the site elevations range from approximately 132 feet on the west side of the site to 151 feet above mean sea level (AMSL) in the southeast corner. The proposed project subdivides an existing 2.98-acre vacant site for residential development consisting of 25 single-dwelling units.

The project proposes a wetland deviation in the form of a wetland buffer to remediate the current existing condition of the disturbed wetland on site. In the Biological Report, conducted by RECON Environmental Inc, the existing wetland is of low biological quality with invasive species, encampments, and trash, and the wetland deviation is proposed as the Biologically Superior Option in accordance with Section 143.0150(d)(3). The wetland buffer will include remediation of the isolated channel through removal of invasive species present on site and planting of native species as an ecological enhancement effort. The proposed development is located south of the wetland buffer and is further separated by a proposed retaining wall that will separate the development and minimize the disturbance to the remediated wetland.

Grading entails approximately 11,000 cubic yards of cut with a maximum cut depth of eleven feet. City Staff has reviewed and accepted a geotechnical investigation report, which determined the consultant adequately addressed the soil and geologic

conditions for the proposed project and that the site is suitable for the proposed development.

The project site does not include steep hillsides, or coastal bluffs and is not located within the 100-year floodplain. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. In addition, the project includes a wetland deviation and qualifies to be processed under the Biologically Superior Option according to the City's ESL wetland regulations.

For projects in the City, outside of the Coastal Overlay zone, impacts to wetlands, excluding vernal pools outside of the MHPA, require a deviation from the ESL wetland regulations (City of San Diego 2018). Deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one or more of the following three options: Essential Public Projects Option, Economic Viability Option, and Biologically Superior Option.

The project includes a wetland deviation under the Biologically Superior Option for impacts to 0.05 acres of disturbed riparian wetlands. As described in the Biological Technical Report, the project achieves a superior biological result, which would provide long term biological benefit and a net increase in quality and viability (functions and value) relative to existing conditions through the creation of a wetland buffer of 15 to 20 feet, removal of the invasive giant reed, planting with native species, and mitigation measure BIO-2, which would create new wetlands that are of higher quality than those that would be impacted by the project. Wetland resources that would be impacted by the project are demonstrated to be of low biological quality.

The deviation was approved by both the City of San Diego and the Wildlife Agencies. Concurrence from the US Fish and Wildlife Service and the CDFW on the Biologically Superior Option were received on March 1, 2023, and March 2, 2023, respectively (RECON 2022a). Implementation of mitigation measure BIO-2 would reduce impacts to jurisdictional wetlands to a level less than significant.

Section 143.0140(a) of the City's ESL regulations requires any excess land within the project boundary to be placed in a covenant of easement. Per Section 143.0140(a), the project is conditioned to place the lands between the development footprint and the property boundary (0.24 acre) in a covenant of easement per SDMC Section 143.0140(a).

Based on the above, 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.

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

The site elevations range from approximately 132 feet above mean sea level (AMSL) on the west side of the site to 151 feet AMSL in the southeast corner. Grading entails approximately 11,000 cubic yards of cut with a maximum cut depth of eleven feet. Project grading would create flat development pads for the construction of 25 buildings and balance cut and fill within the site. Internal driveways would generally flow with the sloping topography and buildings would be stepped in specific areas to incorporate the natural drop of the slope.

According to a geotechnical investigation report prepared by Applied Consultants, the site is suitable for the proposed development. The project has been conditioned to require the preparation of a geotechnical investigation report per the City's Guidelines for Geotechnical Reports that specifically address the proposed grading plans prior to the issuance of any grading permits (Planned Development Permit No. PMT-3277003 and Site Development Permit No. PMT-2542328, Condition No. 43).

The City of San Diego previously prepared and certified the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project Final Program Environmental Impact Report (CPUs Final PEIR) per Resolution No. R-31007 7 on December 2, 2015 (Project No. 386029; SCH No. 2014051075). Section 5.6 of the CPUs Final PEIR provides an analysis of hydrology and water quality impacts associated with the CPUs. The CPUs Final PEIR determined areas where infill or redevelopment are proposed could potentially impact existing drainage patterns, increase runoff, or increase the potential for flood hazards on-site or downstream. The mitigation framework contained in the CPUs Final PEIR included HYD/WQ-1 which requires compliance with the Storm Water Standards Manual which includes the design of new or improved systems to meet local and state regulatory requirements satisfactory to the City Engineer. The proposed project is required to implement this measure, and this would reduce impacts associated with runoff to a level less than significant.

The project site is located within a designated Very High Fire Hazard Severity Zone, per the City Official Very High Fire Hazard Severity Zone Map. However, the project has been designed to address brush management and landscaping regulations. The project proposes alternative compliance for brush management. Brush Management Zone 1 is accommodated on-site while a firewall is provided instead of a Brush Management Zone 2 due to the adjacency to the wetland buffer. Where Zone 1 is reduced on Lots 1, 8, and 9, a radiant heat wall shall be provided at the interface of Zones 1 and 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

All landscaping materials and irrigation within the project site would conform to the requirements of the City LDC Landscape Standards and the applicable sections of the SDMC Chapter 14, Article 2, Division 4: Landscape Regulations. The landscape plans show trees long the back of sidewalk, between the existing trees to achieve 50 percent shade coverage of the along the Euclid Avenue project frontage. The

landscape plan would consist of natural, drought-tolerant plant palette. The design is intended to reduce the risk of wildfires, and the Fire Access Plan has been reviewed and approved by the City. Fire-rated walls are proposed around the development. Furthermore, San Diego Fire-Rescue Department Station 12 is located at 4964 Imperial Avenue approximately 0.5 mile southeast of the project site, which would provide immediate emergency response in the event of a wildfire. The project would not expose people to substantial risks associated with wildfires.

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

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

See Section A.1.c. and B.3.a. are incorporated herein by reference.

The project would not conflict with the City's Multiple Species Conservation Plan (MSCP), because the site is not located within or adjacent to the City Multi-Habitat Planning Area (MHPA). As discussed in the Biological Resources Report prepared by RECON Environmental, Inc., the project site does contain ESL due to the presence of sensitive biological resources.

The Biological Technical Report determined the closest MHPA is 0.67 mile to the northeast of the project site. No MSCP-covered, narrow endemic, or state or federally listed sensitive plant species were observed on the project site and none are expected to occur due to the level of disturbance on-site. One MSCP-covered wildlife species, western bluebird, was observed on-site during the general survey. No state or federally listed sensitive wildlife species are expected to occur due to the level of disturbance on-site and lack of native habitat.

Impacts would be mitigated through habitat-based mitigation. The project would implement mitigation measures BIO-1 and BIO-2, as detailed in the project's Mitigation Monitoring Reporting Program (MMRP), to reduce impacts to a level less than significant. MMRP measure BIO-1 requires a payment to the City Habitat Acquisition Fund (HAF) to mitigate for the loss of 1.95 acres of non-native grasslands (Tier IIIB). MMRP measure BIO-2 requires a payment through the purchase of 0.07 acre of Re-established River: Wetland Waters of the US/State credits from the San Luis Rey Mitigation Bank to achieve a no-net-loss.

The project aims to construct development in a clustered formation with requested deviations to the development regulations in order to minimize the impact of grading to the existing site. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

See Section A.1.c. and B.3.a. are incorporated herein by reference.

The Biological Technical Report determined the closest MHPA is 0.67 mile to the northeast of the project site. No MSCP-covered, narrow endemic, or state or federally listed sensitive plant species were observed on the project site and none are expected to occur due to the level of disturbance on-site. There are no Vernal Pools at the project site.

One MSCP-covered wildlife species, western bluebird, was observed on-site during the general survey. No state or federally listed sensitive wildlife species are expected to occur due to the level of disturbance on-site and lack of native habitat. Impacts to MSCP-covered species are significant but would be mitigated through habitat-based mitigation.

The project site contains ESL in the form of sensitive biological resources (non-native grasslands). Impacts would be mitigated through habitat-based mitigation. The project would implement mitigation measures BIO-1 and BIO-2, as detailed in the project's Mitigation Monitoring Reporting Program (MMRP), to reduce impacts to a level less than significant.

MMRP measure BIO-1 includes the following requirement: 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 make payment to the City Habitat Acquisition Fund (HAF) to mitigate for the loss of 1.95 acres of non-native grasslands (Tier IIIB). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 0.5:1 ratio if mitigation would occur inside of the MHPA and a 1:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct impacts to non-native grassland (Tier IIIB) shall be 0.98 acre(s) inside the MHPA or 1.95 acre(s) outside the MHPA equivalent monetary contribution into the City's HAF plus a 10 percent administrative fee.

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

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

The project site is undeveloped, but existing public utilities are located within the surrounding roadways. The project would connect to an existing 10-inch sewer main located at the intersection of Euclid Place and Euclid Avenue and a 12-inch water pipe in Euclid Avenue. Existing on-site drainage is within four drainage basins with

runoff flowing east to west. The project would install one biofiltration basin for water quality, hydromodification, and peak flow detention in the northern portion of the project site. A Modular Wetland System (MWS) would be installed to treat run-off from the drainage basin that cannot hydrologically connect to the biofiltration basin.

The project would also introduce an underground system of storm drainpipes and inlets to convey runoff from east to west. The biofiltration area is proposed in the northern portion of the site. Drainage is provided to allow treated stormwater to flow into the drainage feature in the north portion of the site.

The proposed project is 4.26 miles from public beaches and will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

See Section A.1.c. and B.3.a. are incorporated herein by reference.

The City of San Diego previously prepared and certified the CPUs Final PEIR (Project No. 386029; SCH No. 2014051075) per Resolution No. R-310077 on December 2, 2015. Addendum No. 675101 to the CPUs Final PEIR was prepared for the proposed project. The project shall be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified CPUs Final PEIR (No. 386029/SCH No. 2014051075) and those identified with the project-specific subsequent technical studies.

The CPUs Final PEIR indicated that significant impacts to the following issue areas would be substantially lessened or avoided if all the proposed mitigation measures recommended in the CPUs Final PEIR were implemented: land use; biological resources; hydrology and water quality; historical resources; paleontological resources; and geology and seismic hazards. The project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified CPUs Final PEIR.

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.

- 4. <u>Supplemental Findings Environmentally Sensitive Lands Deviations [SDMC Section 126.0505(c)].</u>
 - a. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.

See Section A.1.c. and B.3.a. are incorporated herein by reference.

The preservation of "Waters of the State" land on the north side of the project site, a 15 to 20-foot wetland buffer, a proposed retaining wall that runs from the west portion of the site to the east to prevent adverse impacts to the remediated wetland, and open space easement aims to construct development in a clustered formation with requested deviations to the development regulations in order to minimize the impact of grading and development on the existing site and environmentally sensitive lands.

The project shall be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified CPUs Final PEIR (No. 386029/SCH No. 2014051075) and those identified with the project-specific subsequent technical studies.

MMRP measure BIO-1 includes the following requirement: 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 make payment to the City Habitat Acquisition Fund (HAF) to mitigate for the loss of 1.95 acres of non-native grasslands (Tier IIIB). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 0.5:1 ratio if mitigation would occur inside of the MHPA and a 1:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct impacts to non-native grassland (Tier IIIB) shall be 0.98 acre(s) inside the MHPA or 1.95 acre(s) outside the MHPA equivalent monetary contribution into the City's HAF plus a 10 percent administrative fee.

MMRP measure BIO-2 includes the following requirement: Prior to 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 make payment through the purchase of 0.07 acre of Re-established River: Wetland Waters of the U.S./State credits from the San Luis Rey Mitigation Bank to achieve a no-net-loss. Unavoidable impacts to jurisdictional waters would require a 1602 Permit Authorization from CDFW.

The project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified Final PEIR. Per Addendum No. 675101. Therefore there are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands. The project has been designed in a way to minimize impacts to ESL on the property.

b. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

See Section A.1.c. and B.3.a. are incorporated herein by reference.

The 2.98-acre project site is currently undeveloped, surrounded by single-family residential development, and is not within or adjacent to the City Multi-Habitat Planning Area (MHPA). As discussed in the Biological Resources Report prepared by RECON Environmental, Inc., the project site does contain ESL with the presence of non-native grasslands and an existing disturbed wetland.

For projects in the City, outside of the Coastal Overlay zone, impacts to wetlands, excluding vernal pools outside of the MHPA, require a deviation from the ESL wetland regulations (City of San Diego 2018). Deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one or more of the following three options: Essential Public Projects Option, Economic Viability Option, and Biologically Superior Option.

The project includes a wetland deviation under the Biologically Superior Option for impacts to 0.05 acres of disturbed riparian wetlands. As described in the Biological Technical Report, the project achieves a superior biological result, which would provide long term biological benefit and a net increase in quality and viability (functions and value) relative to existing conditions through the creation of a wetland buffer of 15 to 20 feet, removal of the invasive giant reed, planting with native species, and mitigation measure BIO-2, which would create new wetlands that are of higher quality than those that would be impacted by the project. Wetland resources that would be impacted by the project are demonstrated to be of low biological quality.

The deviation was approved by both the City of San Diego and the Wildlife Agencies. Concurrence from the US Fish and Wildlife Service and the CDFW on the Biologically Superior Option were received on March 1, 2023, and March 2, 2023, respectively (RECON 2022a). Implementation of mitigation measure BIO-2 would reduce impacts to jurisdictional wetlands to a level less than significant.

The existing project site is surrounded by development and the vacant land is comprised of disturbed habitat with a portion of ESL in the form of non-native grasslands and a disturbed wetland. Non-native invasive species in the wetland buffer would be removed and replaced with native plantings provided to enhance the visual appearance of this area and improve the biological value of the disturbed wetland.

There are no steep hillsides on the project site due to the gently to moderately sloping site topography, with elevations ranging from 125 to 165 feet above mean sea level. Similarly, the project would not require mass terracing of natural slopes. Therefore, the wetland deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

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

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings herein before adopted by the Planning

Commission, Planned Development Permit No. PMT-3277003 and Site Development Permit No.

PMT-2542328 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee,

in the form, exhibits, terms, and conditions as set forth in Planned Development Permit No. PMT-

3277003 and Site Development Permit No. PMT-2542328, a copy of which is attached hereto and

made a part hereof.

Oscar Galvez III

Development Project Manager

Development Services

Adopted on: June 6, 2024

IO#: 24008736

PLANNING COMMISSION CONDITIONS FOR TENTATIVE MAP NO. PMT-2482531 **EUCLID TERRACE - PROJECT NO. PRJ-0675101**

ADOPTED BY RESOLUTION NO. R- ON JUNE 6, 2024

GENERAL

- 1. This Tentative Map No. PMT-2482531 will expire on June 21, 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 Final Map, unless otherwise noted.
- 3. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lot into 30 lots, 25 numbered lots, and 5 lettered lots, shall be recorded in the Office of the San Diego County Recorder.
- 4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
- 5. Tentative Map No. PMT-2482531 shall conform to the provisions of Planned Development Permit No. PMT-3277003 and Site Development Permit No. PMT-2542328.
- 6. 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.

AFFORDABLE HOUSING

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

ENGINEERING

- 8. The Final Map shall comply with the provisions of Planned Development Permit No. 3277003 and Site Development Permit No. 2542328.
- 9. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- 10. The subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
- 11. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.
- 12. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, 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.
- 13. 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 a 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.
- 14. Prior to the issuance of grading permits, a geotechnical investigation report shall be required that specifically addresses the proposed grading plans and cites the City's Job Order No. and Drawing No. The geotechnical investigation shall provide specific geotechnical grading recommendations and include geotechnical maps, using the grading plan as a base, that depict recommended location of subdrains, location of outlet headwalls, anticipated removal depth, anticipated over-excavation depth, and limits of remedial grading.
- 15. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
- 16. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

- 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. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
- 19. The subdivider shall dedicate an additional 12.3 feet of right-of-way to provide a 14 foot wide parkway, adjacent to the site on Euclid Avenue.
- 20. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
- 21. 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

- 22. Prior to the expiration of the Tentative Map, if approved, a Final Map to subdivide the 2.98-acre property into 25 numbered lots and 5 lettered lots shall be recorded at the San Diego County Recorder's Office.
- 23. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
 - If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.
- 24. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings, distances and width on the Final Map. The street names shall be submitted to BDR-Street Name Coordinator for approval and published on the Final Map.
- 25. The Final 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 Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or

grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

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.

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

WATER AND SEWER

29. Prior to the issuance of any building permits, the Subdivider is required to develop, and record public sewer easements as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and City Engineer.

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. 24008736

PLANNING COMMISSION RESOLUTION NUMBER R-TENTATIVE MAP NO. PMT-2482531 EUCLID TERRACE - PROJECT NO. PRJ-0675101

WHEREAS, EUCLID SAN DIEGO, LLC, Subdivider, and Joel A. Waymire, Engineer, submitted an application to the City of San Diego for Tentative Map No. PMT-2482531 for the subdivision of 30 lots for the development of 25 single dwelling units and 5 lettered lots on an existing vacant site. The site is located east of South Euclid Avenue and north of La Paz Drive and is zoned RS-1-7 within the Airport Land Use Compatibility (San Diego International Airport) Overlay Zone, Very High Fire Hazard Severity Zone, and the Encanto Neighborhoods Community Plan. The project site is legally described as: A portion of Lot 43 of Las Alturas Villa Sites, In the City of San Diego, County of San Diego, State of California, according to Map thereof No. 501, filed in the office of the County Recorder of San Diego County on March 5, 1888 (APN 5484302800); and

WHEREAS, the Map proposes the Subdivision of a 2.98-acre site into 30 lots, 25 numbered lots and 5 lettered lots; and

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

WHEREAS, on June 6, 2024, the Planning Commission of the City of San Diego considered Tentative Map No. PMT-2482531, 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,

(R-[Reso Code])

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the

following findings with respect to Tentative Map No. PMT-2482531:

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

The proposed project includes the development of 25 single-dwelling units on a 2.98-acre vacant site located east of South Euclid Avenue and north of La Paz Drive. The project site is zoned RS-1-7 (Residential-Single Unit) and designated Residential-Low (5-9 dwelling units/acre) in Figure 2-1 of the Encanto Neighborhoods Community Plan (Community Plan).

The proposed residential use is consistent with the site's General Plan and Community Plan Residential land use designation. The Community Plan land use designation establishes a density range of 5 to 9 dwelling units per acre which would support a development of 15 to 27 dwelling units on the 2.98-acre site. The Community Plan land use designation would support up to 27 dwelling units on the 2.98-acre site. The project proposes 25 single dwelling units, which is a density of 8 dwelling units/acre and is consistent with the Community Plan land use designation. The Residential-Low designation is "intended for areas with predominantly single-family residential development on small lots. Single-family homes may be arranged as stand-alone detached units, with modest front, rear, and side yards. Parking should be integrated into the ground floor of the units in individually secured garages..." (Community Plan; Chart 2-2)." The proposed project site is surrounded by single-dwelling unit residential development on all sides and includes single-dwelling units on small lots with individual garages. The proposed project includes 13 detached and 12 attached single-dwelling units. San Diego Municipal Code Section 113.0103 defines a single dwelling unit as "a detached dwelling unit or attached dwelling units where each dwelling unit is on an individual lot."

One of the goals of the Community Plan is to help bring about a diverse mixture of residential opportunities, including market-rate housing, senior and multi-generational housing, and small-lot townhome development. The project proposes 25 market-rate single-dwelling units. The Inclusionary Affordable Housing Ordinance applies to all new residential development of 10 or more dwelling units outside the Coastal Overlay Zone, five or more dwelling units within the Coastal Overlay Zone, and all condominium conversions of two or more dwelling units. The Owner/Applicant has elected to pay an Inclusionary In Lieu Fee.

The proposed project site is located along Euclid Avenue which is identified as a pedestrian corridor (Community Plan; Figure 3-1). The proposed project supports and promotes complete sidewalk and intersection improvements along Euclid Avenue as outlined in Community Plan (Walkability Policy P-MO-1) by dedicating 12.3 feet of right-of-way to provide a 14-foot-wide parkway, adjacent to the site on Euclid Avenue. The proposed project also includes a pedestrian trail that connects from Euclid Avenue through the site and towards the adjacent existing development of San Bernardino Terrace and demonstrates consistency with the Community Plan (Land Use Policy P-LU-11) to include pedestrian paths of travel in new development to improve access to adjacent land uses.

The Community Plan encourages "new development to incorporate as many water-wise practices as possible in their design and construction including encourage recycled and/or gray water irrigation

systems; retrofit public spaces and public rights-of-way with low water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations; and ensure that any 'community greening' projects utilize water-efficient landscape (Water Resource Management Policy P-CS-29). The proposed project includes low-water use plants throughout the project site. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The existing project site has unique characteristics which result in development constraints. The vacant lot is bordered by Euclid Avenue to the west and existing single-family development to the north, east, and southern sides. In addition there is an existing disturbed wetland in the northern portion that contains Waters of the State. The western portion of the site is comprised of a sloping hillside that contains ESL in the form of sensitive biological resources (non-native grasslands). Due to the existing environmental constraints, the project aims to create housing development that minimizes grading of the existing topography whilst providing the maximum housing stock suitable for the existing lot area through several requested allowable deviations to development regulations. The deviations result in a more desirable project (by allowing for the required density) than would be achieved if designed in strict conformance with the development regulations of the applicable zone given the site constraints and unique nature of the parcel.

The project proposes deviations to development regulations including the reduction of lot area, lot width, lot depth, setbacks, street frontage, and driveway length. The project also proposes deviations to increase the maximum retaining wall height, structure height, and floor area ratio. The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The smaller lot sizes are also proposed to reduce overall grading into the existing hillside.

The street frontage on Euclid Avenue is 170 feet, which would allow for three dwelling units under the development regulations pursuant to SDMC Section 131.0431(b), yet the site area would allow up to 27 dwelling units to be constructed in conformance with the Community Plan to provide much need housing for the community.

San Diego Municipal Code (SDMC) Table 131-04D includes Development Regulations for RS Zones. The project proposes the following deviations:

1. A minimum 5,000-square-foot lot area is required, and the project is proposing to reduce the lot area from 5,000 square feet to 1,680 to 3,523 square feet.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The small lot sizes are also proposed to reduce overall grading into the existing hillside, while also providing a mixture of much needed single-family development that is consistent with the surrounding context. Without the smaller lot site, the project would not be able to develop the same amount of units and the grading would need to be increased.

2. A minimum of 50-foot lot width is required, and the project is proposing to reduce the lot width from 50 feet to 21 to 33 feet.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The small lot sizes are also proposed to reduce overall grading into the existing hillside, while also providing a mixture of much needed single family development that is consistent with the surrounding context. Without the reduction of lot width, the project would not be able to develop the same amount of units and the grading would need to be increased.

3. A minimum street frontage of 50 feet is required, and the project is proposing to reduce the street frontage from 50 to 0 feet for the private drive.

The project proposes to reduce the street frontage of all lots (50 feet required to 0 proposed) and, instead construct a private drive (Sonia Circle) to access the development. The private drive is proposed to address the unique shape of the site, environmental constraints on the site, and mitigate noise levels near sensitive uses. Existing street frontage would only allow for three standard dwelling units to be constructed. The private drive allows vehicular access through the site whilst providing more dwelling units to achieve the density of the community.

The private drive throughout the subdivision is proposed due to the existing environmental constraints (existing disturbed wetland on the northern portion of the site and ESL in the western portion of the site). Additionally, the project is located along Euclid Avenue with a projected future traffic noise level of 70 decibels and greater (Figure 2-5). The project is considered a noise-sensitive land use (residential) and the Community Plan recommends to locate such uses away from noise sources (Land Use Policy P-LU-71). The project development design addresses this policy through the provision of the private drive (Sonia Circle) to provide separation from the noise source (Euclid Avenue) and the noise-sensitive land use (residential dwelling units). Additionally, without this deviation, the development would locate the proposed noise sensitive land use (residential

development) along a corridor with high levels of traffic noise. By reducing the street frontage requirement and constructing a private drive, the proposed development increases the development potential of the site to meet the land use and Community Plan, and also protects the sensitive land use from high levels of traffic noise.

4. A minimum lot depth of 95 feet is required, and the project is proposing to reduce the lot depth from 95 feet required to 75 to 84 feet.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

Without the reduced lot depth, the project would not be able to develop the same amount of units, and the grading would need to be increased. The proposed project is also providing a mixture of much-needed new single-family development that is consistent with the surrounding context.

5. A minimum front setback of 15 feet is required, and the project is proposing to reduce the front setback from 15 feet to 10 feet for Lots 1-4.

A deviation to the minimum front setback is proposed to minimize the grading into the existing slope and minimize the height of the retaining wall at the rear of Lots 1-4. A front setback and driveway length of 10 feet is proposed, where 20 feet is required by SDMC Section 142.0521. Four parking spaces are provided adjacent to Lot 4 to make up for the reduced driveway length and driveway parking spaces on these four lots.

By reducing the front setback, the project is also able to provide a more desirable project in the form of an open space area. Section 143.0140(a) of the City's ESL regulations requires any excess land within the project boundary to be placed in a covenant of easement. In accordance with Section 143.0140(a), the project is conditioned to place the lands between the development footprint and the property boundary (0.24 acre) in a covenant of easement. These lands would not be used towards mitigation and would be protected from future development.

Without the reduced front setback, the project would not be able to develop the same amount of units, and the grading would need to be increased. The proposed project is also providing a mixture of much-needed new single-family development that is consistent with the surrounding context.

6. A minimum rear setback of 13 feet is required, and the project is proposing to reduce the rear setback from 13 feet to 5 feet for Lots 14-25.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front

setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. The small lot sizes are also proposed to reduce overall grading into the existing hillside while also providing a mixture of much-needed new single-family development that is consistent with the surrounding context. The required 13-foot setback would be too large given the smaller lot sizes proposed. Complying with a 13-foot setback would push the building footprint towards the private drive and cause the driveways lengths to be reduced.

7. Per SDMC Section 142.0521(f), a minimum 20-foot driveway length is required, and the project is proposing to reduce the driveway length from 20 feet to 10 feet for Lots 1-4.

The project proposes deviations to development regulations such as the reduction of lot area, lot width, lot depth, setbacks, street frontage, and driveway length. The project also proposes deviations to increase the maximum retaining wall height, structure height, and floor area ratio. The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached housing that clusters away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue. Without the reduced driveway length, the project would not be able to develop the same amount of units and the grading would need to be increased.

The proposed deviation to reduce the driveway length on Lots 1 through 4 are requested in conjunction with the reduced front yard setback. The reduced front yard setback and driveway length is proposed as a means to minimize grading, reduce the size of necessary retaining walls, and preserve the natural contours of the existing hillside for the proposed dwelling units on Lots 1 through 4. The proposed dwelling units on Lots 1 through 4 conform to the parking regulations (SDMC 142.0521) by providing off-street parking in the attached garages on each lot. Supplemental parking is provided in the form of four additional parking spaces located further along Sonia Drive, south of Lots 1 through 4. If the dwelling units on Lots 1 through 4 were developed with the standard 20-foot driveway length, it would cause the development to encroach further into the existing hillside, requiring more land to be cut from the hillside and alter the natural topography. This deviation allows the project to develop 25 single family units while preserving as much as possible of the natural topography of the site. The proposed deviation produces a more desirable outcome by working with the natural contours of the site and providing maximizing housing density on a lot that has existing environmental constraints.

8. A minimum side setback of 4 feet is required, and the project is proposing to reduce the side setback from 4 feet to 3 feet on one side of Lots 1-13 and 0 feet on Lots 14-25.

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot

depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

For Lots 1-13, a side yard setback of 3 feet on one side of the lot is proposed. The other side will meet the four foot setback. This reduced setback is in relation to the smaller lot size but still provides adequate space between the house and the fencing/property line. For Lots 14-25, a side yard setback of zero feet is proposed since the buildings on these lots are attached. Since the units on these lots are attached, there are no side yards.

Without the reduced side setback, the project would not be able to develop the same amount of units and the grading would need to be increased. The proposed project is also providing a mixture of much-needed new single-family development that is consistent with the surrounding context.

9. A maximum structure height of 30 feet is required, and the project is proposing to increase the structure height from 30 feet to 31 feet and 4 inches on Lots 1-4 and 14-25.

The project proposes a deviation to the maximum structure height of 30 feet to 31 feet and 4 inches for structures on Lots 1-4 and 14-25 in the form of three-story dwelling units. The purpose of the height deviation is to reduce the building footprint by building vertically rather than horizontally to minimize grading into the existing hillside.

For the RS-1-7 Zone, SDMC Section 131.0444(c), Table 131-04D specifies the maximum structure height to be 30 feet. The proposed two-story structures on Lots 5-13 comply with this regulation, as their maximum height is 23.5 feet. The proposed three-story structures on Lots 1-4 and 14-25 have a maximum height of 31 feet, 4 inches, which is slightly higher than the 30-foot height limit. These three-story floor plans are proposed to minimize the amount of grading necessary into the existing hillside. Approximately 10 feet of cut is being removed in the rear yards of Lots 1-4 and 14-25 by utilizing the proposed three-story structures.

10. Per SDMC Section 142.0340(d)(1), two "retaining walls with a maximum height of 6 feet each are permitted in the required side and rear yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall." A single retaining wall up to 12 feet high is proposed in the rear yard.

Retaining walls are proposed along the northern, eastern, and southern boundary of the site. Along the northern side, a retaining wall would separate the drainage area from the development area with heights ranging from 7 to 12 feet. The retaining wall along the easterly project boundary would be 4 to 12 feet tall, while the retaining wall along the rear yards in Lots 1 thought 4 would be 5 to 9 feet in height. The deviation to exceed maximum permitted retaining wall height in the rear yards are requested in order to accommodate the amount of fill needed to create level concrete pads for the proposed dwelling units and limit the horizontal extent of grading into the existing hillside.

Where proposed retaining walls are 6 feet high and greater, the landscape plan requires plantings to provide 80 percent screening of the wall within two years in order to reduce visual bulk and scale.

The project site is located within a designated Very High Fire Hazard Severity Zone, per the City Official Very High Fire Hazard Severity Zone Map. The project proposes alternative compliance for brush management. Brush Management Zone 1 is accommodated on-site while a firewall is provided instead of a Brush Management Zone 2 due to the adjacency to wetland buffer. Where Zone 1 is reduced on Lots 1, 8, and 9, a radiant heat wall shall be provided at the interface of Zones 1 and 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

The deviations to the retaining wall heights at the proposed locations results in a project design that aims to preserve a majority of the natural contours of the existing site, provide a protective buffer for the existing drainage, and limit the development footprint, therefore resulting in a more desirable project outcome that addresses the housing needs of the community.

11. SDMC Table 131-04J includes the Maximum Floor Area Ratio for the RS-1-7 Zone. The project proposes to deviate from the Maximum Floor Area Ratio for the RS-1-7 Zone as set out in the table below.

As shown below, the project proposes the following deviations to the maximum floor area ratio (FAR).

Lot Number	Lot Area (SF)	Building Area (SF)	Proposed FAR	Maximum FAR
1	2,563	2,258	0.88	0.70
2	2,574	2,258	0.88	0.70
3	2,475	2,258	0.91	0.70
4	2,475	2,258	0.91	0.70
5	3,019	2,079	0.69	0.65
6	2,805	2,079	0.74	0.70
7	2,805	2,079	0.74	0.70
8	2,805	2,079	0.74	0.65
9	3,524	2,079	0.59	0.70
10	2,772	2,079	0.75	0.70
11	2,772	2,079	0.75	0.70
12	2,772	2,079	0.75	0.70
13	3,072	2,079	0.68	0.65
14	1,680	2,177	1.30	0.70
15	1,680	2,177	1.30	0.70
16	1,680	2,177	1.30	0.70
17	1,680	2,177	1.30	0.70
18	1,680	2,177	1.30	0.70
19	1,680	2,177	1.30	0.70

20	1,680	2,177	1.30	0.70
21	1,680	2,177	1.30	0.70
22	1,680	2,177	1.30	0.70
23	1,680	2,177	1.30	0.70
24	1,680	2,177	1.30	0.70
25	1,680	2,177	1.30	0.70

The proposed deviations in reduction of lot area (5,000 square feet required to 1,680-3,523 square feet proposed), reduction of lot width (50 feet required to 21-33 feet proposed), reduction of lot depth (95 feet required to 75-84 feet proposed), and reduction of setbacks (15 feet required front setback to 10 feet, 13 feet required rear yard setback to 5 feet, and 4 feet required side yard setback to 3 feet for Lots 1-13 and 0 feet for Lots 14-25) are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

The project proposes a deviation to FAR for each new residential lot in the RS-1-7 zone, where currently the FAR is dependent on lot area. The purpose of the proposed FAR deviation on each individual lot is to minimize the overall grading of the project and to cluster development away from noise levels along Euclid Avenue, therefore resulting in a more desirable project outcome that addresses the housing needs of the community.

12. Per SDMC Section 143.0150(d)(3), a deviation to the wetland regulations may be requested to achieve a superior biological result which would provide long term biological benefit and a net increase in quality and viability (functions and value), relative to existing conditions or the project originally proposed by the applicant, and long term biological benefit.

The project site contains ESL in the form of sensitive biological resources with the presence of non-native grasslands and an existing disturbed wetland in the northern portion of the site. For projects in the City, outside of the Coastal Overlay zone, impacts to wetlands, excluding vernal pools outside of the MHPA, require a deviation from the ESL wetland regulations (City of San Diego 2018). Deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one or more of the following three options: Essential Public Projects Option, Economic Viability Option, and Biologically Superior Option.

The project includes a wetland deviation under the Biologically Superior Option for impacts to 0.05 acres of disturbed riparian wetlands. As described in the Biological Technical Report, the project achieves a superior biological result, which would provide long term biological benefit and a net increase in quality and viability (functions and value) relative to existing conditions through the creation of a wetland buffer of 15 to 20 feet, removal of the invasive giant reed, planting with native species, and mitigation measure BIO-2, which would create new wetlands that are of higher quality than those that would be impacted by the project.

Wetland resources that would be impacted by the project are demonstrated to be of low biological quality.

The deviation was approved by both the City of San Diego and the Wildlife Agencies. Concurrence from the US Fish and Wildlife Service and the CDFW on the Biologically Superior Option were received on March 1, 2023, and March 2, 2023, respectively (RECON 2022a). Implementation of mitigation measure BIO-2 would reduce impacts to jurisdictional wetlands to a level less than significant.

The project proposes a wetland deviation through the creation of a wetland buffer to improve the functions and values of the disturbed wetland. In the Biological Report, conducted by RECON Environmental Inc, the existing wetland is of low biological quality with invasive species, encampments, and trash and the wetland deviation is proposed as the Biologically Superior Option in accordance with Section 143.0150(d)(3). The wetland buffer will include remediation of the isolated channel through removal of invasive species present on site and planting of native species as an ecological enhancement effort.

The project also includes mitigation consistent with Section IIIB of the City of San Diego Biology Guidelines through the purchase of 0.07 acre of Re-established River: Wetland Waters of the US/State credits from the San Luis Rey Mitigation Bank to achieve a no-net-loss and would result in a biologically superior project.

The deviations are requested in order to create smaller lot sizes and provide attached family housing that cluster away from the existing hillside, existing sensitive biological resources, and existing noise from Euclid Avenue.

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

There are no steep hillsides on the project site due to the gently to moderately sloping site topography, with elevations ranging from 125 to 165 feet above mean sea level. Similarly, the project would not require mass terracing of natural slopes.

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

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

This site is an undeveloped lot bordered by residential development on all sides. The vacant lot contains ESL in the form of non-native grasslands and an existing disturbed wetland in the northern

portion of the site. Topographically, the site elevations range from approximately 132 feet on the west side of the site to 151 feet above mean sea level (AMSL) in the southeast corner. The proposed project subdivides an existing 2.98-acre vacant site for residential development consisting of 25 single-dwelling units.

The project proposes a wetland deviation in the form of a wetland buffer to remediate the current existing condition of the disturbed wetland on site. In the Biological Report, conducted by RECON Environmental Inc, the existing wetland is of low biological quality with invasive species, encampments, and trash, and the wetland deviation is proposed as the Biologically Superior Option in accordance with Section 143.0150(d)(3). The wetland buffer will include remediation of the isolated channel through removal of invasive species present on site and planting of native species as an ecological enhancement effort. The proposed development is located south of the wetland buffer and is further separated by a proposed retaining wall that will separate the development and minimize the disturbance to the remediated wetland.

Grading entails approximately 11,000 cubic yards of cut with a maximum cut depth of eleven feet. City Staff has reviewed and accepted a geotechnical investigation report, which determined the consultant adequately addressed the soil and geologic conditions for the proposed project and that the site is suitable for the proposed development.

The project site does not include steep hillsides, or coastal bluffs and is not located within the 100-year floodplain. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. In addition, the project includes a wetland deviation and qualifies to be processed under the Biologically Superior Option according to the City's ESL wetland regulations.

For projects in the City, outside of the Coastal Overlay zone, impacts to wetlands, excluding vernal pools outside of the MHPA, require a deviation from the ESL wetland regulations (City of San Diego 2018). Deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one or more of the following three options: Essential Public Projects Option, Economic Viability Option, and Biologically Superior Option.

The project includes a wetland deviation under the Biologically Superior Option for impacts to 0.05 acres of disturbed riparian wetlands. As described in the Biological Technical Report, the project achieves a superior biological result, which would provide long term biological benefit and a net increase in quality and viability (functions and value) relative to existing conditions through the creation of a wetland buffer of 15 to 20 feet, removal of the invasive giant reed, planting with native species, and mitigation measure BIO-2, which would create new wetlands that are of higher quality than those that would be impacted by the project. Wetland resources that would be impacted by the project are demonstrated to be of low biological quality.

As such the project qualifies to be processed under the Biologically Superior Option pursuant to LDC Section 143.0150. The deviation was approved by both the City of San Diego and the Wildlife Agencies. Concurrence from the US Fish and Wildlife Service and the CDFW on the Biologically Superior Option were received on March 1, 2023, and March 2, 2023, respectively (RECON 2022a).

Implementation of mitigation measure BIO-2 would reduce impacts to jurisdictional wetlands to a level less than significant. Section 143.0140(a) of the City's ESL regulations requires any excess land within the project boundary to be placed in a covenant of easement. Per Section 143.0140(a), the project would place the lands between the development footprint and the property boundary (0.24 acre) in a covenant of easement per Section 143.0140(a) of the SDMC ESL regulations.

The Community Plan land use designation establishes a density range of 5 to 9 dwelling units per acre which would support a development of 15 to 27 dwelling units on the 2.98-acre site. The project proposes 25 single dwelling units, consistent with the Community Plan land use designation's density range. Based on the above, 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.

Findings 2 and 3 are herein incorporated by reference.

The project would not conflict with the City's Multiple Species Conservation Plan (MSCP), because the site is not located within or adjacent to the City Multi-Habitat Planning Area (MHPA). As discussed in the Biological Resources Report prepared by RECON Environmental, Inc., the project site does contain ESL due to the presence of sensitive biological resources.

The Biological Technical Report determined the closest MHPA is 0.67 mile to the northeast of the project site. No MSCP-covered, narrow endemic, or state or federally listed sensitive plant species were observed on the project site and none are expected to occur due to the level of disturbance on-site. One MSCP-covered wildlife species, western bluebird, was observed on-site during the general survey. No state or federally listed sensitive wildlife species are expected to occur due to the level of disturbance on-site and lack of native habitat.

Impacts would be mitigated through habitat-based mitigation. The project would implement mitigation measures BIO-1 and BIO-2, as detailed in the project's Mitigation Monitoring Reporting Program (MMRP), to reduce impacts to a level less than significant. MMRP measure BIO-1 requires a payment to the City Habitat Acquisition Fund (HAF) to mitigate for the loss of 1.95 acres of non-native grasslands (Tier IIIB). MMRP measure BIO-2 requires a payment through the purchase of 0.07 acre of Re-established River: Wetland Waters of the U.S./State credits from the San Luis Rey Mitigation Bank to achieve a no-net-loss.

For projects in the City, outside of the Coastal Overlay zone, impacts to wetlands, excluding vernal pools outside of the MHPA, require a deviation from the ESL wetland regulations (City of San Diego 2018). Deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one or more of the following three options: Essential Public Projects Option, Economic Viability Option, and Biologically Superior Option.

The project includes a wetland deviation under the Biologically Superior Option for impacts to 0.05 acres of disturbed riparian wetlands. As described in the Biological Technical Report, the project achieves a superior biological result, which would provide long term biological benefit and a net

increase in quality and viability (functions and value) relative to existing conditions through the creation of a wetland buffer of 15 to 20 feet, removal of the invasive giant reed, planting with native species, and mitigation measure BIO-2, which would create new wetlands that are of higher quality than those that would be impacted by the project. Wetland resources that would be impacted by the project are demonstrated to be of low biological quality.

The deviation was approved by both the City of San Diego and the Wildlife Agencies. Concurrence from the US Fish and Wildlife Service and the CDFW on the Biologically Superior Option were received on March 1, 2023, and March 2, 2023, respectively (RECON 2022a).

Implementation of mitigation measure BIO-2 would reduce impacts to jurisdictional wetlands to a level less than significant. The wetland is separated from development by a proposed retaining wall that runs from the west portion of the site to the east to prevent adverse impacts to the remediated wetland.

The project aims to construct development in a clustered formation with requested deviations to the development regulations in order to minimize the impact of grading to the existing site. 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.

The existing site is undeveloped. The project is proposing a compatible land use (residential development) to address the Community Plan goal of a diverse mixture of residential opportunities including rental, for sale housing, and small lot townhome development (Land Use Goal 2) by proposing 25 detached and attached single dwelling units into the existing residential neighborhood as in-fill development. The existing public utilities are located within the surrounding roadways. The project would connect to an existing 10-inch sewer main located at the intersection of Euclid Place and Euclid Avenue and a 12-inch water pipe in Euclid Avenue. Existing on-site drainage is within four drainage basins with runoff flowing east to west. The project would install one biofiltration basin for water quality, hydromodification, and peak flow detention in the northern portion of the project site. A Modular Wetland System (MWS) would be installed to treat run-off from the drainage basin that cannot hydrologically connect to the biofiltration basin.

The project would also introduce an underground system of storm drainpipes and inlets to convey runoff from east to west. The biofiltration area is proposed in the northern portion of the site. Drainage is provided to allow treated stormwater to flow into the drainage feature in the northern portion of the site.

The project site contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources with the presence of non-native grasslands and an existing disturbed wetland in the northern portion of the site. A 15 to 20-foot wetland buffer is proposed between the edge of the drainage and the proposed retaining wall. Removal of the existing invasive, non-native vegetation within this buffer area is proposed and the area would be planted with low water use native plants and wetland trees. Project grading would require 11,000 cubic yards of cut and 11,000 cubic yards of fill, resulting in no import or export. The maximum depth of cut slopes would be 11 feet from mass

grade to finish grade, and the maximum height of fill slopes would be 11 feet from mass grade to finish grade.

The project proposes alternative compliance for brush management. Brush Management Zone 1 is accommodated on-site while a firewall is provided instead of a Brush Management Zone 2. Where Zone 1 is reduced on Lots 1, 8, and 9, a radiant heat wall shall be provided at the interface of Zones 1 and 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

All landscaping materials and irrigation within the project site would conform to the requirements of the City LDC Landscape Standards and the applicable sections of the City's Municipal Code (SDMC) Chapter 14, Article 2, Division 4: Landscape Regulations. The Community Plan designates street frontage along Euclid Avenue as a key pedestrian corridor (ENCP Figure 3-1). The landscape plans show trees along the back of the sidewalk, between the existing trees to achieve 50 percent shade coverage along the Euclid Avenue project frontage. By providing shade coverage along Euclid Avenue, the project aligns with the Walkability Policies of the Community Plan to provide shade-producing street trees and street furnishings (Walkability Policy P-MO-5), whilst aligning with the Climate Action Plan regulations to enhance the pedestrian experience through shaded pathways and reducing the urban heat-island effect (SDMC Section 143.1410).

The project proposes a compatible land use with both attached and detached single dwelling units, improves stormwater conditions through adequate drainage, remediates existing wetland conditions, and provides adequate lighting for safety. Therefore, the design of the subdivision or the type of improvement 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.

A proposed 30-foot-wide sewer easement on the north side of the site is proposed. No development is proposed on the north side of the project site. A 15 to 20-foot-wide buffer area and pedestrian access trail separates the single dwelling units on the north side from the sewer easement. The private driveway will allow emergency access to the proposed 25 single-dwelling units from Euclid Avenue.

An existing easement for right-of-way for public streets will remain on the west side of the project site. In accordance with Section 143.0140(a), the project is conditioned to place the lands between the development footprint and the property boundary (0.24 acre) in a covenant of easement. These lands would not be used towards mitigation and would be protected from future development.

No easements are being vacated. The existing and proposed easements will ensure that all necessary services are provided for the proposed project. Therefore, the design of the subdivision and the type of improvements are such that they will not conflict with any 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 proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. The design of the subdivision provides each structure, to the extent feasible, passive or natural heating and cooling opportunities through the use of building materials, site orientation, architectural treatments, placement, and selection of plant materials that provide passive or natural heating and cooling opportunities.

For example, the development will provide natural ventilation strategies in areas of the buildings zoned to incorporate operable windows and high-performance building materials. These design features have been incorporated into the architecture of the project to minimize the visual effects of the project. Combined, these design features and the proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and the San Diego Municipal Code because they promote passive and 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 25 single-family residential units consistent with the existing land use and desnity identified in the Community Plan. Consequently, the project would be consistent with growth projections that were utilized to forecast demand for future school services, park and recreation facilities, libraries, and other public services that were analyzed in the CPUs Final PEIR. Therefore, the project would not require the construction of additional infrastructure beyond what was anticipated in the CPUs that could induce growth. Therefore, the project would not result in population growth that could increase demand for school services, park and recreation facilities, libraries, or other public services.

The purpose of the ESL Regulations (LDC Sections 143.0101–143.0160) is to protect, preserve, and, where damaged, restore environmentally sensitive lands and the viability of the species supported by those lands. The ESL Regulations apply to all proposed development when environmentally sensitive lands, including sensitive biological resources, steep hillsides, floodplains, or coastal bluffs, are present. The project site does not include steep hillsides, coastal bluffs and is not located within the 100-year floodplain. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. In addition, the project includes a wetland deviation and qualifies to be processed under the Biologically Superior Option pursuant to the City's ESL wetland regulations (City of San Diego 2018; see discussion of Biological Resources below).

Pursuant to LDC Section 143.0150, the project would qualify to be processed under the Biologically Superior Option because the project would achieve a superior biological result which would provide long term biological benefit and a net increase in quality and viability (functions and value), relative to existing conditions, and long term biological benefit and wetland resources that would be impacted by the project are demonstrated to be of low biological quality. Further, the project would not conflict with the City's Multiple Species Conservation Plan (MSCP), because the site is not located within or adjacent to the MHPA.

ATTACHMENT 6

(R-[Reso Code])

The proposed project will also be an asset to the community in providing needed new housing to the area. The effects of the proposed subdivision on the housing needs of the region have been considered, and those needs are balanced against the needs for public services and the available fiscal and environmental resources in conformance with the Subdivision Map Act Section 66412.3.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. PMT-2482531, hereby granted to EUCLID SAN DIEGO, LLC, subject to the attached conditions, which are made a part of this resolution by this reference.

Ву _____

Oscar Galvez III
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008736

RESOLUTION NUMBER R-XXXX

ADOPTED ON JUNE 6, 2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO ADOPTING ADDENDUM NO. 675101 TO THE PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 386029/SCH NO. 2014051075 AND THE MITIGATION, MONITORING, AND REPORTING PROGRAM FOR THE EUCLID TERRACE PROJECT, NO. PRJ-0675101

WHEREAS, the City of San Diego Planning Department conducted a comprehensive plan update to the Southeastern San Diego Community Plan that included the adoption of a new separate Encanto Neighborhoods Community Plan, amendments to the General Plan, amendments to the Land Development Code, adoption of Impact Fee Studies for Southeastern San Diego and Encanto Neighborhoods; and

WHEREAS, on December 2, 2015, the City Council adopted Resolution No. R-310077 Certifying EIR No. 386029 / SCH No. 2014051075, adopting Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, copies of which are on file in the Office of the City Clerk in accordance 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.); and

WHEREAS, on March 9, 2021, Herm Rosenman submitted an application to the Development Services Department for approval of a Planned Development Permit, Site Development Permit, and Tentative Map for the Euclid Terrace Project No. PRJ-0675101, as well as approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report if such Addendum meets the requirements of CEQA; and

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

- 1. That the information contained in the final Program Environmental Impact Report No. 386029 / SCH No. 2014051075 along with the Addendum has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
- 2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report for the Project.
- 3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the

Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.

- 4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
- 5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Program Environmental Impact Report No. 386029 / SCH No. 2014051075, a copy of which is on file in the Office of the City Clerk.

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

BE IT FURTER RESOLVED that the City Clerk, or designee, is directed to file a Notice of Determination in accordance with CEQA with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Planning and Research regarding the project.

APPRO	VED: PLANNING COMMISSION
Ву:	OSCAR GALVEZ III, DEVELOPMENT PROJECT MANAGER

Attachment: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3270199, SITE DEVELOPMENT PERMIT NO. PMT-3542328 AND TENTATIVE MAP NO. PMT-2482531

PROJECT NO. PRJ-0675101

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 Addendum No. 675101 / SCH No. 2014051075 shall be made conditions of Neighborhood Development Permit No. PMT-3270199 and Site Development Permit No. PMT-3542328, and Tentative Map No. PMT-2482531 as may be further described below.

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

- 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.
- 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)
 - 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 Paleontological Monitor

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

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) No. 675101 and/or Environmental Document No. 675101, 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.

- 2. 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	Consultant Qualification Letters	Prior to Preconstruction Meeting	
Biology	Biology Reports	Biology Inspection	
Paleontology	Paleontological Reports	Paleontology Site Observation	

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources

BIO-1: Sensitive Upland Vegetation Communities

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 make payment to the City Habitat Acquisition Fund (HAF) to mitigate for the loss of 1.95 acres of non-native grasslands (Tier IIIB). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 0.5:1 ratio if mitigation would occur inside of the MHPA and a 1:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct impacts to non-native grassland (Tier IIIB) shall be 0.98 acre(s) inside the MHPA or 1.95 acre(s) outside the MHPA equivalent monetary contribution into the City's HAF plus a 10 percent administrative fee.

BIO-2: Jurisdictional Waters

Prior to 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 make payment through the purchase of 0.07 acre of Re-established River: Wetland Waters of the U.S./State credits from the San Luis Rey Mitigation Bank to achieve a no-net-loss. Unavoidable impacts to jurisdictional waters would require a 1602 Permit Authorization from CDFW.

Paleontological Resources

PALEO-1: Paleontological Monitoring

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Preconstruction (Precon) Meetings
 - Prior to beginning any work that requires monitoring; the Applicant shall arrange a
 Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading
 Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
 The qualified paleontologist shall attend any grading/excavation related Precon
 Meetings to make comments and/or suggestions concerning the Paleontological
 Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored: Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

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

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 - The monitor shall be present full-time during grading/excavation/trenching activities
 as identified on the PME that could result in impacts to formations with high and
 moderate resource sensitivity. The Construction Manager is responsible for
 notifying the RE, PI, and MMC of changes to any construction activities such as
 in the case of a potential safety concern within the area being monitored. In
 certain circumstances OSHA safety requirements may necessitate modification
 of the PME.
 - The PI may submit a detailed letter to MMC during construction requesting a
 modification to the monitoring program when a field condition such as trenching
 activities that do not encounter formational soils as previously assumed, and/or
 when unique/unusual fossils are encountered, which may reduce or increase the
 potential for resources to be present.
 - 3. The monitor shall document field activity via the Consultant Site Visit Record (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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 - 3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
 - 1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

V. Post Construction

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

- 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
- 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
- 4. MMC shall provide written verification to the PI of the approved report.
- 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

- 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
- 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

- 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
- 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



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

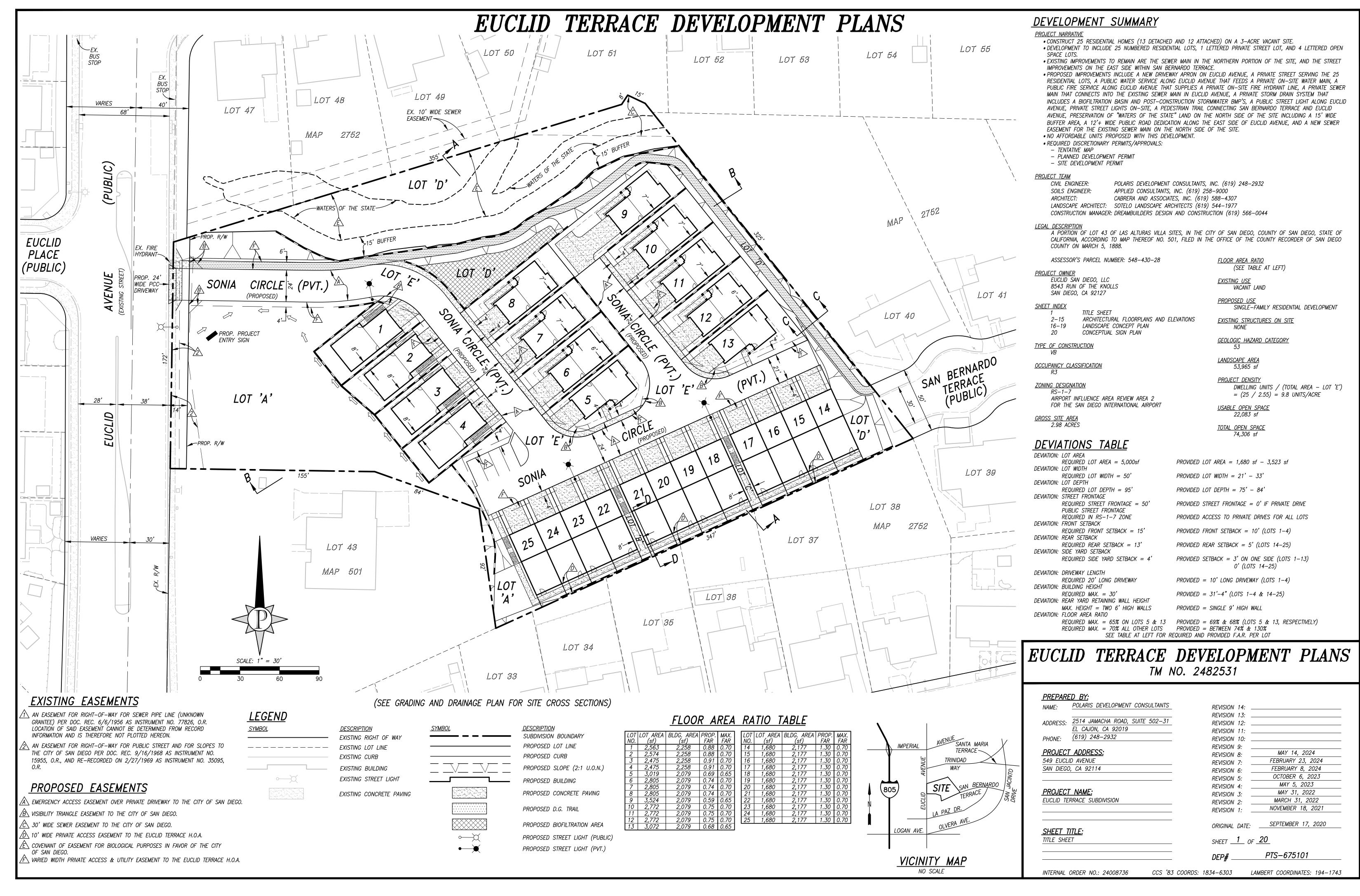
Ownership Disclosure Statement

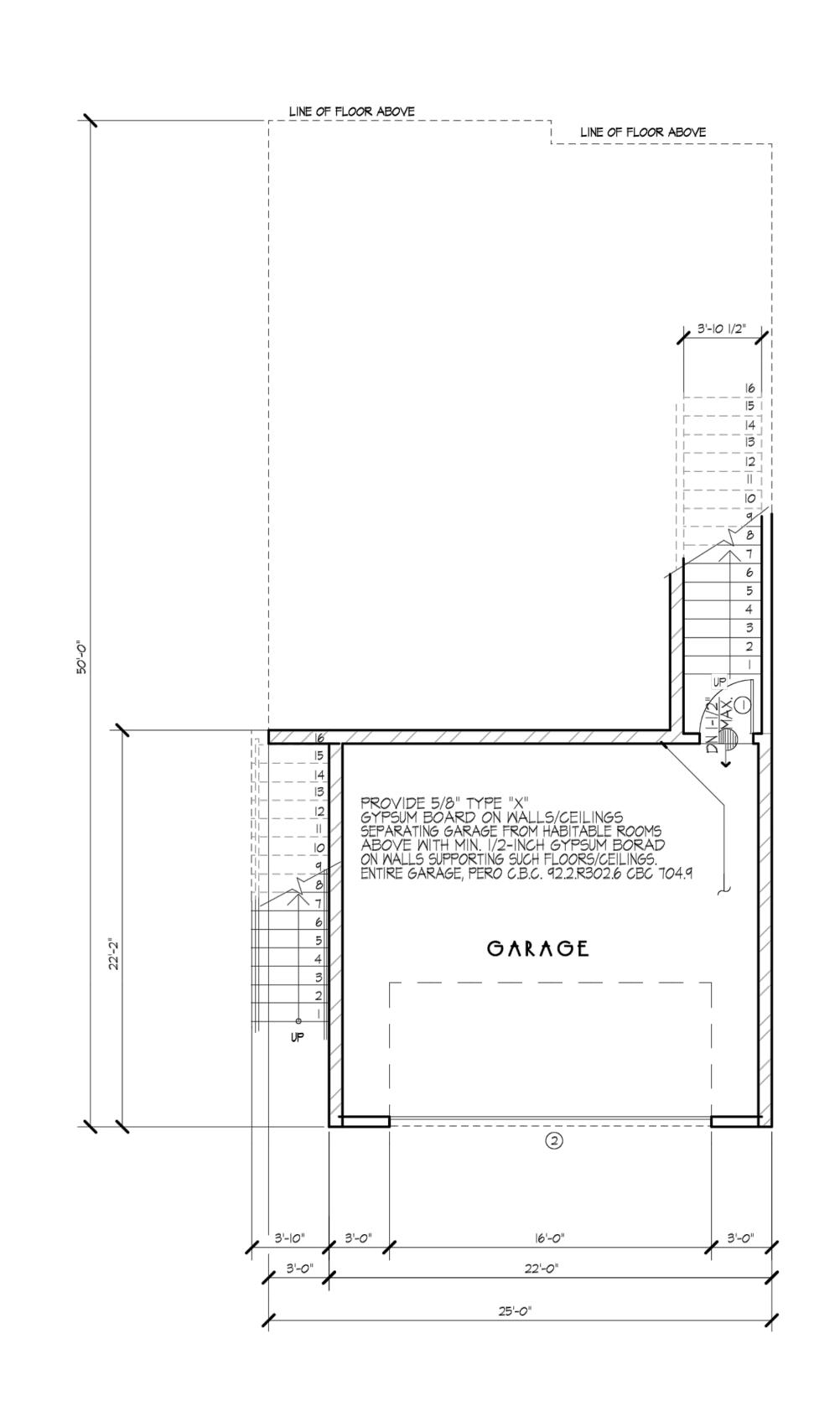
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DS-318

October 2017

Approval Type: Theck appropriate box for Division Development Permit Division Development Division Div	Site Development Permit Plann	ed Development Permit	Coastal Developme Conditional Use Per	nt Permit rmit 🗆 Variance
Tentalive Map □ Vesting Tentative Map	☐ Map Waiver ☐ Land Use Plan	Amendment •□ Other_		
Project Title: EUCLW 1	MACE	Project No.	For City Use Only:	
Project Address: BULLING	WENUE AT.	THIN WOOD	WAY	
Supplier Faces of Supplier Based States	- (ularga shapk)	-	EIN 82-	1254862
Specify Form of Ownership/Legal Statu Corporation Limited Liability -or-	General - What State?	Corporate Identification		
☐ Partnership ☐ Individual				
By signing the Ownership Disclosure Stat with the City of San Diego on the subject owner(s), acclicant(s), and other financial individual, firm, co-partnership, joint ven with a financial interest in the application individuals owning more than 10% of the officers. (A separate page may be attached any person serving as an officer or dir A signature is required of at least one onotifying the Project Manager of any chownership are to be given to the Project accurate and current ownership informatics.	It property with the intent to recily interested persons of the above ture, association, social club, frate. If the applicant includes a corper shares. If a publicly-owned corped if necessary.) If any person is a sector of the nonprofit organizal of the property owners. Attach alonges in ownership during the time.	ord an encumbrance again e referenced property. A f ernal organization, corporal poration or partnership, incoration, include the names in nonprofit organization or ation or as trustee or bene dditional pages if needed. the the application is being to any public hearing on t	st the property. Pl- nancially interested ion, estate, trust, re- lude the names, titl , titles, and address a trust, list the name ficiary of the nonpi Note: The applican processed or consi	ease list below the party includes any sceiver or syndicate es, addresses of all es of the corporate es and addresses of rofit organization. t is responsible for dered. Changes in
Property Owner	ion could result in a delay in the n	curing process.		
Name of Individual: EUCLID SA	N NEGO, LLC	Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Appress. 8543 RUN 0F7				
City: SAN DIEGO			State: CA	Zip: 92127
Phone No.: 858-699-4625	Fax No: N/A	Email: 64	- Maria de Constantino	and the second second second
Signature: H. Rosens				
	s No	7,240, CC Date.	110	
Applicant	X,10			
Name of Individual: HERM R	OSENMAN	▼ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 8543 RUN OF				
City: 5AN DIEGO			State: CA	Zip: 92/27
Phone No.: 858-679-462	Fax No.: A	A Fmail: h		@ san.rv.com
Signature: A. Rynn			€.18.20	
Additional pages Attached:				
Other Financially Interested Persons	- Piles			
Name of individual:		□ Owner	☐ Tenant/Lessee	☐ Successor Agence
Street Address:				
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Signature:		Date:		
Additional pages Attached: 🖸 Y	es 🔊 No			





EUCLID TERRACE LOTS 1-4

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CABRERA

NGINEER

8/30/2023 VISION



FLOOR PLAN NOTES:

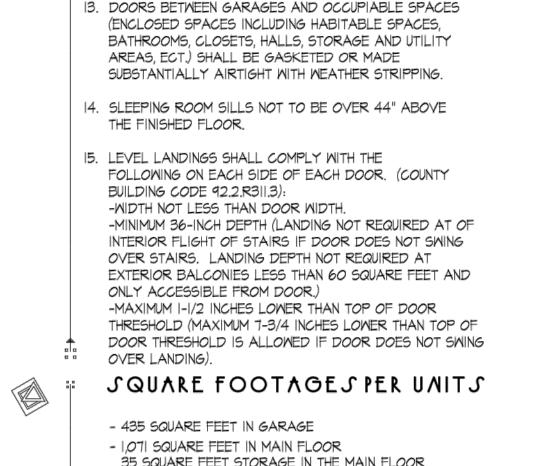
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
- 2. ALL ANGLES TO BE 45 DEGRESS UNLESS NOTED OTHERWISE.
- 3. ALL PLUMBING WALLS TO CONSIST OF 2x6 STUDS AT 16" O/C, AND ALL EXTERIOR WALLS TO BE 2x4 STUDS MINIMUM TO MATCH EXISTING
- 4. ALL WATER PIPING CONNECTIONS TO USE LEAD FREE SOLDER.
- 5. WATER CLOSETS TO HAVE MINIMUM 30" CLEAR WIDTH AND 24" CLEARANCE IN FRONT PER 2019 CPC, SECTION
- 6. WALL WATER CLOSETS, URINALS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL BE CERTIFIED USING NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET THE PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTION, STANDARD A112.192.
- ALL LAVATORY AND SINK FAUCETS SHALL BE FITTED WITH A FLOW RESTRICTING AERATOR WITH A CERTIFIED, MAX FLOW RATE OF NO MORE THAN 1.20 GALLONS PER MINUTE @ 60 PSI.
- 8. ALL SHOWERHEADS SHALL BE CERTIFIED AS HAVING A MAXIMUM FLOW RATE OF NO MORE THAN 1.8 GALLONS PER MINUTE @ 80 PSI. IN SHOWERS OR TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
- 9. WATER HEATERS REQUIRE A MINIMUM OF TWO STRAPS TO RESIST HORIZONTAL DISPLACEMENT. STRAPS TO BE A MINIMUM OF 3/4"x24" GUAGE WITH I/4"x3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING, UPC SECTION
- IO. FUEL COMBUSTION WATER HEATERS SHALL NOT BE OPENING INTO A BATH OR BEDROOM.

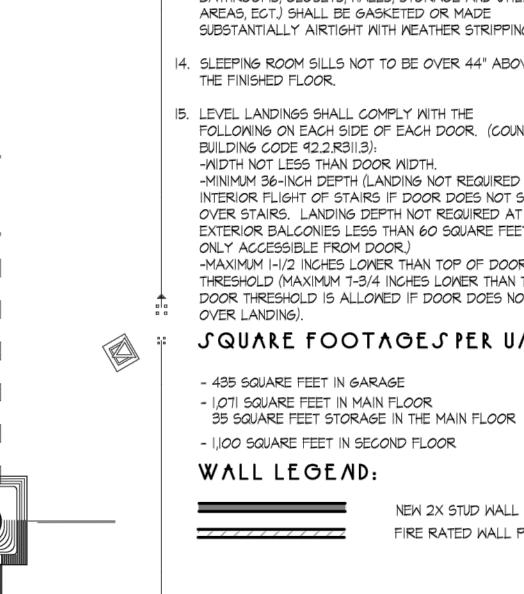
FIRE RATED WALL PER F/93-4

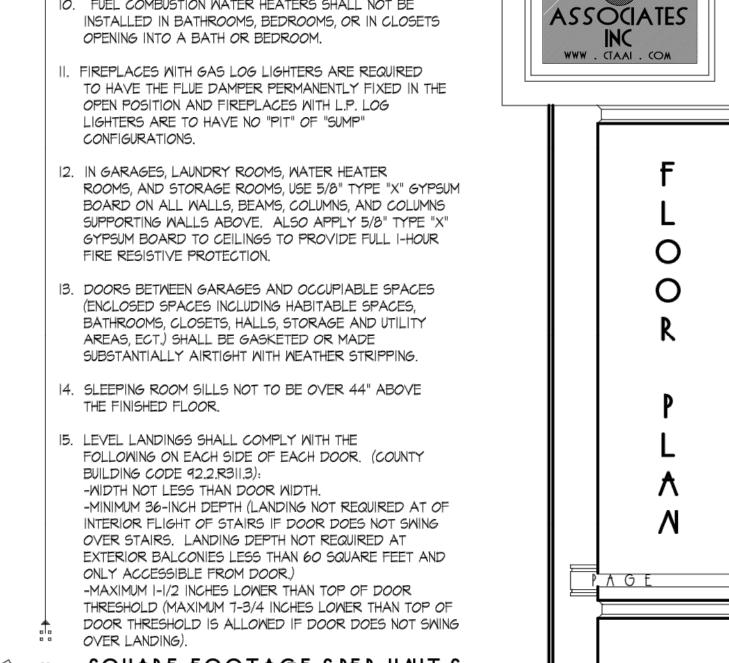
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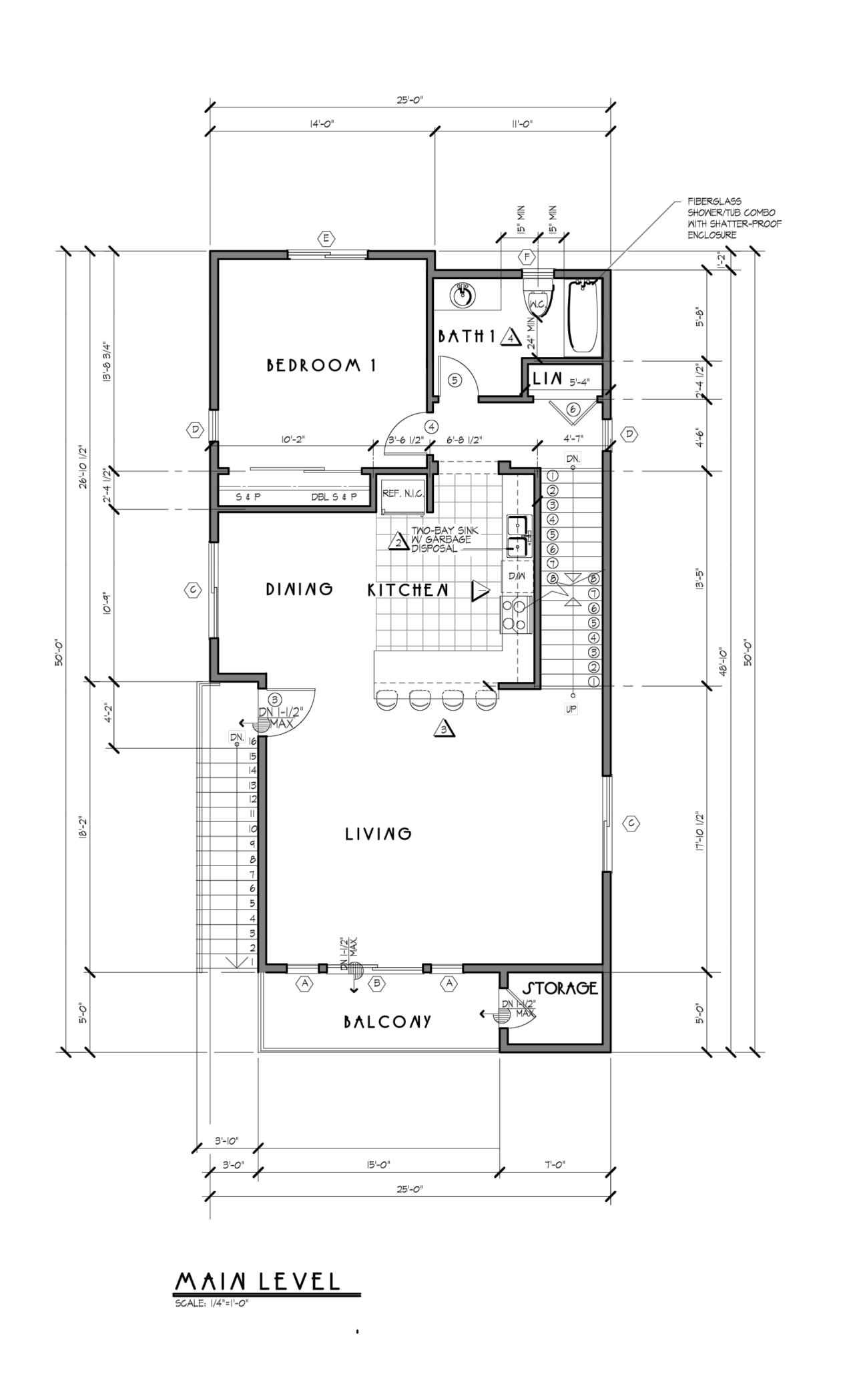
FLOOR PLAN

HATCHING INDICATES THERMAL MASS AREAS ALSO SEE T-24 CALCS









EUCLID TERRACE LOTS 1-4



FLOOR PLAN NOTES:

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- IO. FUEL COMBUSTION WATER HEATERS SHALL NOT BE INSTALLED IN BATHROOMS, BEDROOMS, OR IN CLOSET: OPENING INTO A BATH OR BEDROOM.
- . FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH L.P. LOG LIGHTERS ARE TO HAVE NO "PIT" OF "SUMP" CONFIGURATIONS.
- 12. IN GARAGES, LAUNDRY ROOMS, WATER HEATER ROOMS, AND STORAGE ROOMS, USE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS, BEAMS, COLUMNS, AND COLUMNS SUPPORTING WALLS ABOVE. ALSO APPLY 5/8" TYPE "X" GYPSUM BOARD TO CEILINGS TO PROVIDE FULL I-HOUR FIRE RESISTIVE PROTECTION.
- 13. DOORS BETWEEN GARAGES AND OCCUPIABLE SPACES (ENCLOSED SPACES INCLUDING HABITABLE SPACES, BATHROOMS, CLOSETS, HALLS, STORAGE AND UTILITY AREAS, ECT.) SHALL BE GASKETED OR MADE SUBSTANTIALLY AIRTIGHT WITH WEATHER STRIPPING.
- 14. SLEEPING ROOM SILLS NOT TO BE OVER 44" ABOVE THE FINISHED FLOOR.
- 15. LEVEL LANDINGS SHALL COMPLY WITH THE FOLLOWING ON EACH SIDE OF EACH DOOR. (COUNTY BUILDING CODE 92.2.R3||.3):
 -WIDTH NOT LESS THAN DOOR WIDTH.

-MINIMUM 36-INCH DEPTH (LANDING NOT REQUIRED AT OF INTERIOR FLIGHT OF STAIRS IF DOOR DOES NOT SWING OVER STAIRS. LANDING DEPTH NOT REQUIRED AT EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET AND ONLY ACCESSIBLE FROM DOOR.)

-MAXIMUM I-I/2 INCHES LOWER THAN TOP OF DOOR

THRESHOLD (MAXIMUM 7-3/4 INCHES LOWER THAN TOP OF DOOR THRESHOLD IS ALLOWED IF DOOR DOES NOT SWING OVER LANDING).

SQUARE FOOTAGESPER UNITS

- 435 SQUARE FEET IN GARAGE - 1,071 SQUARE FEET IN MAIN FLOOR
- 35 SQUARE FEET STORAGE IN THE MAIN FLOOR

- 1,100 SQUARE FEET IN SECOND FLOOR WALL LEGEND:

NEW 2X STUD WALL FIRE RATED WALL PER F/S3-4

LEGEND:

HATCHING INDICATES THERMAL MASS AREAS ALSO SEE T-24 CALCS



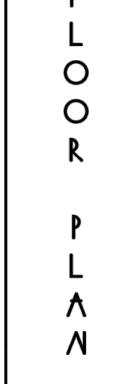
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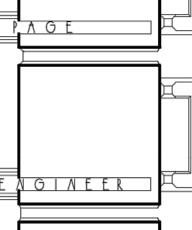
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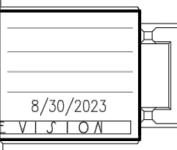
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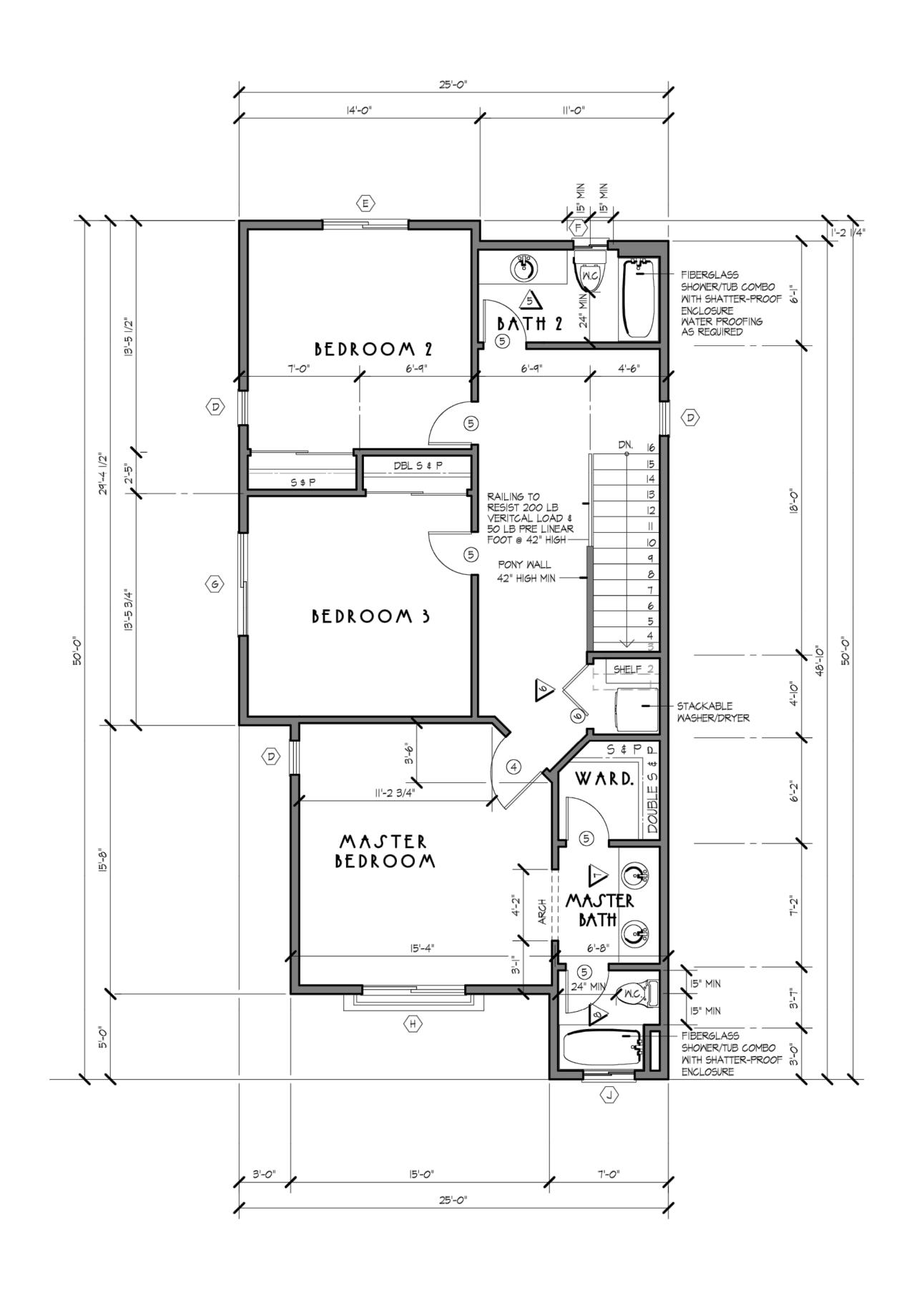
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EUCLID TERRACE LOTS 1-4

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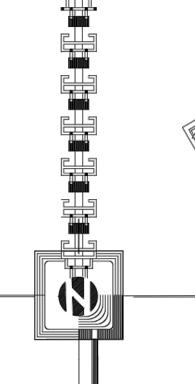


FLOOR PLAN NOTES:

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LEGEND:

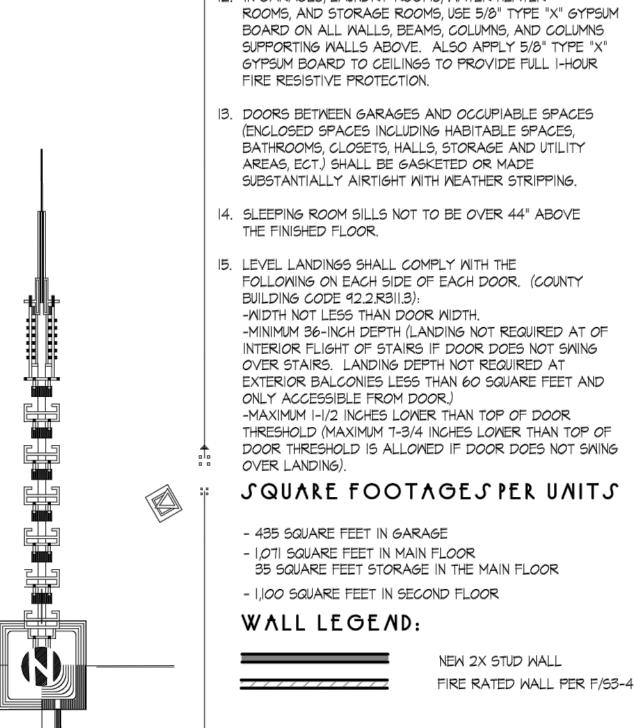
HATCHING INDICATES THERMAL MASS AREAS ALSO SEE T-24 CALCS

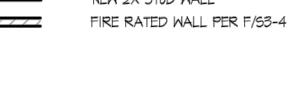


UPPER LEVEL

FLOOR PLAN

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



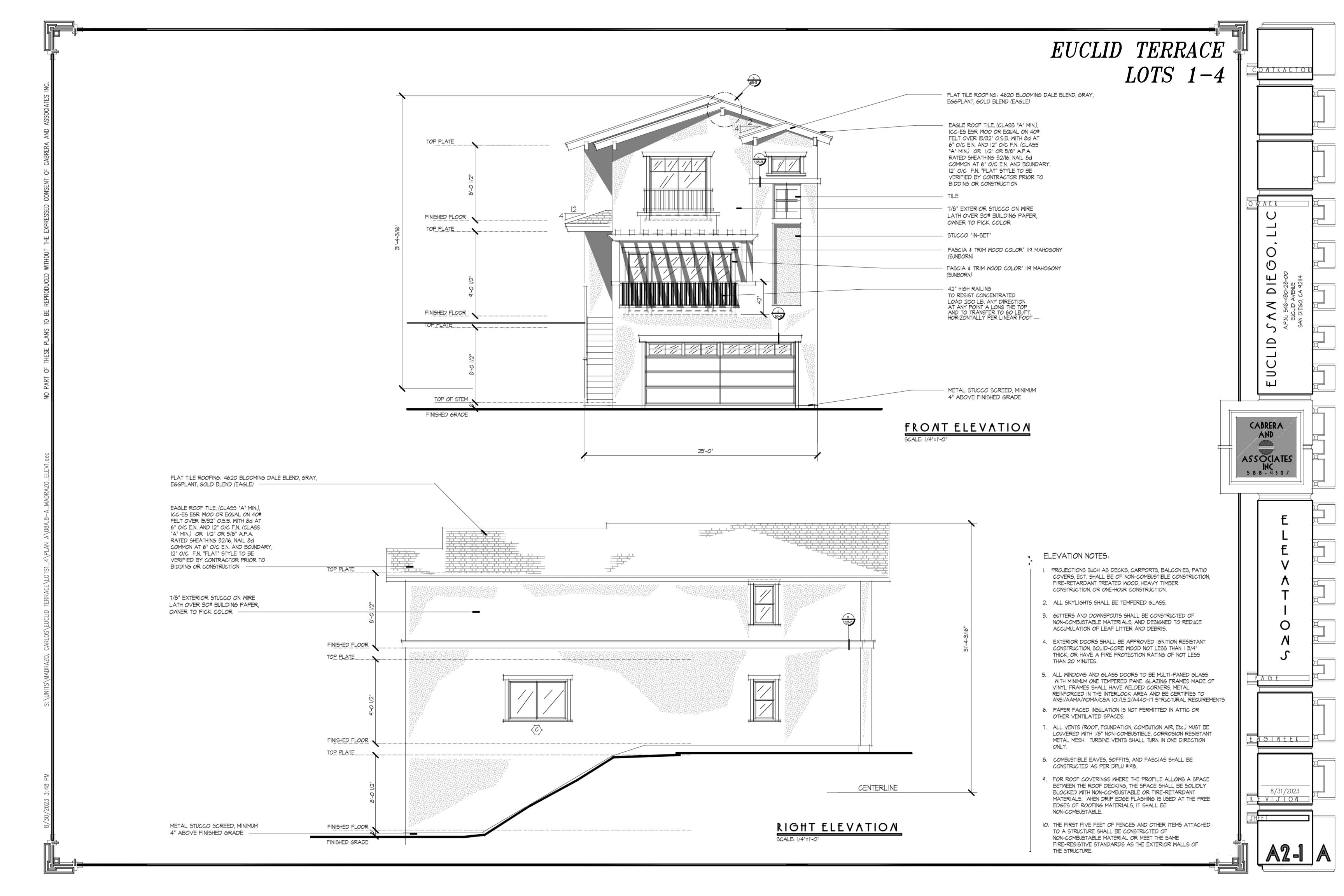


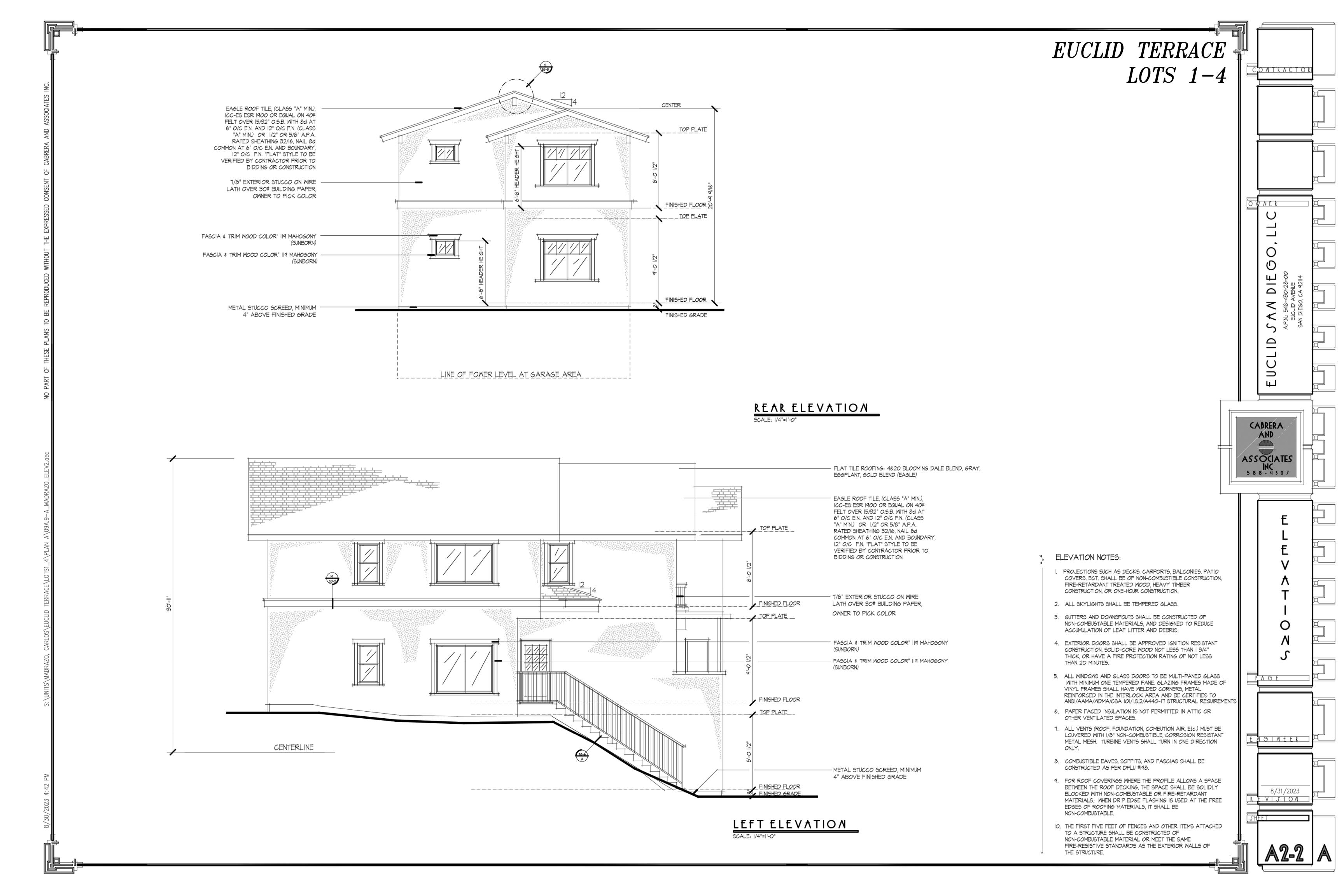


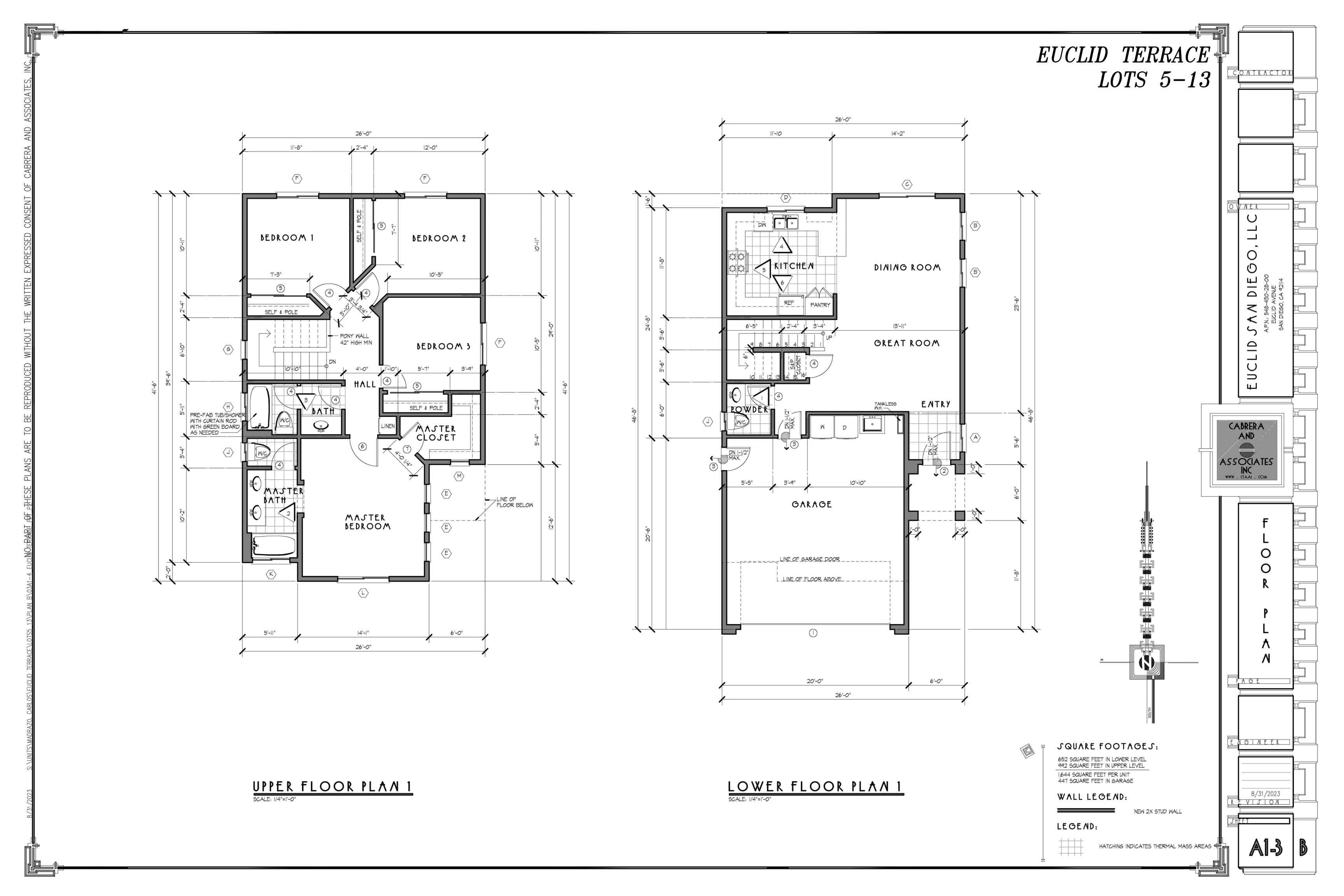
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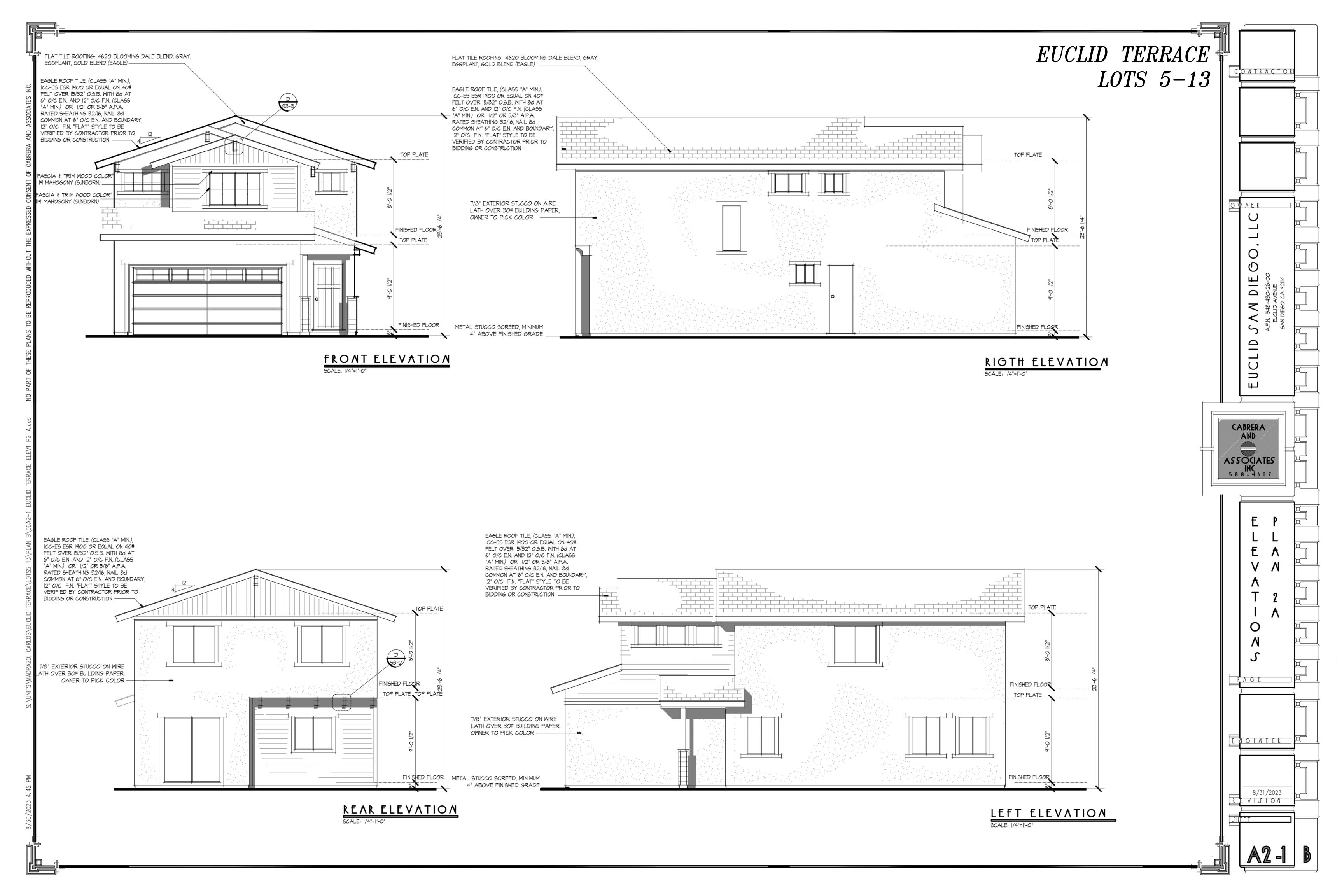
8/30/2023 EVISION

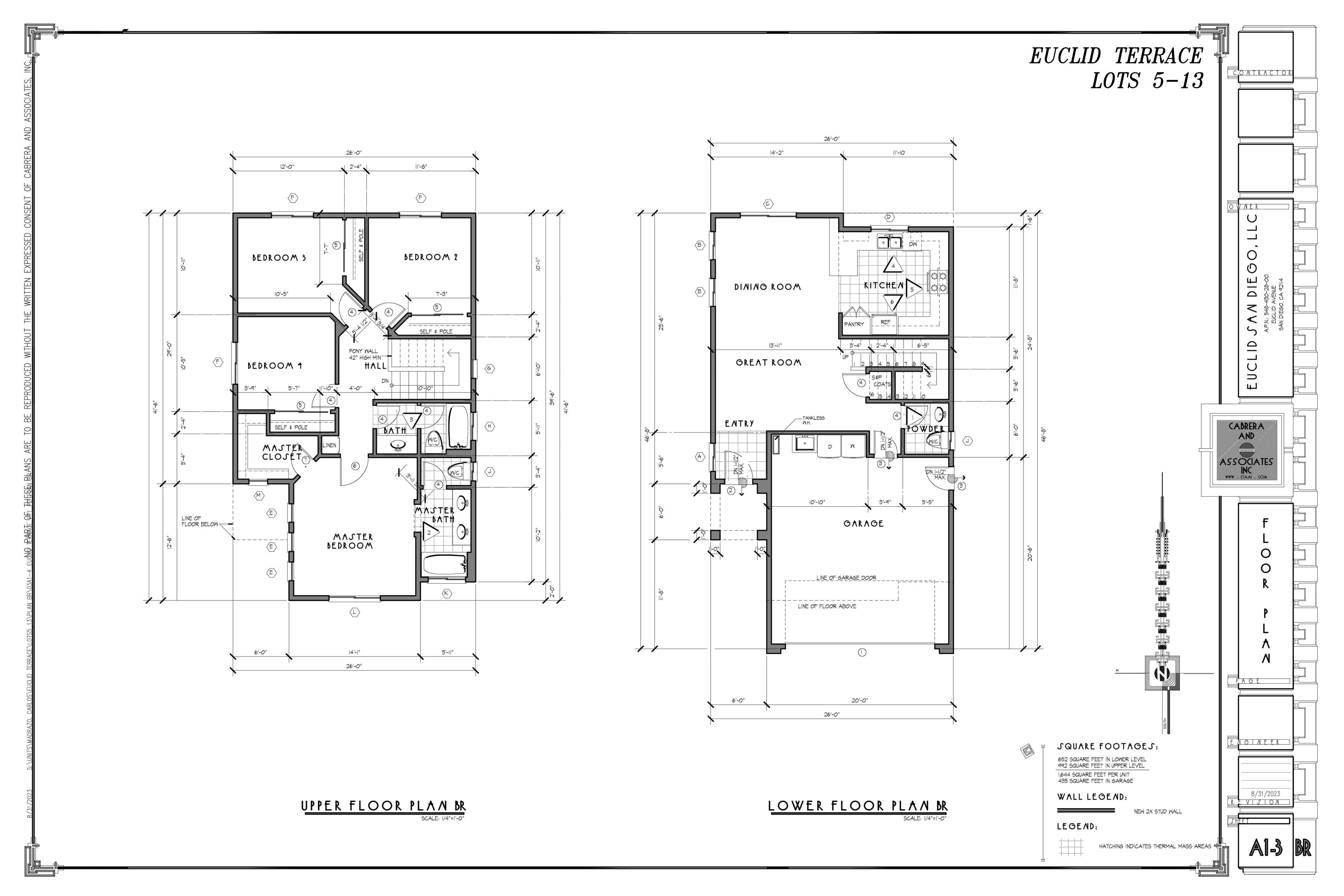


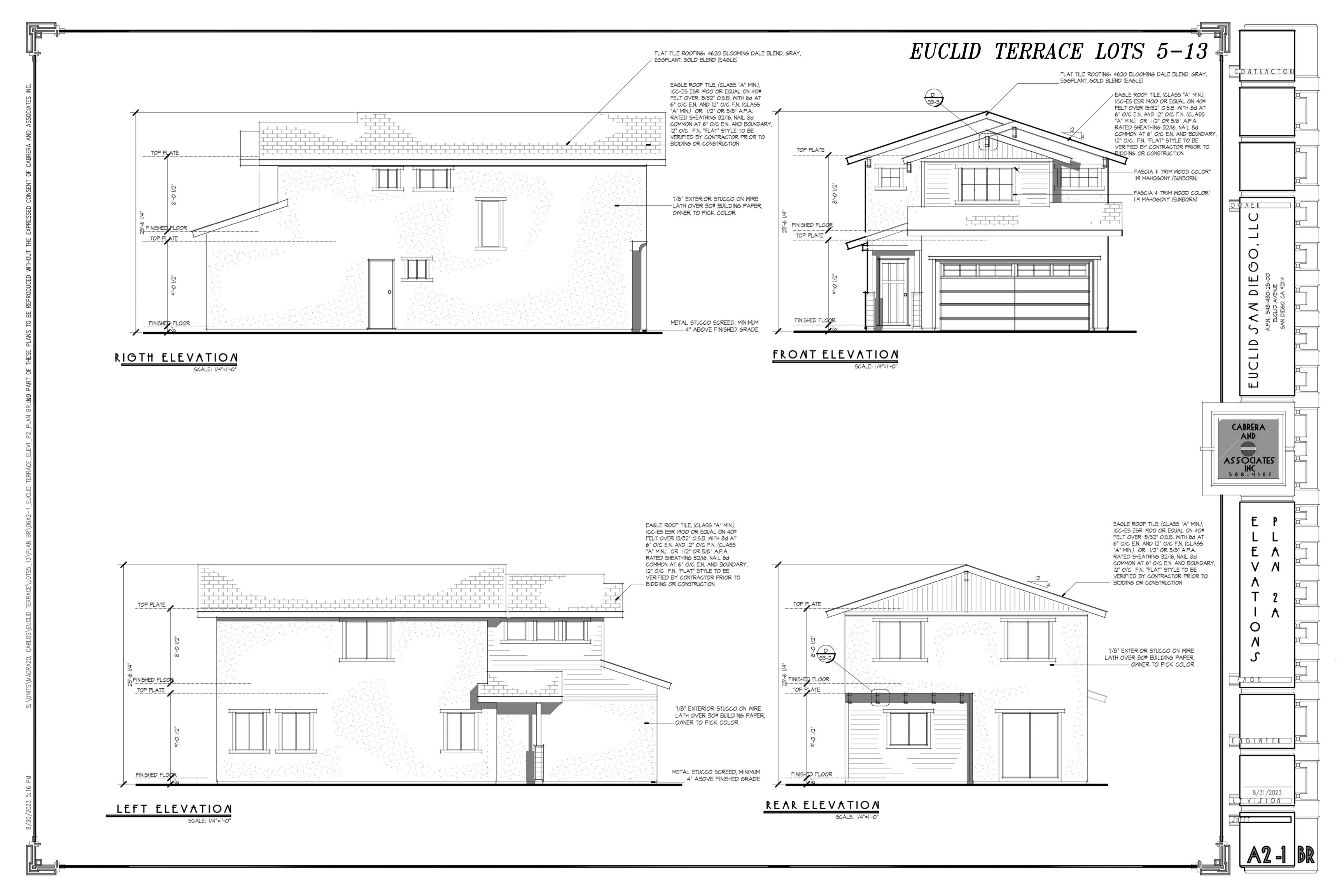


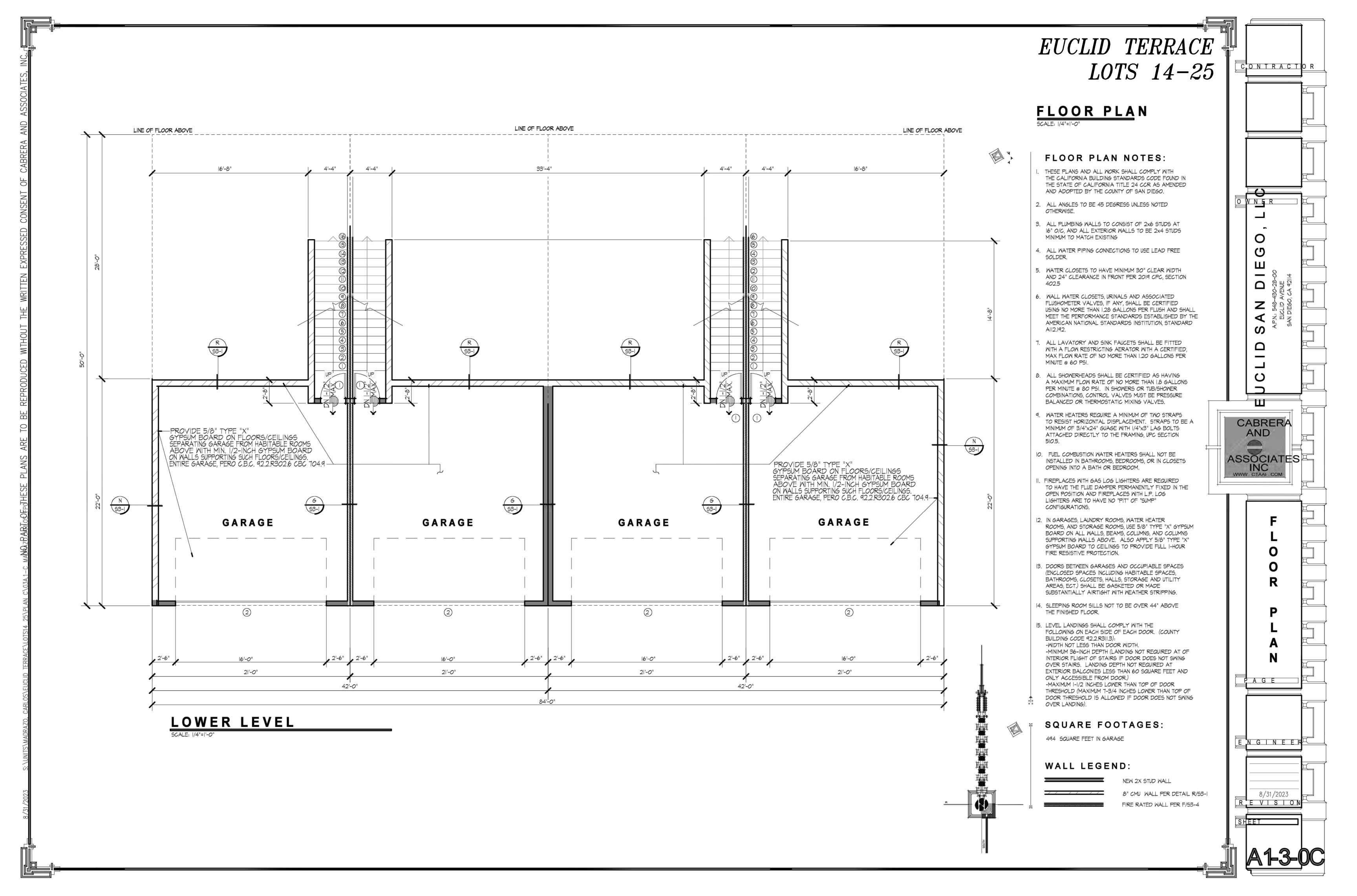


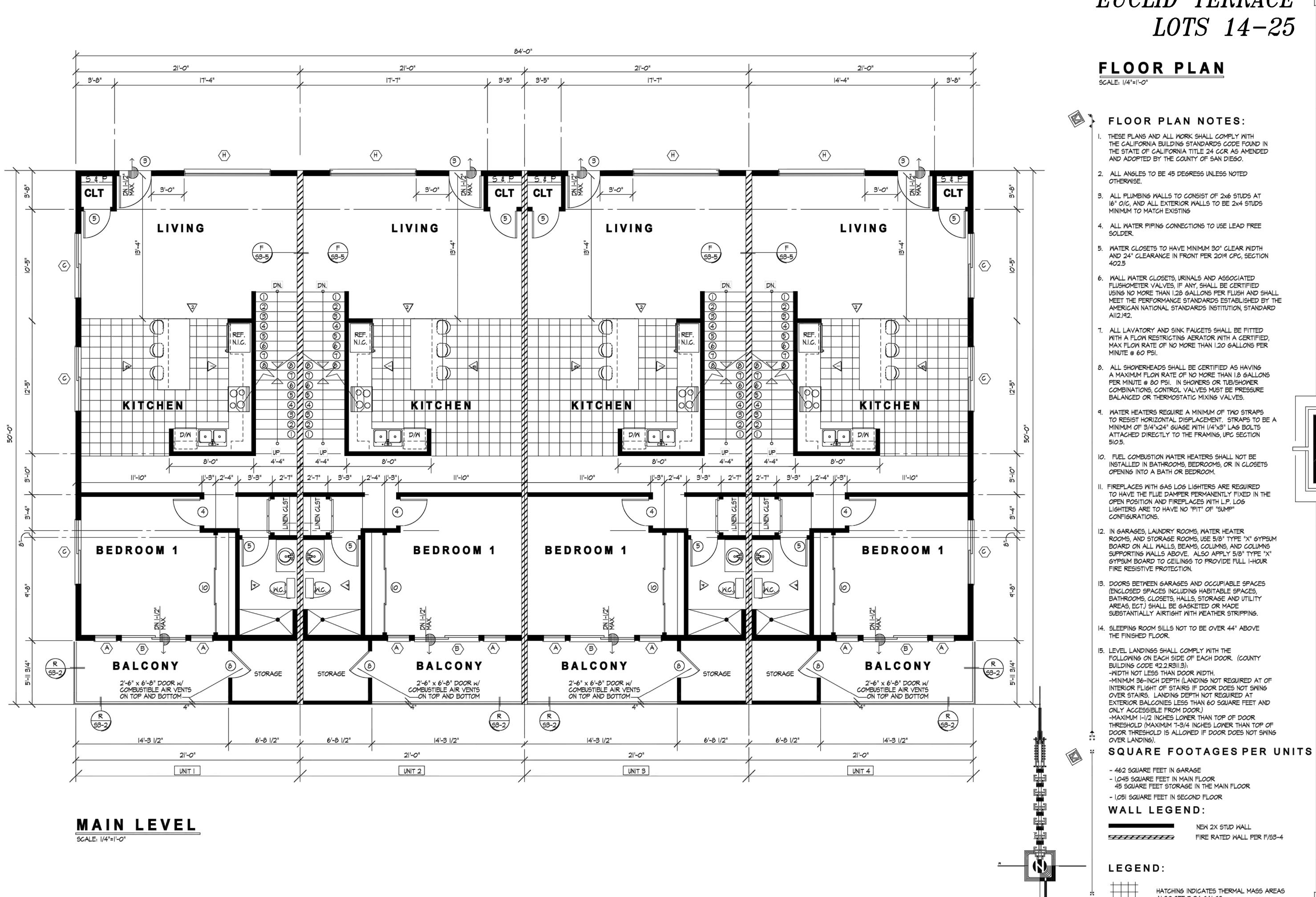












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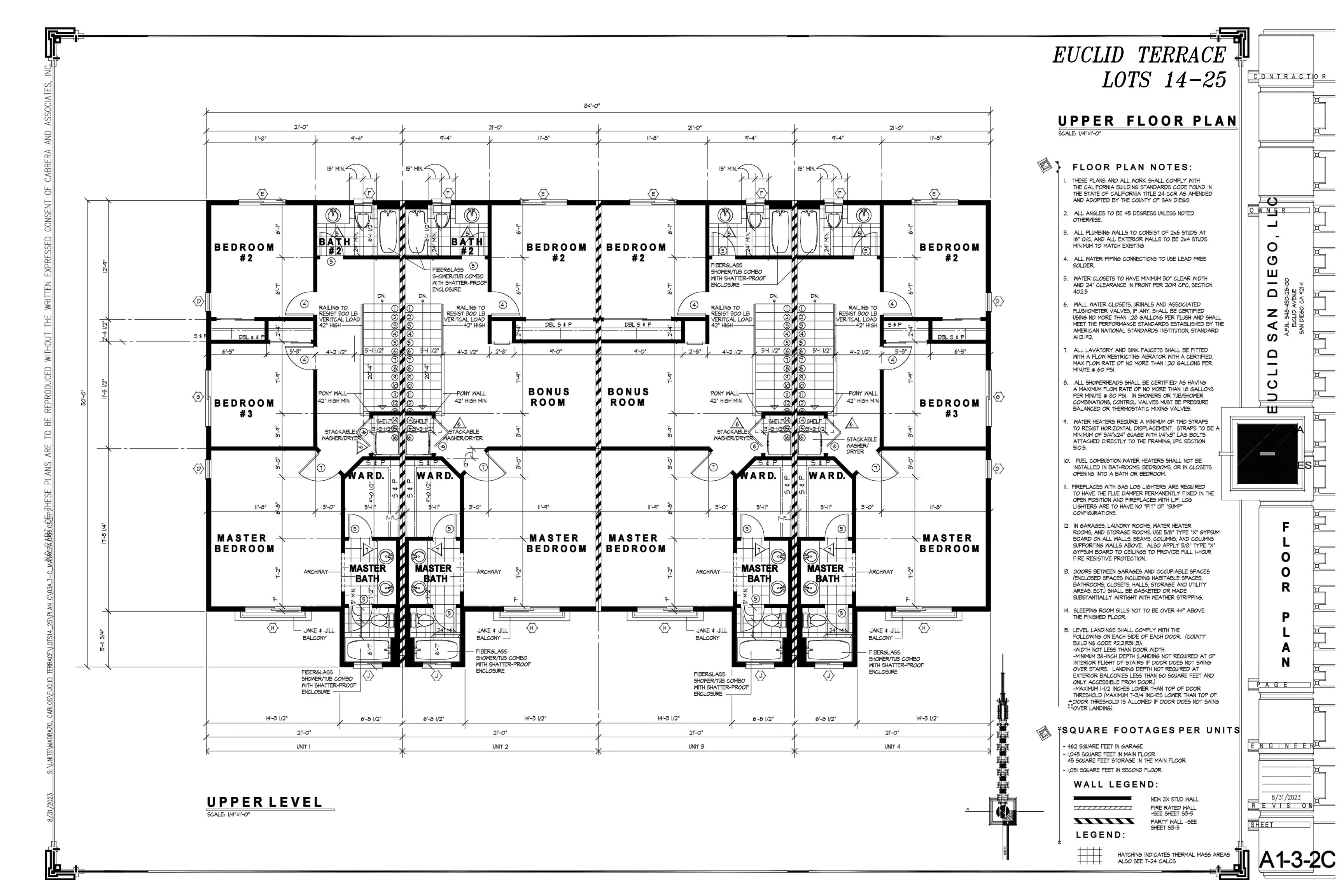
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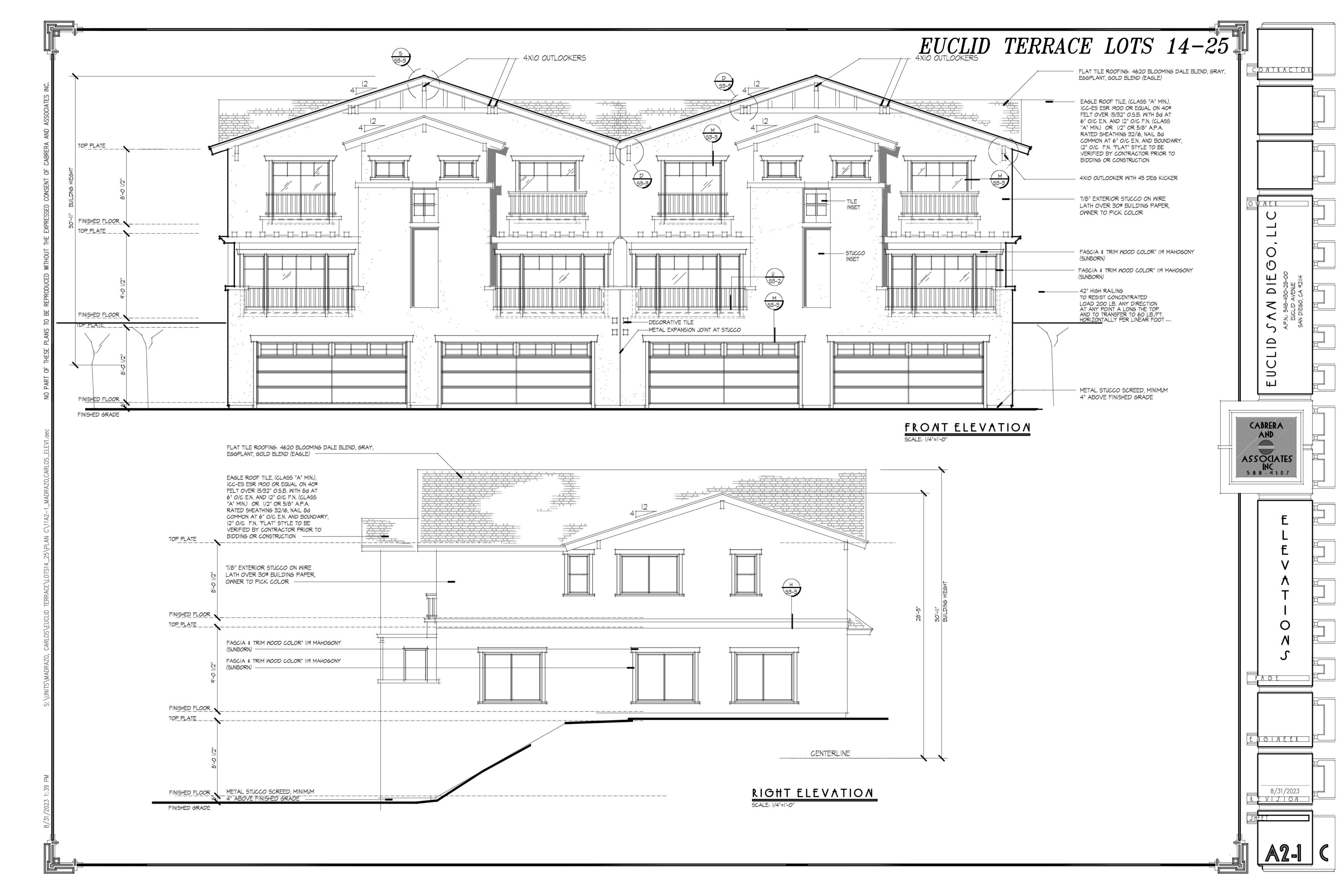
ALSO SEE T-24 CALCS

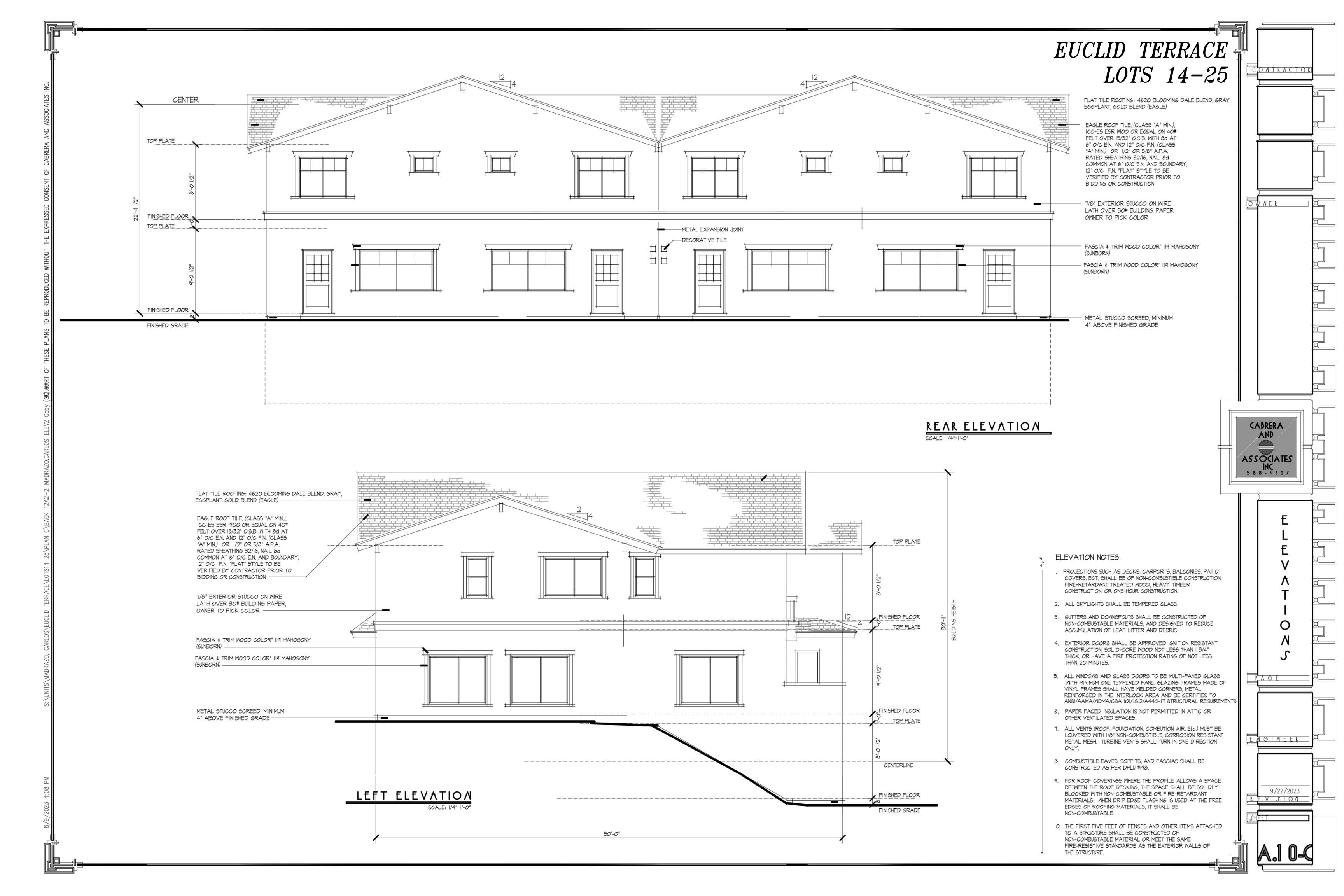
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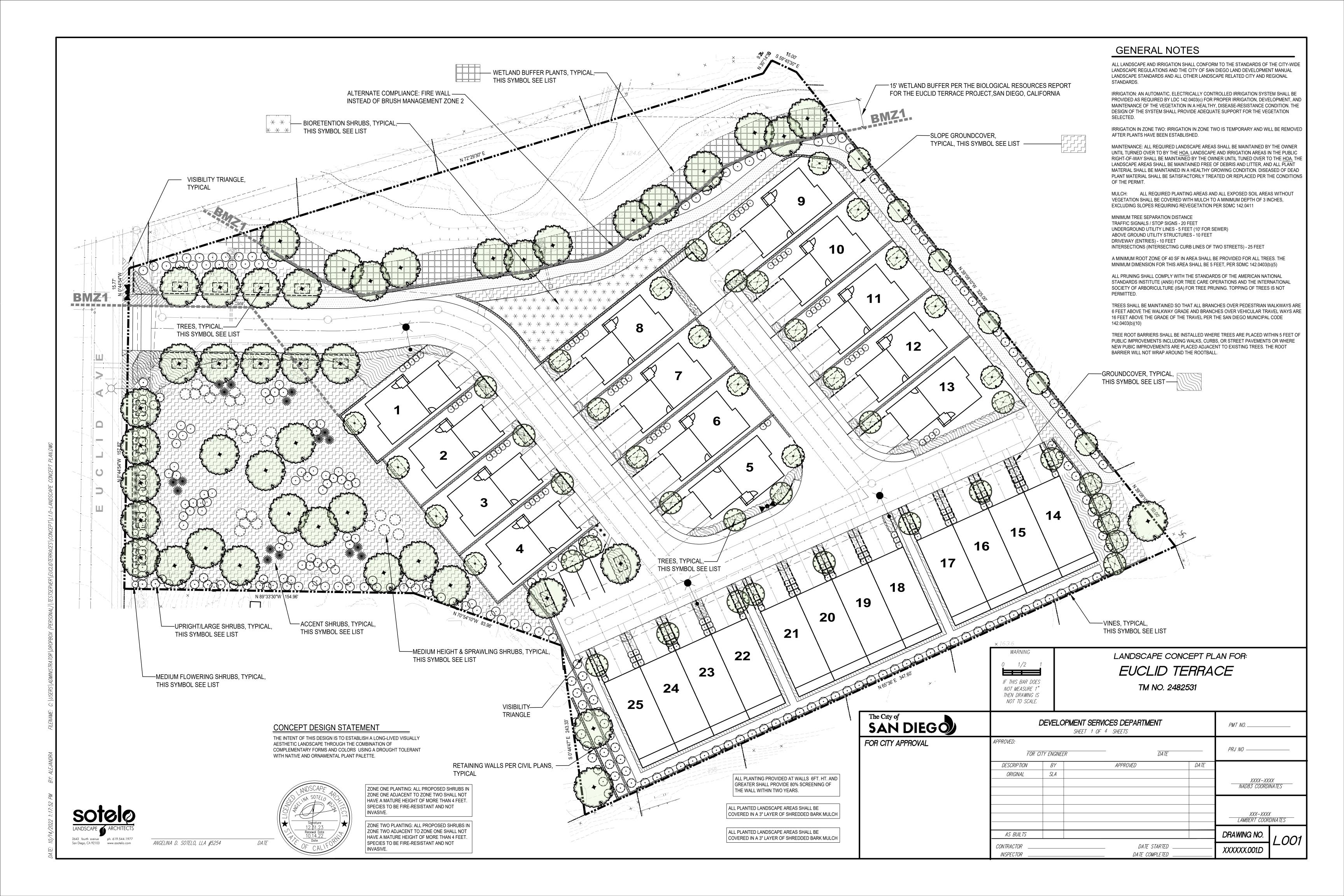
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8/31/2023 R E V S I ON









4.1 PERMANENT REVEGETATION

4.1-1 REVEGETATION ADJACENT TO NATIVE VEGETATION

REVEGETATION OF MANUFACTURED SLOPES AND OTHER DISTURBED AREAS ADJACENT TO AREAS OF NATIVE VEGETATION SHALL BE ACCOMPLISHED IN A MANNER SO AS TO PROVIDE VISUAL AND HORTICULTURAL COMPATIBILITY WITH THE INDIGENOUS NATIVE PLANT MATERIALS. THE FOLLOWING GUIDELINES ARE IN ADDITION TO THE GUIDELINES AND CRITERIA FOR SLOPE REVEGETATION AND BRUSH MANAGEMENT. FURTHER RESTRICTIONS MAY APPLY IN NATURAL PRESERVE AREAS AS REQUIRED AS PART OF ENVIRONMENTAL MITIGATION EFFORTS. TRANSITIONAL LANDSCAPE TREATMENTS BETWEEN NON-NATIVE LANDSCAPES AND UNDEVELOPED AREAS MAY BE REQUIRED OR CONSIDERED BY THE CITY MANAGER. WHEN SO

4.1-1.01 THE PLANT PALETTES FOR TRANSITIONAL LANDSCAPES SHALL TYPICALLY CONSIST OF A COMBINATION OF APPROPRIATE AND COMPATIBLE NATIVE AND NONNATIVE SPECIES.

4.1-1.02 THE MIX OF NATIVE AND NON-NATIVE PLANT MATERIALS SHOULD GENERALLY VARY. AREAS CONTIGUOUS TO EXISTING NATIVE VEGETATION SHALL BE PLANTED WITH NATIVE MATERIALS EXCLUSIVELY.

4.1-1.03 INVASIVE (I.E., THOSE READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE, NON-IRRIGATED AREAS) NON-NATIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO THOSE LISTED ON THE LAND DEVELOPMENT

MANUAL, SECTION 4, TABLE 1 ARE PROHIBITED IN ALL TRANSITIONAL LANDSCAPES. 4.1-1.04 NOXIOUS WEEDS AND INVASIVE PLANTS (E.G., PAMPAS GRASS) THAT SPROUT IN TRANSITION AREAS SHALL BE

4.1-1.05 PERMANENT IRRIGATION IS PROHIBITED IN THE PORTIONS OF TRANSITION AREAS CONTIGUOUS TO THE EXISTING NATIVE VEGETATION.

4.1-1.06 REQUIRED MULCHING AND HYDROSEEDING AS SPECIFIED IN THE LANDSCAPE REGULATIONS, SHALL FOLLOW THE GUIDELINES IN SECTIONS 4.3 AND 4.4 OF THE LANDSCAPE STANDARDS. 4.1-1.07 REQUIRED SLOPE REVEGETATION SHALL FOLLOW THE GUIDELINES IN SECTION 4.2 OF THE LANDSCAPE

4.1-2 GENERAL REVEGETATION

STANDARDS.

4.1-2.01 REVEGETATION ON MANUFACTURED SLOPES AND OTHER DISTURBED AREAS THAT ARE NOT ADJACENT TO NATIVE VEGETATION SHALL BE ACCOMPLISHED TO PROVIDE A STABLE SOIL COVER THAT PREVENTS EROSION.

4.1-2.02 REQUIRED MULCHING AND HYDROSEEDING AS SPECIFIED IN THE LANDSCAPE REGULATIONS, SHALL FOLLOW THE GUIDELINES IN SECTIONS 4.3 AND 4.4 OF THE LANDSCAPE STANDARDS.

4.1-2.03 REQUIRED SLOPE REVEGETATION SHALL FOLLOW THE GUIDELINES IN SECTION 4.2 OF THE LANDSCAPE

4.3 MULCHING PROCEDURES

THE FOLLOWING PROCEDURES WILL BE FOLLOWED WHEN MULCHING IS REQUIRED BY THE LANDSCAPE REGULATIONS OR

4.3-1 JUTE NETTING AND OTHER APPROVED GEOTEXTILE MATERIALS SHALL BE INSTALLED AND SECURED PER MANUFACTURER'S SPECIFICATIONS AND IN A MANNER PRECLUDING SHEET FLOWS AND RILLING BELOW THE MATERIAL

SURFACE.

4.3-2 STRAW STABILIZATION:

-STRAW MULCH SHALL BE UNIFORMLY SPREAD AT THE RATE OF TWO TONS PER ACRE.

-STRAW ON ALL CUT SLOPES SHALL BE "TACKED" WITH BINDER AT A MINIMUM RATE OF 160 POUNDS PER ACRE. THE BINDER SHALL BE AN ORGANIC DERIVATIVE OR PROCESSED ORGANIC ADHESIVE.

-STRAW ON ALL FILL SLOPES SHALL BE INCORPORATED INTO THE SOIL WITH A BLADED ROLLER SO THAT THE STRAW WILL NOT SUPPORT COMBUSTION OR BLOW AWAY AND WILL LEAVE A UNIFORM SURFACE.

-SHREDDED WOOD PRODUCTS SHALL BE UNIFORMLY SPREAD TO A MINIMUM DEPTH OF TWO INCHES. -WHEN USED IN CONJUNCTION WITH INDIGENOUS NATIVE CONTAINER STOCK, THE MULCH SHALL BE APPLIED AT THE

CONCLUSION OF THE INITIAL 90-DAY MAINTENANCE PERIOD.

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.

4.5-1 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 MAYBE 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.

STREET YARD

STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development

Planting Area Required Planting Area Provided | Excess Area Provided Total Area _(a) 22,188.48 sq. ft. x 50% = _(b) 11,094.24 q. ft. (c) 19,543.92 sq. ft. (c-b) 18,434.49 sq. ft. Plant Points Required Plant Points Provided Excess Points Provided Total Area (a) 22,188.48 sq. ft. x 0.05 = (d) 1,109.42 points (e) 1,420 points _(e-d) 310.58 points Plant Points Achieved with Trees (50%) (22) 36" BOX TREE X 50 = 1,100 POINTS (160) 2 GAL. SHRUBS X 2= 320 POINTS ____1,100_ points

A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>1,126.76</u> sq. ft. x 30% = <u>338.02</u> sq. ft.	<u>346.27</u> sq. ft.	<u>8.25</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>1,126.76</u> sq. ft. x 0.05 = <u>56.33</u> sq. ft.	58points	1.67_ points
(2) 24" BOX TREE X 20 = 40 POINTS (9) 5 GAL. SHRUBS X 2= 18 POINTS	Plant Points Achiev	red with Trees (50%)
(a) a stress of 2 to 1 strate	40	_ points

REMAINING YARD - LOTS 1-4

structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>5,566.99</u> sq. ft. x 30% = <u>1,580.09</u> sq. ft.	<u>1,676.31</u> sq. ft.	<u>96.22</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>5,566.99</u> sq. ft. x 0.05 = <u>278.34</u> sq. ft.		<u>1.66</u> _ points
(9) 24" BOX TREE X 20 = 180 POINTS (50) 5 GAL. SHRUBS X 2= 100 POINTS	Plant Points Achiev	red with Trees (50%)
(30) 3 GAL. SHNOBS A Z- 100 FOINTS	180	_ points

REMAINING YARD - LOTS 5-8

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>5,041.64</u> sq. ft. x 30% = <u>1,512.49</u> sq. ft.	<u>1,585.59</u> sq. ft.	<u>73.10</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>5,041.64</u> sq. ft. x 0.05 = <u>252.08</u> sq. ft.	points	1.92_ points
(10) 24" BOX TREE X 20 = 200 POINTS (27) 5 GAL. SHRUBS X 2= 54 POINTS	Plant Points Achiev	red with Trees (50%)
(21) 0 OAL. OHNODO A 2- 341 OHVIO	200	_ points

REMAINING YARD - LOTS 9-13

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential *structure* shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>6,170.67</u> sq. ft. x 30% = <u>1,851.20</u> sq. ft.	1,914.42 sq. ft.	<u>63.22</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>6,170.67</u> sq. ft. x 0.05 = <u>308.53</u> sq. ft.	310 points	1.47 points
(11) 24" BOX TREE X 20 = 220 POINTS (45) 5 GAL. SHRUBS X 2= 90 POINTS	Plant Points Achiev	red with Trees (50%)
(43) 3 GAL. STRODS X 2- 90 FOINTS	_ 220	points

REMAINING YARD - LOTS 14-25

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential *structure* shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>2,980.00</u> sq. ft. x 30% = <u>894</u> sq. ft.	908 sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>2,980.00</u> sq. ft. x 0.05 = <u>149</u> sq. ft.	184 points	35 points
4) 24" BOX TREE X 20 = 80 POINTS 52) 5 GAL. SHRUBS X 2= 104 POINTS	Plant Points Achiev	red with Trees (50%)
32) 3 OAL. STINGBS X 2- 1041 SIN13	_ 80	_ points



Planting area in the public right-of-way is not counted towards fulfillment of the required street yard

REMAINING YARD - LOTS 1-13

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>1,126.76</u> sq. ft. x 30% = <u>338.02</u> sq. ft.	<u>346.27</u> sq. ft.	<u>8.25</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>1,126.76</u> sq. ft. x 0.05 = <u>56.33</u> sq. ft.	58points	1.67_ points
(2) 24" BOX TREE X 20 = 40 POINTS (9) 5 GAL. SHRUBS X 2= 18 POINTS	Plant Points Achiev	red with Trees (50%)
(3) 3 GAL. STINGBO X 2- 101 GINTO	40	_ points

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential

LEGEND

LANDSCAPE AREA IN STREET YARD

LANDSCAPE AREA - VUA

VUA AREA

REMAINING YARD

STREET YARD

LANDSCAPE AREA IN REMAINING YARD

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>5,041.64</u> sq. ft. x 30% = <u>1,512.49</u> sq. ft.	<u>1,585.59</u> sq. ft.	<u>73.10</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>5,041.64</u> sq. ft. x 0.05 = <u>252.08</u> sq. ft.	<u>254</u> points	1.92 points
(10) 24" BOX TREE X 20 = 200 POINTS	Plant Points Achiev	red with Trees (50%)
(27) 5 GAL. SHRUBS X 2= 54 POINTS	200	_ points

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>2,980.00</u> sq. ft. x 30% = <u>894</u> sq. ft.	908 sq. ft.	<u>14</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>2,980.00</u> sq. ft. x 0.05 = <u>149</u> sq. ft.	184 points	35 points
4) 24" BOX TREE X 20 = 80 POINTS 52) 5 GAL. SHRUBS X 2= 104 POINTS	Plant Points Achiev	ed with Trees (50%)
(32) 3 GAL. SHRUBS X Z- 104 POINTS	80	_ points



VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]

	Planting Area Required	Planting Area Provided	Excess Area Provided
VUA inside Street Yard	sq. ft. x 0.05 =91.11_sq. ft.		978.37 sq. ft.
VUA outside Street Yard		_3,149.87 sq. ft.	_2,394.3 sq. ft.
	Plant Points Required	Plant Points Provided	Excess Points Provided
VUA inside Street Yard		100points	8.89 points
(5) 24" BOX TREE	X 20 = 100 POINTS	Plant Points Achiev	ed with Trees (50%)

25,185.94 sq. ft. $\times 0.03 = 755.57$ sq. ft. ___<u>756</u>___points ____0.43_ points (27) 24" BOX TREE X 20 = 540 POINTS Plant Points Achieved with Trees (50%) (108) 5 GAL. SHRUBS X 2= 216 POINTS

1/2 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

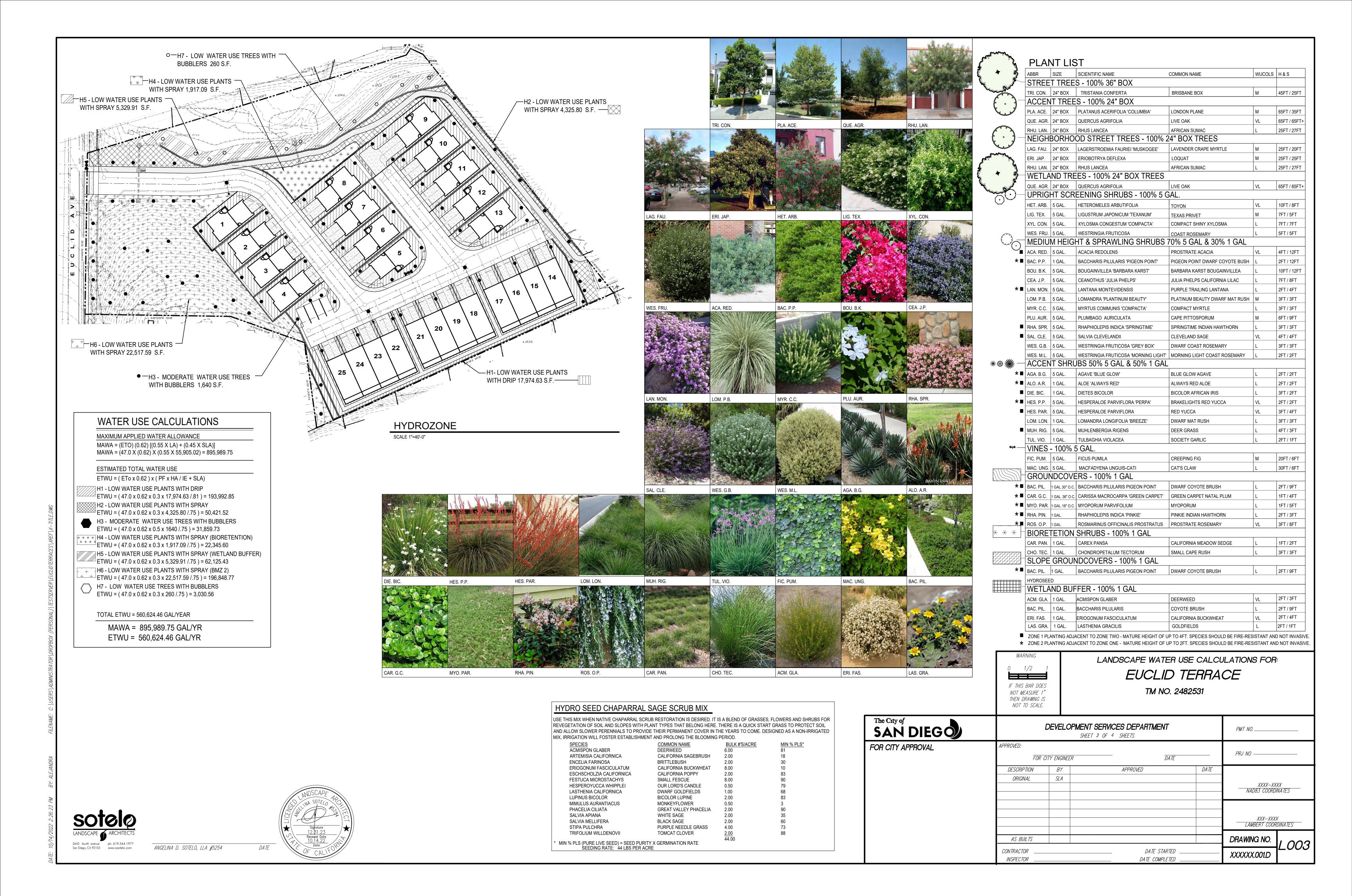
LANDSCAPE CALCULATIONS + DIAGRAM FOR: EUCLID TERRACE TM NO. 2482531

__540 ___ points

The City of DEVELOPMENT SERVICES DEPARTMENT SAN DIEGO SHEET 2 OF 4 SHEETS FOR CITY APPROVAL APPROVED: PRJ NO ----FOR CITY ENGINEER DESCRIPTION *APPROVED* DATE ORIGINAL SLA XXXX-XXXX NAD83 COORDINATES XXX-XXXX LAMBERT COORDINATES DRAWING NO. AS BUILTS CONTRACTOR DATE STARTED XXXXXXX.001.D INSPECTOR DATE COMPLETED







- The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.
- (g) Zone One Requirements
 - The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.
 - (2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
 - (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
 - Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 - (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
 - (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - (2) No *structures* shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.

- New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder
- (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
- Where Zone Two 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 Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions
 - The proposed alternative compliance provides sufficient defensible space between all structures on the premises 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 development.
 - 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 *structures* and provide an effective fire break.
 - The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- 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 development permit, or noted in the permit file if approved as part of a construction permit.
- (k) For existing *structures*, 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.
- Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the *structure* being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

ZONE 1 PLANTING NOTE:

ALL PROPOSED SHRUBS IN ZONE ONE ADJACENT TO ZONE TWO SHALL NOT HAVE A MATURE HEIGHT OF MORE THAN 4 FEET. SPECIES SHOULD BE SELECTED TO BE FIRE-RESISTANT AND

ZONE 2 PLANTING NOTE:

ALL PROPOSED SHRUBS IN ZONE TWO ADJACENT TO ZONE ONE SHALL NOT HAVE A MATURE HEIGHT OF MORE THAN 24 INCHES. SPECIES SHOULD BE SELECTED TO BE FIRE-RESISTANT AND NOT INVASIVE.

ZONE 2 IRRIGATION NOTE:

BRUSH MANAGEMENT AREAS SHALL BE IRRIGATED TEMPORARILY UNTIL PLANTS ARE ESTABLISHED. IRRIGATION SHALL BE ONLY LOW FLOW, LOW GALLONAGE SPRAY HEADS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO BM.

San Diego Landscape Standards Section III - Brush Management

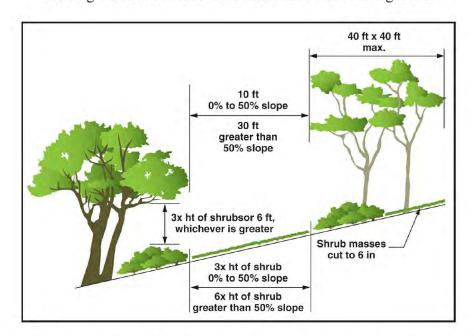
3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

- 3.2-1 Basic requirements All Zones
 - 3.2-1.01 For zone two, plants shall not be cut below six inches.
 - 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
 - 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1 Pruning Trees to Provide Cleareance for Brush Management



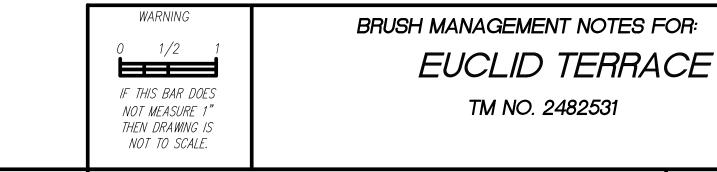
- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and
- 3.2-2 Zone 1 Requirements All Structures
 - 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see
 - 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
 - 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

- 1. General Maintenance Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- 2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- 3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- 4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of H.O.A. [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



	NOT TO SCALE.					
The City of SAN DIEGO			SERVICES DEPARTMENT 4 OF 4 SHEETS		PMT NO	
FOR CITY APPROVAL	APPROVED: FOR	CITY ENGINEER		E	PRJ NO	
	DESCRIPTION	BY	APPROVED	DATE		
	ORIGINAL	SLA			141414 141	21212
					XXXX-XX - NAD83 COORD	
					XXX—XXX LAMBERT COOF	
	AS BUILTS				DRAWING NO.	L004
	CONTRACTOR		DATE STARTE. DATE COMPLETE		XXXXXX.001.D	1 6004



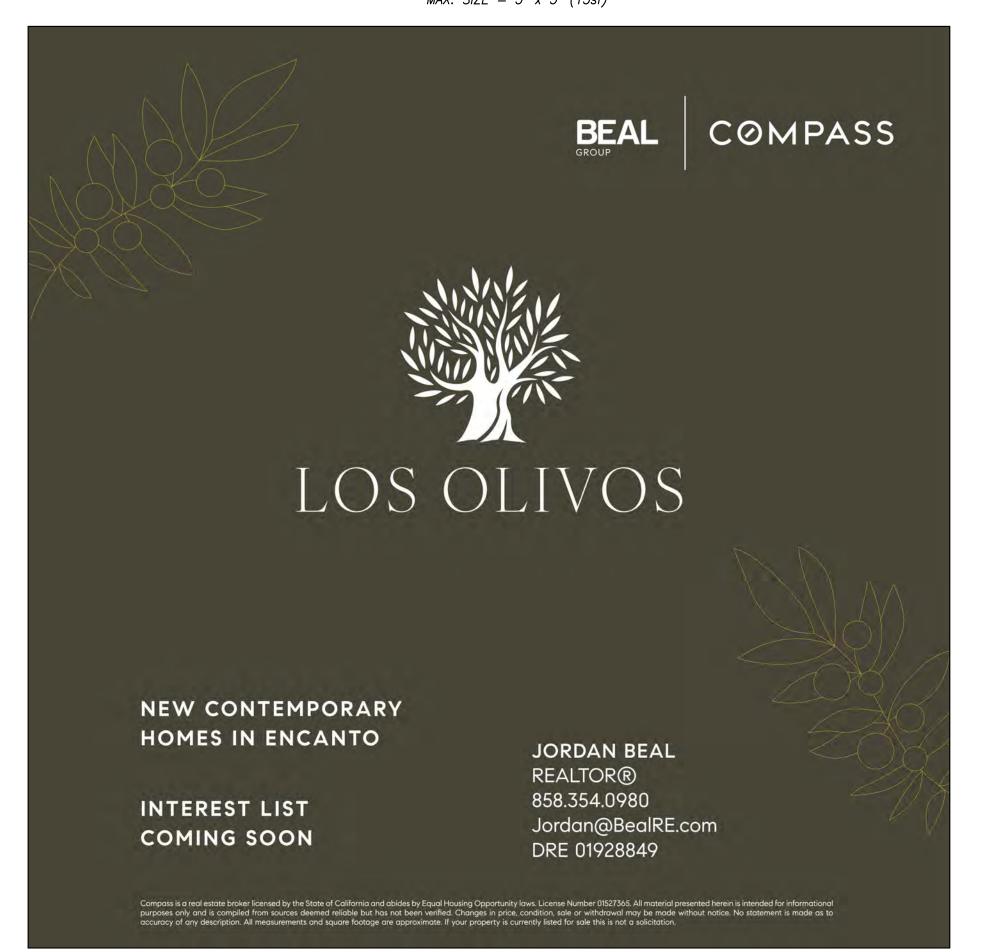


EUCLID TERRACE CONCEPTUAL SIGN PLAN



TEMPORARY SALES SIGN

MAX. SIZE = 5' x 3' (15sf)



TEMPORARY SALES SIGN

MAX. SIZE = 4' x 4' (16sf)



TEMPORARY SALES SIGN

MAX. SIZE = 5' x 3' (15sf)



PERMANENT PROJECT ENTRY SIGN

MAX. SIZE = 6' x 4' (24sf)

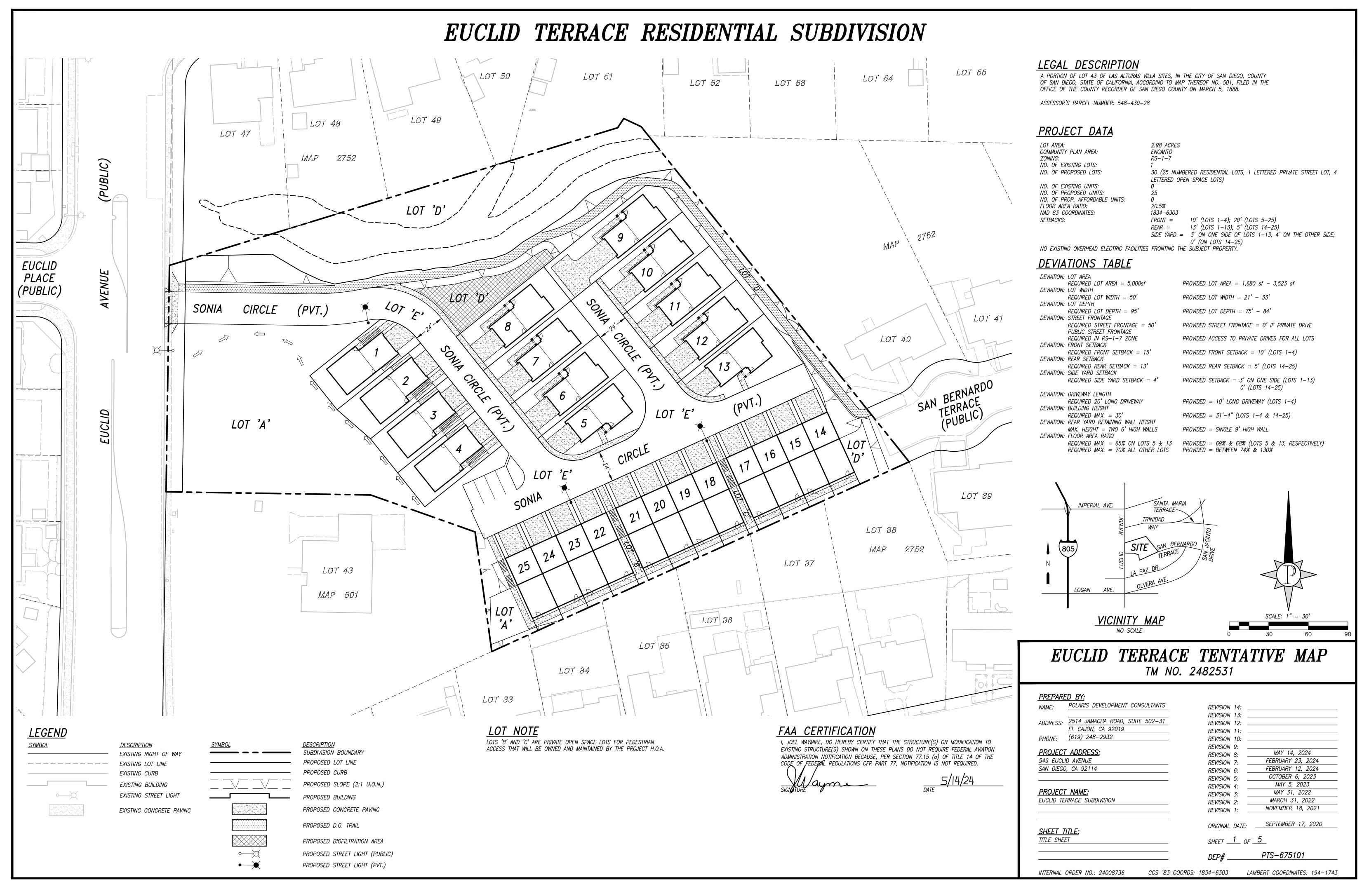
CONCRETE BLOCK WITH STUCCO FINISH

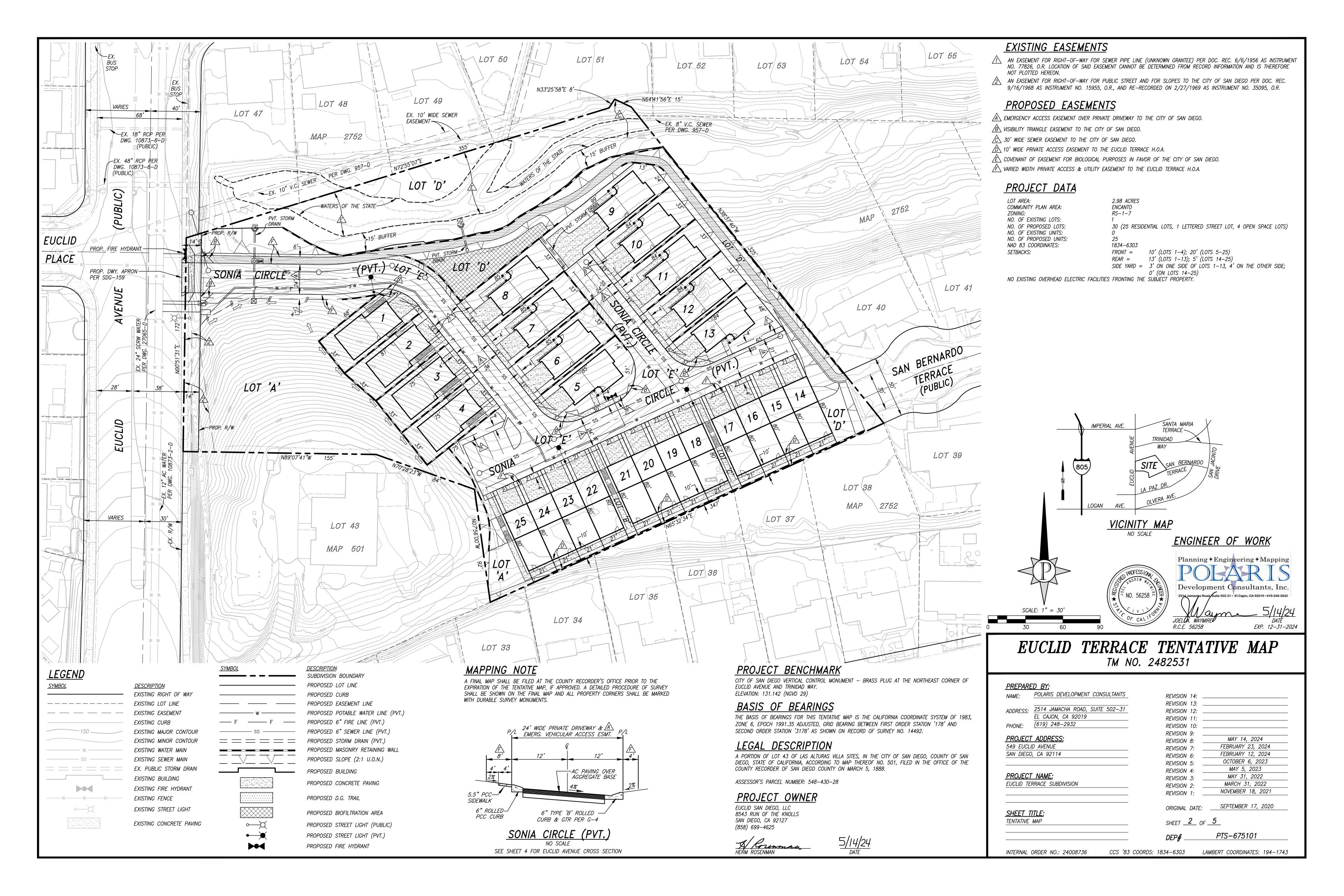
(SEE SHEET 1 FOR SIGN LOCATION AT ENTRY)

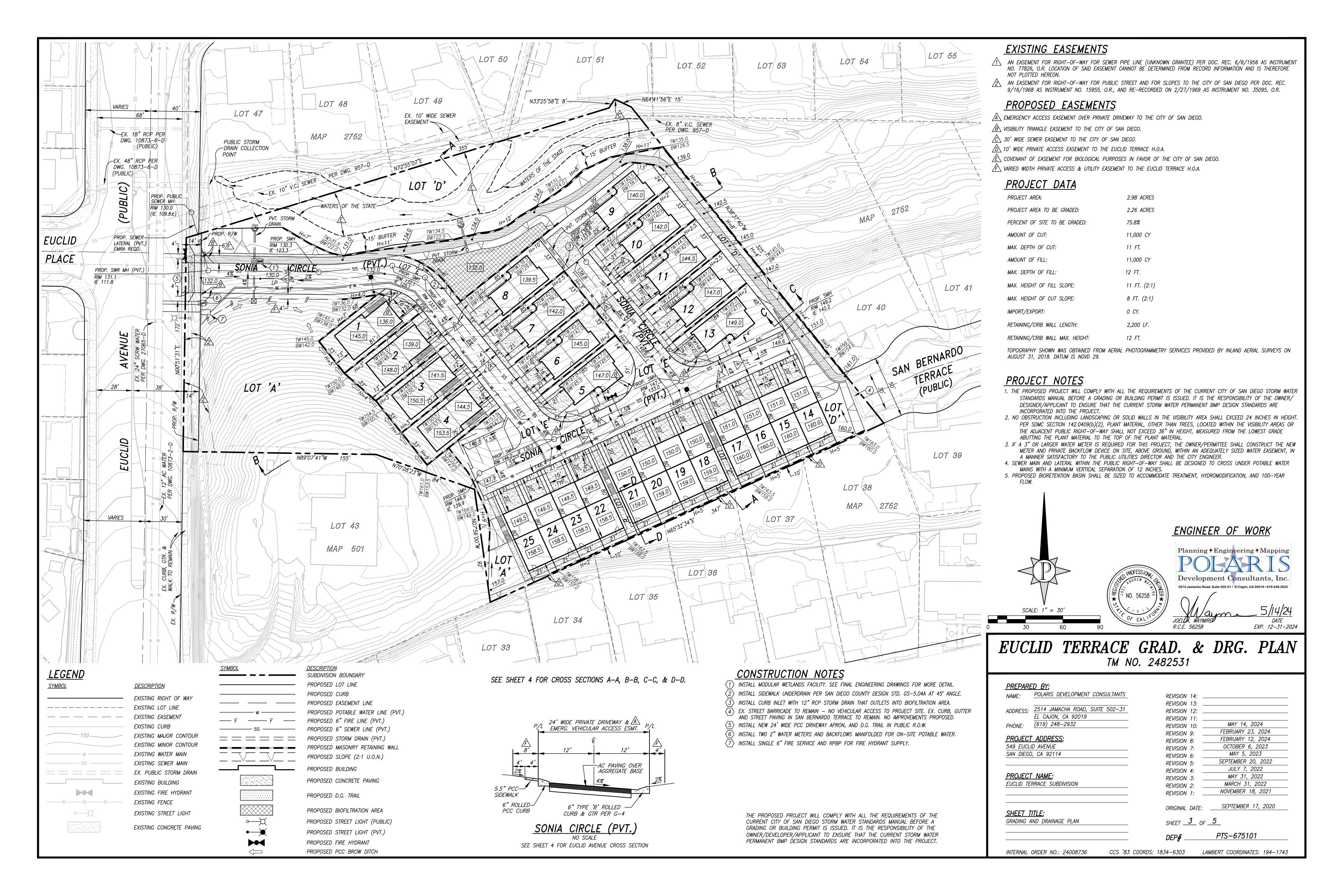
NOTE: THE PROJECT NAME WILL BE CHANGED FROM EUCLID TERRACE TO LOS OLIVOS FOLLOWING TENTATIVE MAP APPROVAL

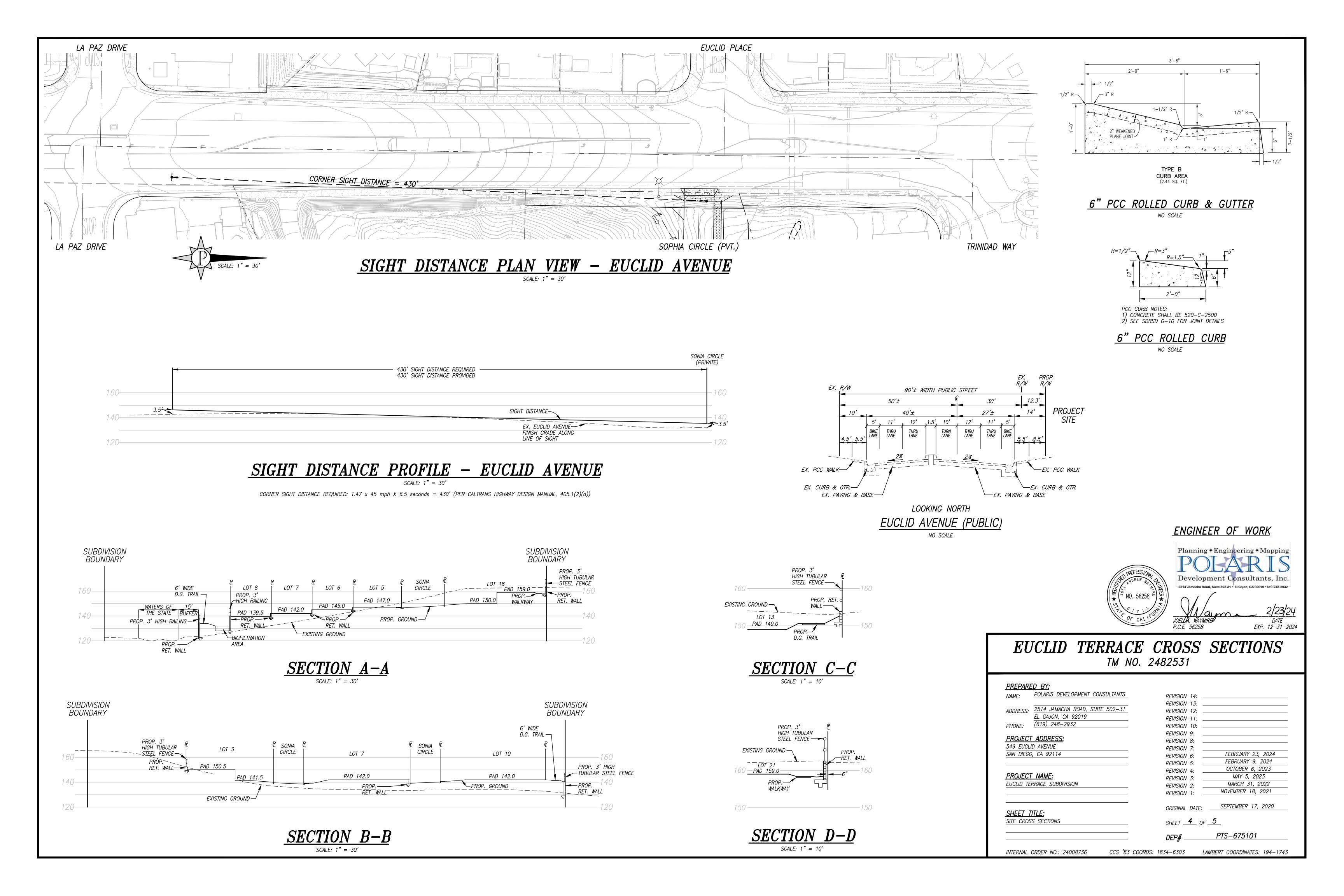
EUCLID TERRACE DEVELOPMENT PLANS TM NO. 2482531

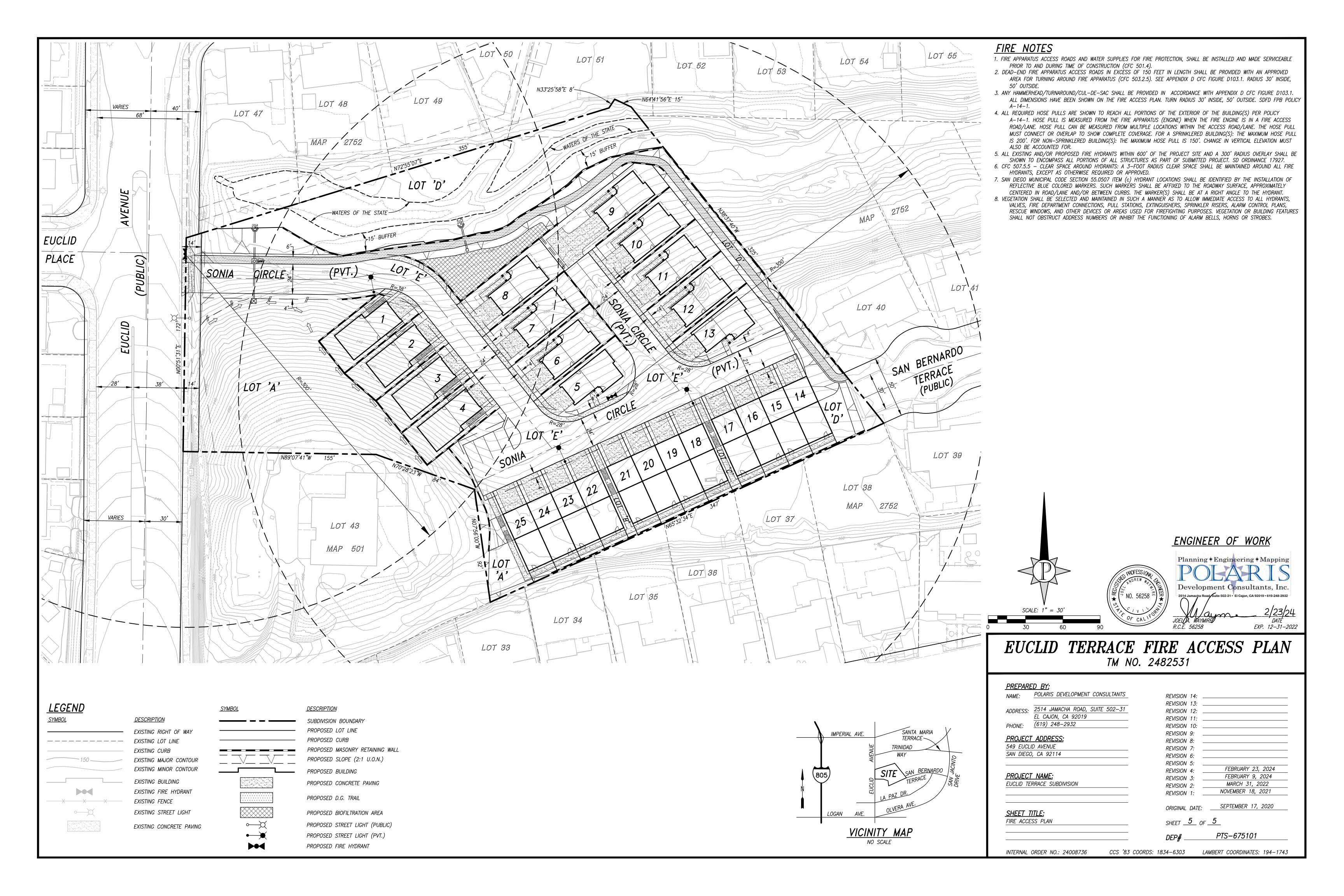
NAME:	POLARIS DEVELOPMENT CONSULTANTS	REVISION 14:	
	0544 JAMAGUA BOAR CUITE 500 74	REVISION 13:	
ADDRESS:	2514 JAMACHA ROAD, SUITE 502-31	REVISION 12:	
	EL CAJON, CA 92019	REVISION 11:	
PHONE:	(619) 248–2932	REVISION 10:	
סטט ובט.	T ADDDECC.	REVISION 9:	
	T ADDRESS:	REVISION 8:	
	ID AVENUE	REVISION 7:	
SAN DIEGO	O, CA 92114	REVISION 6:	
		REVISION 5:	
סטט ובט.	T NAME.	REVISION 4:	
	T NAME:	REVISION 3:	
EUCLID TE	ERRACE SUBDIVISION	REVISION 2:	
		REVISION 1:	
SHEET 1		ORIGINAL DATE: FEBRUARY 23, 202	24
	IAL SIGN PLAN	SHEET <u>20</u> OF <u>20</u>	
		DEP#PTS-675101	











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City of San Diego Development Services1222 First Ave., MS-302

Community Planning Committee Distribution Form

	San Diego, CA 92101				Form
Project Name: Euclid Terrace Project			Project Number: 675101		
Community	ito Neighborho	ods	,		
·	log into Op	d contact information of the desired desired the desir	/aca.accela.com	/SANDIE	
Vote to Approve					Date of Vote:
 □ Vote to Approve with Conditions Listed Below □ Vote to Approve with Non-Binding Recommendations Listed Below □ Vote to Deny 					
# of Members Yes				# of Members Abstain	
12		0			
Conditions or Recommendations: N/A					
No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Marry Young					
TITLE: Chair Chollas Valley CPG				DATE: July 31, 2022	
Attach additional pages if necessary (maximum 3 attachments).					

Visit our web site at <u>www.sandiego.gov/development-services</u>.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM