THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 12, 2026 REPORT NO. PC-26- 041

HEARING DATE: November 19, 2026

SUBJECT: 6030 Skyline Drive, Process Five Decision

PROJECT NUMBER: PRJ-1069626

OWNER/APPLICANT: Goshen Unlimited LLC, Owner / Applicant

SUMMARY

Issue: Should the Planning Commission recommend City Council approve subdividing a 0.51-acre vacant lot into four (4) lots, to construct a two-story, 2,635-square-foot single dwelling unit with attached garage on each lot for a total of four (4) dwelling units, associated site improvements, and a public service easement vacation at 6030 Skyline Drive within the Encanto Neighborhoods Community Plan?

Staff Recommendation: Recommend to the City Council to APPROVE Neighborhood Development Permit No. PMT-3377474, Tentative Map No. PMT-3183665, and Easement Vacation No. PMT-3225548.

Fiscal Considerations: Costs associated with this action are covered by a flat fee paid by the applicant.

Housing Impact Statement: The project will result in the subdivision of the 0.51-acre vacant site into four (4) lots to construct four (4) single-dwelling units. The City's Inclusionary Affordable Housing regulations do not apply to projects with fewer than ten dwelling units.

Community Planning Group Recommendation: The applicant elected not to present the project to the Encanto Neighborhoods Community Planning Group for a recommendation.

Environmental Impact: A California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the project was prepared, where staff determined that the project is consistent with the Southeastern San Diego and Encanto Neighborhoods Community Plan Update Program Environmental Impact Report (EIR).

BACKGROUND:

Location
The 0.51-acre vacant site is located at 6030 Skyline Drive in an established residential neighborhood within the Encanto Neighborhoods Community Plan (Community Plan) Area. (Attachments 1-3).

Existing Land Uses
The project site is vacant and surrounded by residential development. The site slopes gently down towards the northwest and contains sparse vegetation.

Community Plan
The Community Plan designates the site for Low Density Residential Use, which allows 5 to 9 dwelling units per acre.

Zoning
The project site is in the RS-1-7 zone (Residential Single), a Transit Priority Area, a Community of Moderate Concern, the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, Review Area 1), and the Airport Noise Contours (60-65 CNEL) within the Encanto Neighborhoods Community Plan.

DISCUSSION

Project Description:
The proposed project (Attachment 11 – Project Plans) consists of subdividing a 0.51-acre vacant site into four lots to construct a two-story, 2,635-square-foot single-dwelling unit with attached garage on each lot for a total of four dwelling units, a 10-foot slope easement vacation, and associated site improvements.

Required Approvals:
The following table shows the required discretionary actions which have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations. Before these actions are considered by the City Council, the request shall be presented to the City's Planning Commission for a recommendation, pursuant to SDMC Section 112.0509.

- A Process 2 Neighborhood Development Permit (NDP) for an infill residential project proposing a subdivision on premises with Environmentally Sensitive Lands (non-native grasslands), per SDMC Section 143.0920(b). Table 143-01A (Footnote 6) specifies that for sensitive biological resources other than wetlands, a development that is an infill project may be permitted with an NDP; therefore, a Site Development Permit is not required. An NDP is also required for deviations from the applicable Land Development Code regulations, per SDMC Section 143.0920(a);

- A Process 3 Tentative Map for the subdivision of an existing parcel into four lots, per SDMC Section 125.0430; and

- Process 5 Easement Vacation for vacating an existing 10-foot slope easement located on the south side of the project site, which is outdated and no longer required for public use, per SDMC Section 125.1030.

Deviations:
Staff has reviewed and recommends the following deviations to the RS-1-7 zone regulations, which address lot depth, driveway length, street frontage, and fence height.

Deviations			
RS-1-7 Zone Requirement	**Required**	**Proposed**	**Applicable SDMC**
Lot Depth	95 feet	83 feet for Lots 1 and 3	131.0431, Table 131-04D
Driveway Length	20 feet	17 feet 6 inches for Lots 1 through 4	142.0520, Diagram 142-05A
Street Frontage	50 feet	0 feet for Lots 2 and 4	131.0431, Table 131-04D
Fence Height	3 feet 6 inches	Up to 6-foot fence for Lots 1, 3 & 4	142.0340(C)(2)

1. **Lot Depth:** A deviation from SDMC Section 131.0431 and Table 131-04D to provide a minimum lot depth of 83 feet for Lots 1 and 3, where the zone requires a minimum lot depth of 95 feet.

   Justification: The deviation to reduce the required lot depth to 83 feet for Lots 1 and 3 is necessary because the project site has a total site depth of only 182 feet. Although Lots 2 and 4 comply with SDMC requirements, Lots 1 and 3 can only provide 83 feet of lot depth. Lots 1 and 3 are also constrained by the City requirement to dedicate four feet of public right-of-way to construct the necessary public improvements for the project. The deviation will result in a more desirable project by implementing the ultimate road classification along Skyline Drive, while also allowing the site to be subdivided to provide additional housing. This directly implements the housing and public facility goals of the Encanto Neighborhoods Community Plan by increasing the local housing supply and improving the adjacent public right-of-way.

2. **Driveway Length:** A deviation from SDMC Section 142.0520 and Diagram 142-05A to provide a driveway length of 17 feet 6 inches for Lots 1 through 4, where the zone requires a minimum house driveway length of 20 feet.

   Justification: The deviation to reduce the driveway length for Lots 1 through 4 is necessary to provide a new 20-foot-wide private drive and a four (4) foot sidewalk for the project. The deviation is also necessary to maintain a garage length of 19 feet for each unit to allow for parking with an enclosed garage. The deviation will result in a more desirable project by

providing a safe accessway for pedestrians and vehicles into the project site. Also, since there is 6.5 feet of distance between the retaining wall/fence and the residence, there is no need to reduce the size of the rear yard for each residential lot.

3. **Street Frontage:** A deviation to SDMC Section 131.0431(b) and Table 131-04D to provide zero feet of street frontage for Lots 2 and 4, where the zone requires a minimum lot right-of-way street frontage of 50 feet.

   Justification: The deviation to provide zero feet of right-of-way street frontage for Lots 2 and 4 is necessary due to the project's unique lot configuration, which results in these lots lacking street frontage. Access to Lots 2 and 4 will be provided by a new 20-foot-wide private drive and a four-foot sidewalk. The project will result in a more desirable project by providing a safe accessway for pedestrians and vehicles into the project site and by implementing the ultimate road classification along Skyline Drive.

4. **Fence Height:** A deviation to SDMC Section 142.0340(c)(2) to provide a six (6) foot fence, where the zone allows a maximum fence height of 3 feet 6 inches on top of a retaining wall.

   Justification: The deviation to increase fence height on top of a retaining wall to up to six (6) feet along Lots 1, 3 & 4 within the required front and side yard setback will be appropriate for the area because the site topography, design, materials, landscape treatment, and placement ensure compatibility with the surrounding residential character. Consistent with General Plan Policies UD 57 and UD A.7, the fence will incorporate high-quality exterior colors and materials that are consistent with the architectural character of the subdivision.

   A permit condition has been included which will require landscape screening between the sidewalk and the proposed fence, consistent with Policy UD A.10, which emphasizes landscape treatments that complement and build upon neighborhood character. This landscaping will reduce massing and maintain an inviting pedestrian experience, further reflecting the intent of Policy UD A.8 to create visually appealing, pedestrian-friendly streetscapes.

   Due to the sloping nature of Skyline Drive, a significant portion of the fence will be situated below the finished-grade elevation of the adjacent public right-of-way, reducing its visibility and minimizing its visual impact from the street. In addition, the fence will be located 10 feet from the property line, farther setback than the 6-foot fences on adjacent and nearby properties, thereby reducing its perceived height when viewed from the public right-of-way.

   In addition, the solid fence will function as a sound wall to mitigate noise levels from Skyline Drive. Together with upgraded building façade elements, including windows, walls, doors, and exterior wall assemblies, the wall will ensure that interior noise levels within the new residences do not exceed 45 dBA CNEL.

   With the exception of the above-referenced deviations, the project conforms with the development regulations of the underlying RS-1-7 zone, including building height (26 feet 2 inches), which does not exceed the 30-foot height limit, density, setbacks, and floor area ratio

(0.23), which does not exceed the maximum (0.70) allowed. The Vesting Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

Biology/Geology

The Biology Report for the project identifies that the site contains 0.46 acres of non-native grassland (Tier IIIB). However, impacts to non-native grasslands totaling less than one acre are less than significant per the City's Biology Guidelines (2018). Staff has also accepted a geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions.

COMMUNITY PLAN ANALYSIS

Community Plan – Land Use

The Encanto Neighborhoods Community Plan (Community Plan) designates the site for Low Density Residential Uses (5-9 dwelling units per acre). The land use designation would allow between 3 and 5 dwelling units on the 0.51-acre site. The proposed project's 4 dwelling units will have a density of 7.8 dwelling units per acre, which is consistent with the Community Plan land use designation.

Community Plan – Housing

The project helps implement Community Plan Policy P-LU-18, which encourages a diversity of housing types, including single dwelling units that provide housing ownership opportunities.

Community Plan – Design

The project is consistent with Community Plan Policy P-LU-23, encouraging infill residential developments within existing neighborhoods to be compatibly designed with neighborhood character and form by providing an exterior design that is modern and contemporary and compatible with the surrounding neighborhood. The project includes front and rear patio spaces for community engagement and integrated ground-level parking. The exterior trellises along the south elevation also promote an active frontage within the residential development.

Community Plan – Transit

The project complies with the Community Plan Policy P-LU-20, which seeks to preserve the existing stable of well-maintained single-dwelling neighborhoods surrounding the transit corridors by developing a project within a Transit Priority Area.

In addition to the Community Plan policies listed above, the project permit also contains specific requirements to ensure compliance with the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit conditions include requirements addressing noise mitigation, stormwater and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, dedication of public right-of-way, and lighting and parking.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft resolutions and conditions of approval and recommends that the Planning Commission recommend to the City Council approval of the project.

ALTERNATIVES

1. Recommend that the City Council APPROVE Neighborhood Development Permit No. PMT-3377474, Tentative Map No. PMT-3183665, and Easement Vacation No. PMT-3225548, with modifications.

2. Recommend that the City Council NOT APPROVE Neighborhood Development Permit No. PMT-3377474, Tentative Map No. PMT-3183665, and Easement Vacation No. PMT-3225548, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

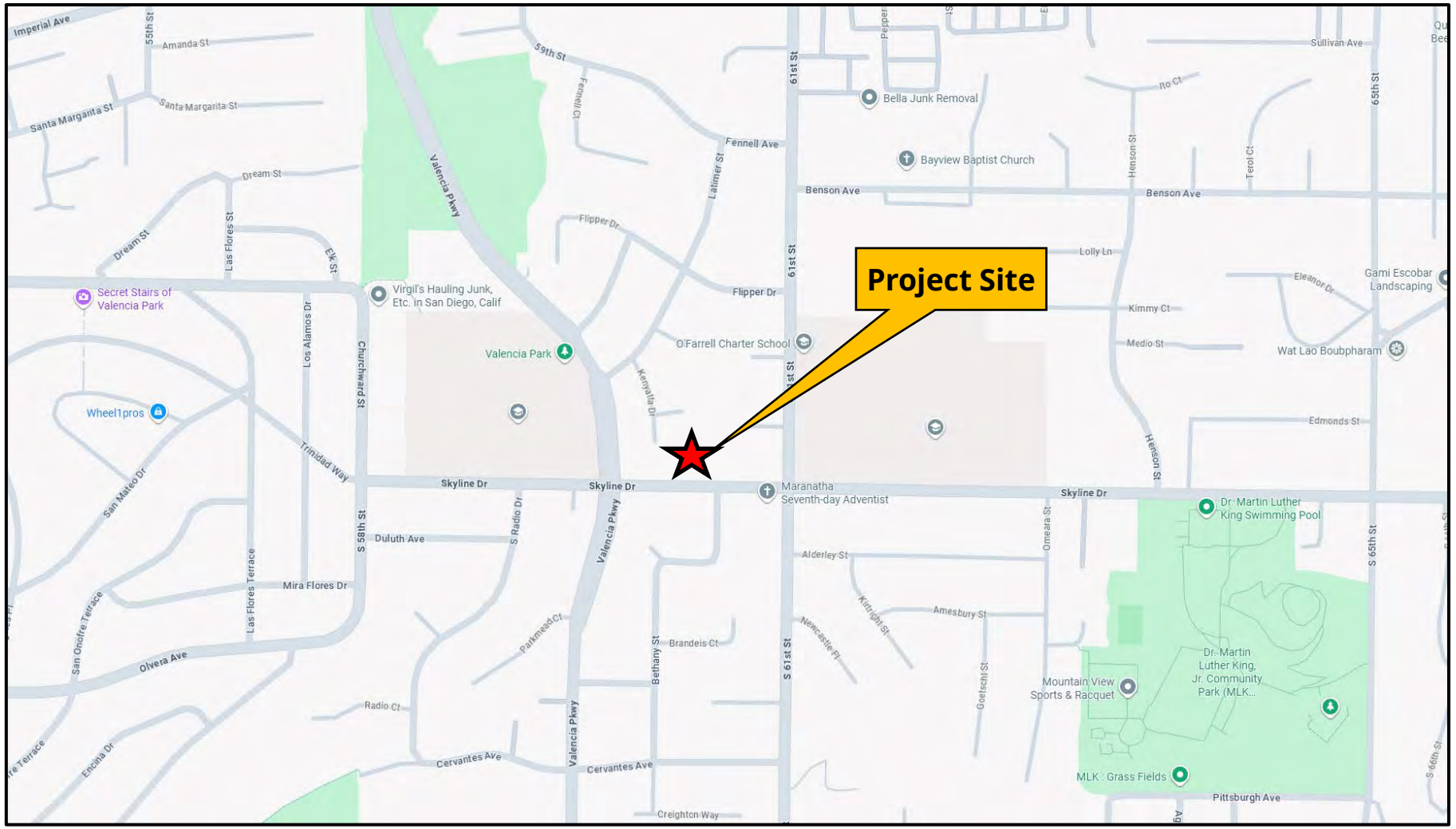
Michael Prinz

Michael Prinz
Assistant Deputy Director
Development Services Department

Blake Sonuga
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Tentative Map Resolution with Findings
7. Draft Tentative Map Conditions
8. CEQA Section 15162 Evaluation Memo
9. Planning Commission Resolution
10. Ownership Disclosure Statement
11. Project Plans



Project Location Map

6030 Skyline Drive

PRJ-1069626: 6030 Skyline Drive

North

ATTACHMENT 1

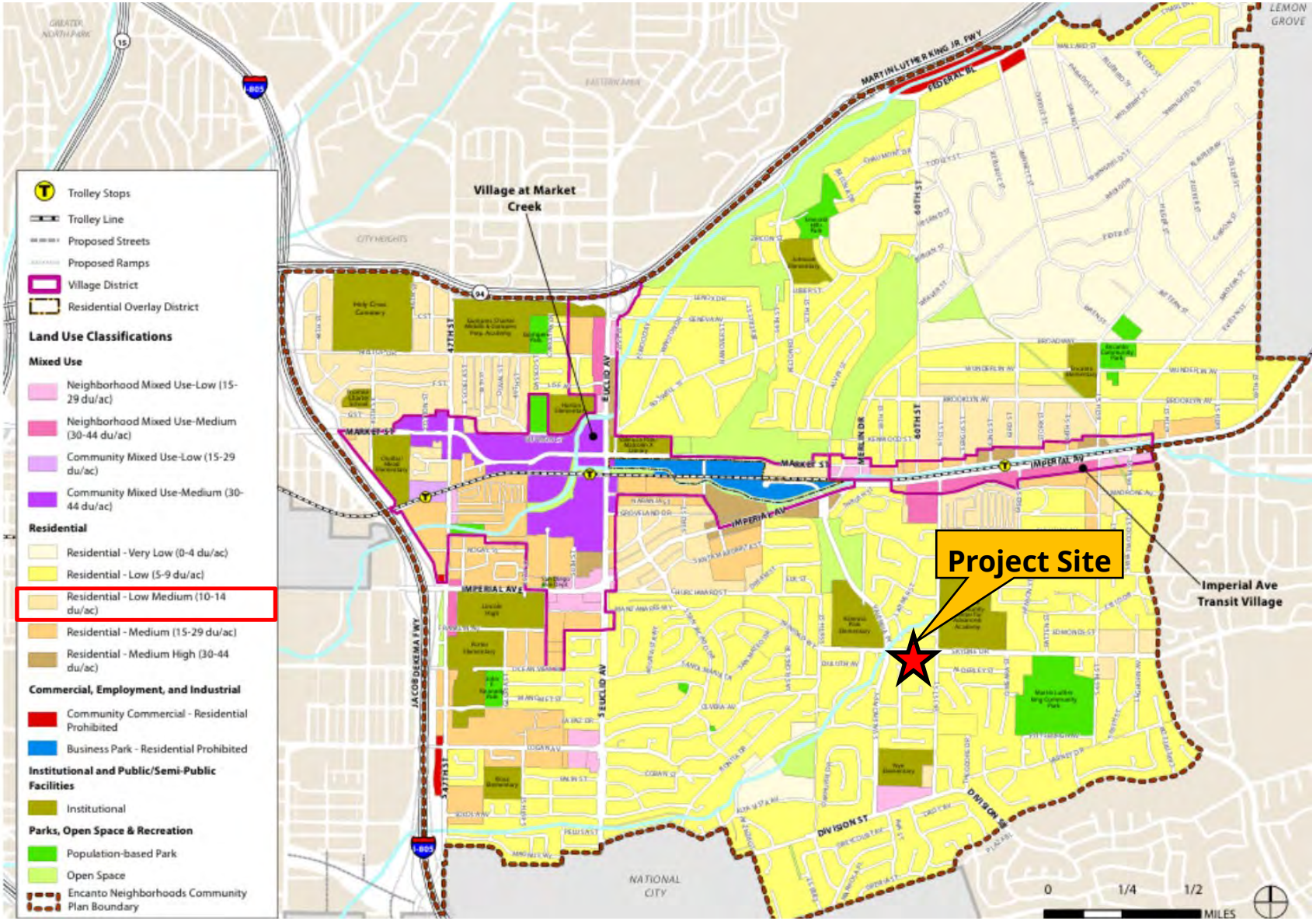


Aerial Photograph

6030 Skyline Drive
PRJ-1069626: 6030 Skyline Drive

North

ATTACHMENT 2



1250 Grand Avenue
PRJ-1143865: 1250 Grand Avenue

ATTACHMENT 3

ATTACHMENT 4

(R-20[Reso Code]

RESOLUTION NUMBER _____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3225549 FOR THE 6030 SKYLINE DRIVE PROJECT, PRJ-1069626

RECITALS

The City Council of the City of San Diego adopts this Resolution based on the following:

A. GOSHEN UNLIMITED LLC, Owner / Permittee, submitted an application to the City of San Diego for Neighborhood Development Permit No. PMT-3225549 to subdivide a 0.51-acre vacant site into four (4) lots to construct a two-story, 2,635-square-foot single-dwelling unit with attached garage on each lot and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 6030 Skyline Drive Project (Project).

B. The 0.51-acre vacant site is located at 6030 Skyline Drive in the RS-1-7 zone (Residential Single), a Transit Priority Area, a Community of Moderate Concern, the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, Review Area 1), and the Airport Noise Contours (60-65 Community Noise Equivalent Level) within the Encanto Neighborhoods Community Plan area. The project site is legally described as: The southerly 200.00 feet of the west 120.00 feet of the east 445.00 feet of Lot 14 of Cave and McHatton Subdivision of Lot 14 and part of Lot 16 Ex Mission Partition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego County on March 30, 1887.

C. On December 2, 2015, the City Council of the City of San Diego certified Program Environmental Impact Report (EIR) No. 386029/SCH No. 2014051075 and adopted the associated Mitigation Monitoring and Reporting Program, Findings, and a Statement of Overriding Considerations via Resolution No. 310077. On September 3, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation that determined that the project is consistent with the Southeastern San Diego (SESD) and Encanto Neighborhoods Community Plan Updates (CPUs) Project EIR.

D. On November 19, 2026, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. PMT-3225549, Vesting Tentative Map No. PMT-3183665, and Public Easement Vacation No. PMT-3225548. and voted to recommend Council approval of the project pursuant to Resolution No. _____-PC. On _____, 2027, the City Council considered Neighborhood Development Permit No. PMT-3225549, Vesting Tentative Map No. PMT-3183665, and Easement Vacation No. PMT-3225548 pursuant to the Land Development Code of the City of San Diego.

E. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

F. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the

decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the City Council of the City of San Diego:

1. The City Council adopts the following findings with respect to Neighborhood Development Permit No. PMT-3225549:

A. NEIGHBORHOOD DEVELOPMENT PERMIT (San Diego Municipal Code Section 126.0404(a)

a. Findings for all Neighborhood Development Permits

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

The Encanto Neighborhoods Community Plan (Community Plan) designates the site for Low Density Residential Uses (5-9 dwelling units per acre). The land use designation would allow between 3 and 5 dwelling units on the 0.51-acre site. The proposed project's 4 dwelling units will have a density of 7.8 dwelling units per acre, which is consistent with the Community Plan land use designation. The project also conforms to Community Plan Policy P-LU-18, which encourages a diversity of housing types, including single-dwelling units for sale as part of its ownership housing opportunities.

The project is consistent with Community Plan Policy P-LU-23, which encourages infill residential developments within existing neighborhoods to be compatibly designed with neighborhood character and form by providing an exterior design that is modern and contemporary and compatible with the surrounding neighborhood. The project includes front and rear patio spaces for community engagement and integrated ground-level parking. The exterior trellises along the south elevation also promote an active frontage within the residential development. The project complies with the Community Plan Policy P-LU-20, which is intended to protect the character of established, well-maintained single-dwelling neighborhoods surrounding the transit corridors by developing a project within a Transit Priority Area. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

A geotechnical report prepared by Nova Services, Inc. (dated July 2022) for the site concluded that the project adequately addresses the site's soil and geologic

conditions. The project permit also contains specific requirements to ensure compliance with the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit conditions include requirements addressing noise mitigation, stormwater and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, dedication of public right-of-way, and lighting and parking. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**

   Staff has reviewed and recommends the following deviations to the RS-1-7 zone regulations, which address lot depth, driveway length, street frontage, and fence height.

Deviations			
RS-1-7 Zone	**Required/Allows**	**Proposed**	**Applicable SDMC**
Lot Depth	95 feet	83 feet for Lots 1 and 3	131.0431, Table 131-04D
Driveway Length	20 feet	17 feet 6 inches for Lots 1 through 4	142.0520, Diagram 142-05A
Street Frontage	50 feet	0 feet for Lots 2 and 4	131.0431, Table 131-04D
Fence Height	3 feet 6 inches	Up to 6-foot fence for Lots 1, 3 & 4	142.0340(C)(2)

1. **Lot Depth:** A deviation from San Diego Municipal Code (SDMC) Section 131.0431 and Table 131-04D to provide a minimum lot depth of 83 feet for Lots 1 and 3, where the zone requires a minimum lot depth of 95 feet.

   Justification: The deviation to reduce the required lot depth to 83 feet for Lots 1 and 3 is necessary because the project site has a total site depth of only 182 feet. Although Lots 2 and 4 comply with SDMC requirements, Lots 1 and 3 can only provide 83 feet of lot depth. Lots 1 and 3 are also constrained by the City requirement to dedicate four feet of public right-of-way to construct the necessary public improvements for the project. The deviation will result in a more desirable project by implementing the ultimate road classification along Skyline Drive and by meeting the housing goals of the Community Plan.

2. **Driveway Length:** A deviation from SDMC Section 142.0520 and Diagram 142-05A to provide a driveway length of 17 feet 6 inches for Lots 1 through 4, where the zone requires a minimum house driveway length of 20 feet.

Justification: The deviation to reduce the driveway length for Lots 1 through 4 is necessary to provide a new 20-foot-wide private drive and a four (4) foot sidewalk for the project. The deviation is also necessary to maintain a garage length of 19 feet for each unit to allow for parking with an enclosed garage. The deviation will result in a more desirable project by providing a safe accessway for pedestrians and vehicles into the project site. Also, since there is 6.5 feet of distance between the retaining wall/fence and the residence, there is no need to reduce the size of the rear yard for each residential lot.

3. **Street Frontage:** A deviation to SDMC Section 131.0431(b) and Table 131-04D to provide zero feet of street frontage for Lots 2 and 4, where the zone requires a minimum lot right-of-way street frontage of 50 feet.

   Justification: The deviation to provide zero feet of right-of-way street frontage for Lots 2 and 4 is necessary due to the project's unique lot configuration, which results in these lots lacking street frontage. Access to Lots 2 and 4 will be provided by a new 20-foot-wide private drive and a four-foot sidewalk. The project will result in a more desirable project by providing a safe accessway for pedestrians and vehicles into the project site and by implementing the ultimate road classification along Skyline Drive.

4. **Fence Height:** A deviation to SDMC Section 142.0340(c)(2) to provide a six (6) foot fence, where the zone allows a maximum fence height of 3 feet 6 inches on top of a retaining wall.

   Justification: The deviation to increase fence height on top of a retaining wall to up to six (6) feet along Lots 1, 3 & 4 within the required front and side yard setback will be appropriate for the area because the site topography, design, materials, landscape treatment, and placement ensure compatibility with the surrounding residential character. Consistent with General Plan Policies UD-57 and UD-A.7, the fence will incorporate high-quality exterior colors and materials that are consistent with the architectural character of the subdivision.

   A permit condition has been included which will require landscape screening between the sidewalk and the proposed fence, consistent with Policy UD-A.10, which emphasizes landscape treatments that complement and build upon neighborhood character. This landscaping will reduce massing and maintain an inviting pedestrian experience, further reflecting the intent of Policy UD-A.8 to create visually appealing, pedestrian-friendly streetscapes.

   Due to the sloping nature of Skyline Drive, a significant portion of the fence will be situated below the finished-grade elevation of the adjacent public right-of-way, reducing its visibility and minimizing its visual impact from the street. In addition, the fence will be located 10 feet from the property line, farther setback than the 6-foot fences on adjacent and nearby properties, thereby reducing its perceived height when

viewed from the public right-of-way.

In addition, the solid fence will function as a sound wall to mitigate noise levels from Skyline Drive. Together with upgraded building façade elements, including windows, walls, doors, and exterior wall assemblies, the wall will ensure that interior noise levels within the new residences do not exceed 45 dBA CNEL.

With the exception of the above-referenced deviations, the project conforms with the development regulations of the underlying RS-1-7 Zone, including building height (26 feet 2 inches), which does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (0.23) that does not exceed the maximum (0.70) allowed. The Vesting Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

b. <u>Supplemental Findings--Environmentally Sensitive Lands [126.0404(b)]</u>

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

The site does not contain steep hillsides, coastal beaches (including v zones), sensitive coastal bluffs, or special flood hazard areas that qualify as environmentally sensitive lands (ESL). The site does contain ESL in the form of sensitive biological resources (Tier IIIB habitat).

The project site is vacant and is surrounded by residential development. The site slopes gently down towards the northwest and contains sparse vegetation. The Biology Report (prepared by Alden Environmental Inc. dated November 3, 2025) for the project identified 0.46 acres of non-native grassland (Tier IIIB) within the project site that is considered ESL. Per the City's Biology Guidelines (2018), because the site is completely surrounded by existing urban development, impacts to non-native grasslands totaling less than one acre are not significant and do not require mitigation.

A geotechnical report prepared by Nova Services, Inc. (dated July 2022) for the site concluded that the project adequately addresses the site's soil and geologic conditions.

With the exception of the deviations described under NDP finding A.a.3, the project conforms with the development regulations of the underlying RS-1-7 Zone. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

   The project site is vacant and is surrounded by existing residential development. The site slopes gently down towards the northwest and contains sparse vegetation. A geotechnical report prepared for the site concluded that the project adequately addresses the site's soil and geologic conditions. The project permit also contains specific requirements to ensure compliance with the Land Development Code, including requirements which address storm water and runoff, construction best management practices (BMPs), landscaping and maintenance, and public improvements. 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.

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

   As discussed under NDP finding A.b.1, the project site contains ESL in the form of 0.46 acres of non-native grassland (Tier IIIB). Per the City's Biology Guidelines (2018), impacts to non-native grasslands totaling less than one acre on sites that are completely surrounded by existing urban developments are not considered significant adverse impacts and do not require mitigation. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

   The project site does not contain, nor is it adjacent to the City's Multi-Habitat Planning Area (MHPA). A Biology Report (Alden Environmental Inc. 2025) for the project identified 0.46 acres of non-native grassland (Tier IIIB). Per the City's Biology Guidelines (2018), impacts to non-native grasslands totaling less than one acre on sites that are completely surrounded by existing urban developments are not considered significant and do not require mitigation. The project is not located within the Vernal Pool Habitat Conservation area. 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).

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

A Biology Report (Alden Environmental Inc. 2025) for the project identified 0.46 acres of non-native grassland (Tier IIIB). Per the City's Biology Guidelines (2018), impacts to non-native grasslands totaling less than one acre on sites that are completely surrounded by existing urban developments are not considered significant and do not require mitigation. The project permit also contains specific requirements to ensure compliance with the Land Development Code, including requirements that address noise mitigation, stormwater and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, and lighting and parking. The California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation identified the project would result in significant noise impacts, and the project would be conditioned to include noise mitigation consistent with the previously adopted EIR to reduce noise impacts to below a level of significance. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably calculated to alleviate negative impacts created by the proposed development.

c. <u>Supplemental Findings - Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation [126.0404(f)]</u>

1. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The project site is located in an established residential neighborhood within the Encanto community. The project meets the housing goals of the Community Plan, including affordable housing and infill development. The project complies with this goal by providing a project that complies with the Community Plan policy (P-LU-18) of encouraging a diversity of housing types, including single dwelling units that provide housing ownership opportunities.

The project also provides for sustainable building opportunities by designing a project that incorporates energy-efficient features such as south-facing windows, thermal massing, and natural lighting and ventilation strategies that reduce energy consumption for lighting, heating, and cooling. The project will also implement heat island measures to reduce temperature increases and urban heat island effects through the use of cool roofing materials such as reflective, low heat retention shingles, tiles, membranes, and coatings. Therefore, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

2. Any proposed deviations are appropriate for the proposed location.

As identified in NDP finding A.a.3, the proposed deviations are appropriate for the proposed location.

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

3. Based on these findings adopted by the City Council, Neighborhood Development Permit No. PMT-3225549 is granted by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Neighborhood Development Permit No. PMT-3225549, a copy of which is attached to and made a part of this Resolution by this reference.

4. The City Clerk or designee is directed to file a CEQA Subsequent Action Notice of Determination regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation.

APPROVED: HEATHER FERBERT, City Attorney

By _____
DCA Name
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 11004543 SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3225549
PRJ-1069626: 6030 SKYLINE DRIVE [MMRP]
CITY COUNCIL

This Neighborhood Development Permit No. PMT-3225549 is granted by the Council of the City of San Diego to Goshen Unlimited LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0704 (a). The vacant 0.51-acre site is located at 6030 Skyline Drive in the Transit Priority Area, the Mobility Zone 3, the Communities of Moderate Concern, the San Diego International Airport Land Use Compatibility Overlay Zone, the 2022 Airport Influence Area Review Area 1, and the 2022 Airport Noise Contours 60-65 CNEL within the Encanto Neighborhoods Community Plan Area. The project site is legally described as: the southerly 200.00 feet of the West 120.00 feet of the East 445.00 feet of Lot 14 of Cave and McHatton Subdivision of Lot 14 and Part of Lot 16 Ex Mission Partition, in the City Of San Diego, County of San Diego, State of California, According to Map thereof No. 159, Filed in The Office of The County Recorder of San Diego County On March 30, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct four (4) two-story single dwelling with attached garages described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated, _____2027 on file in the Development Services Department.

The project shall include:

a. Subdivide a 0.51- acre site into 4 residential lots and construct a new two-story, 2,635 square-foot single dwelling unit with attached garage on each lot;

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b. The following deviations to the SDMC:

Deviations			
RS-1-7 Zone Requirement	**Required/Allowed**	**Proposed**	**Applicable SDMC**
Lot Depth	95 feet	83 feet for Lots 1 and 3	131.0431, Table 131-04D
Driveway Length	20 feet	17 feet 6 inches for Lots 1 through 4	142.0520, Diagram 142-05A
Street Frontage	50 feet	0 feet for Lots 2 and 4	SDMC Section 131.0431, Table 131-04D
Fence Height	3 feet 6 inches	Up to 6-foot fence for Lots 1, 3 & 4	SDMC Section 142.0340(C)(2)

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____,2030.

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.

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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.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS

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

12. The mitigation measures specified in the **MMRP**, which is attached to the PRJ-1069626: 6030 Skyline Drive / California Environmental Quality Act – Section 15162 Evaluation, shall be noted on the construction plans and specifications under the heading **ENVIRONMENTAL MITIGATION REQUIREMENTS.**

13. The Owner/Permittee shall comply with the **MMRP**, which is attached to the PRJ-106962: 6030 Skyline Drive / California Environmental Quality Act – Section 15162 Evaluation, 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** related to MM-NOS-2 shall be implemented for the following issue areas: **Noise**

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of a City standard bus pad adjacent to the site along Skyline Drive, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of City standard curb and gutter along Skyline Drive as depicted in Exhibit A, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the closure of the non-utilized driveway along Skyline Drive with a reconstructed curb, gutter, and sidewalk to City standard as shown in Exhibit A, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the relocation of the existing streetlight adjacent to Skyline Drive as shown in Exhibit A, satisfactory to the City Engineer

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for landscape and irrigation located in the public right-of-way, satisfactory to the City Engineer.

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

20. The project does not propose to export material from the project site. If the Owner/Permittee later chooses to export material, all excavated material shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2021 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.

21. The drainage system as shown on the site plan is subject to approval by the City Engineer.

22. A hydrologic analysis shall be provided to assess the pre-developed and post-developed condition 100-year peak flows to each discharge location. Peak flow attenuation shall be provided when the post-developed condition 100-year peak flow exceeds the pre-developed 100-year peak flow. To simulate peak flow attenuation, the inflow hydrograph should be constructed based on a six (6) hour design storm as detailed in guidance provided by the County of San Diego. Stage-storage and stage-discharge data should be developed in accordance with the Conjunctive Use Guidelines set forth by the County of San Diego, and the routed outflow hydrograph should be generated using computational methods. Following the detention routing, report the 100-year peak inflow and hydrograph, the 100-year peak outflow and hydrograph, and the 100-year water surface elevation in the detention facility to the satisfaction of the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall submit a Stormwater Quality Management Plan (SWQMP), including calculations for properly sized and located treatment control BMPs, Hydromodification Management, and Volume Retention which shall be subject to final review and approval by the City Engineer, in accordance with the City's Stormwater Standards Manual in effect at the time of the construction permit issuance.

24. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Stormwater Management and Discharge Control Maintenance Agreement (SWMDCMA) detailing the ongoing maintenance of permanent BMP, to the satisfaction of the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

26. The Neighborhood Development Permit shall comply with all Conditions of the Parcel Map for Tentative Map PMT-3183665.

27. Prior to the issuance of any building permits, the Owner/Permittee shall demonstrate the provision of adequate energy dissipators at all outfalls adjacent to the site, to the satisfaction of the City Engineer.

28. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order as well as the current version of the City's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

29. Prior to issuance of any building permits, landscape screening shall be provided along the face of the over height solid fence facing the public right-of-way, in substantial conformance with Exhibit A. Plant material shall include canopy form trees planted at a minimum of 24-inch box size and evergreen shrubs that reach a minimum height of 36 inches except in visibility triangles and shall adequately screen the wall to the satisfaction of the Development Services Department.

30. Prior to issuance of any grading permits, 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 and Exhibit A, on file in the Development Services Department.

31. Prior to issuance of any public improvement permits, the Owner/Permittee shall submit complete landscape construction documents for public 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.

32. Prior to issuance of any building permits, 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 Section142.0403(b)6.

33. 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.”

34. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans including in the public right-of-way unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscaping 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.

35. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction documents is damaged or removed, the

Owner/Permittee shall repair and/or replace in kind and in and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

36. The proposed solid fence located within the required front yard setback shall be constructed of high-quality exterior materials that enhance the streetscape consistent with the solid wall illustrative exhibit approved as part of Exhibit A.

37. 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.

38. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

39. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle width 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.

40. Prior to issuance of any building permit, the Owner/Permittee shall dedicate four (4) feet of right-of-way along the project frontage on Skyline Drive and assure by permit and bond the construction of a 14-foot-wide parkway (8-foot wide non-contiguous sidewalk and 6-foot-wide landscape buffer) as shown on Exhibit A per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

41. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 20-foot wide driveway on Skyline Drive as shown on Exhibit A per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

42. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the relocation of the existing westbound MTS bus stop along the project's frontage on Skyline Drive west of the project site, and construction of a bus pad, ADA loading area, bus stop sign, and bus stop seating, as shown on Exhibit 'A' satisfactory to MTS and City Engineer. All improvements shall be completed and operational prior to first occupancy.

43. Prior to issuance of any building permit, the Owner/Permittee shall record a Joint Driveway/Mutual Access Agreement (DS-3248) in favor of all affected parcels within the project site as shown on Exhibit A, satisfactory to the City Engineer.

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44. Prior to issuance of any building permit, the Owner/Permittee shall record an access easement in favor of all affected parcels within the project site as shown on Exhibit A, satisfactory to the City Engineer.

45. Prior to first occupancy, the Owner/Permittee shall construct and maintain a four (4) foot-wide pedestrian path from the building entrances to the public street as shown on Exhibit A. All improvements shall be completed and operational prior to first occupancy.

WATER AND SEWER DEVELOPMENT REQUIREMENTS:

46. 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 Department and the City Engineer.

47. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device (BFPDs) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public right-of-way.

48. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

49. No trees or shrubs exceeding three (3) feet in height at maturity shall be installed within ten (10) feet of any sewer facilities and five (5) feet of any water facilities.

50. No added improvements including private sewer facilities and enhanced paving shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

51. The Owner/Permittee shall provide a Covenants, Conditions and Restrictions (CC&Rs) so that the owner of each unit is responsible for their own sewer lateral and own water service.

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 City Council of the City of San Diego on _____, 2027, and [Approved Resolution Number].

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Neighborhood Development Permit No. PMT-3225549
_____, 2027

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Blake Sonuga
Development Project Manager

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

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

GOSHEN UNLIMITED LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

OWNER/PERMITTEE

By _____
Keith Brown
Manager

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

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ATTACHMENT 6

(R-20____)

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING VESTING TENTATIVE MAP NO. PMT 3183665 AND PUBLIC EASEMENT VACATION NO. PMT-3225548 FOR PRJ-1069626: 6030 SKYLINE DRIVE

RECITALS

The Council of the City of San Diego adopts this Resolution based on the following:

A. GOSHEN UNLIMITED LLC, a California Limited Liability Company, Subdivider, and Rick Engineering Company, Engineer, filed an application with the City of San Diego for a Vesting Tentative Map No. PMT-3183665 and Public Easement Vacation No. PMT-3225548 to subdivide a 0.51-acre vacant site into four (4) lots to construct a two-story, 2,635-square-foot single-dwelling unit with an attached garage on each lot, and the vacation of a slope easement. The project site is located at 6030 Skyline Drive in the RS-1-7 zone (Residential Single), a Transit Priority Area, a Community of Moderate Concern, the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, Review Area 1), and the Airport Noise Contours (60-65 CNEL) within the Encanto Neighborhoods Community Plan area. The project site is legally described as: The southerly 200.00 feet of the west 120.00 feet of the east 445.00 feet of Lot 14 of Cave and McHatton Subdivision of Lot 14 And Part of Lot 16 Ex Mission Partition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego County on March 30, 1887.

B. On December 2, 2015, the City Council of the City of San Diego certified Program Environmental Impact Report (EIR) No. 386029/SCH No. 2014051075 and adopted the associated Mitigation Monitoring and Reporting Program, Findings, and a Statement of Overriding Considerations, via Resolution No. 310077. On September 3, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation that determined that the proposed project is consistent with the Southeastern San Diego (SESD) and Encanto Neighborhoods Community Plan Updates (CPUs) EIR.

C. The Map proposes the subdivision of a 0.51-acre vacant site into four (4) residential lots.

D. The Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)(f) and Municipal Code section 144.0220.

E. On November 19, 2026, the Planning Commission of the City of San Diego considered Neighborhood Development Permit (NDP) No. PMT-3225549, Tentative Map No. PMT-3183665, and Easement Vacation No. PMT-3225548. and voted to recommend Council approve the project pursuant to Resolution No. _____-PC. On _____, 2027, the City Council considered Neighborhood Development Permit No. PMT-3225549, Tentative Map No. PMT-3183665, and Public Easement Vacation No. PMT-3225548 pursuant to the Land Development Code of the City of San Diego.

F. On _____, 2027, the Council held a noticed public hearing to consider Tentative Map No. PMT-3183665 and Public Easement Vacation No. PMT-3225548. Pursuant to Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on this matter.

G. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

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

ACTION ITEMS

Be it resolved by the Council of the City of San Diego that the Council adopts the following findings with respect to Tentative Map No. PMT-3183665 and Public Easement Vacation No. PMT-3225548.

TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440]

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

   The project site is located within an established residential neighborhood in the Encanto community and is designated by the Encanto Neighborhoods Community Plan for Low Density Residential uses (5–9 dwelling units per acre) within the O'Farrell

Neighborhood. The proposed project's 4 dwelling units will have a density of 7.8 dwelling units per acre, which is fully consistent with this land-use designation.

The project supports Community Plan Policy P-LU-18 by contributing to a diverse range of housing opportunities. The subdivision creates additional single-dwelling units that expand homeownership options and support the Plan's intent to maintain a balanced mix of rental and ownership housing.

Consistent with Policy P-LU-23, which encourages infill development that is compatible with existing neighborhood character and form, the proposed subdivision incorporates architectural styles and features that complement the surrounding area. These include pitched roofs, compatible exterior materials and colors, and garages designed to integrate with the overall residential design while facilitating the efficient use of land to accommodate additional housing units.

The project also complies with Policy P-LU-20 by reinforcing the stability of surrounding single-family neighborhoods and supporting transit-oriented growth due to its location within a Transit Priority Area. Therefore, the proposed subdivision and its associated design and improvements 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.**

   An NDP is required for deviations from the applicable Land Development Code regulations, per SDMC Section 143.0920(a). Staff has reviewed and recommends the following deviations to the RS-1-7 zone regulations:

Deviations			
RS-1-7 Zone	**Required/ Allowed**	**Proposed**	**Applicable SDMC**
Lot Depth	95 feet	83 feet for Lots 1 and 3	131.0431, Table 131-04D
Driveway Length	20 feet	17 feet 6 inches for Lots 1 through 4	142.0520, Diagram 142-05A
Street Frontage	50 feet	0 feet for Lots 2 and 4	SDMC Section 131.0431, Table 131-04D
Fence Height	3 feet 6 inches	Up to 6-foot fence for Lots 1, 3 & 4	SDMC Section 142.0340(C)(2)

1) **Lot Depth:** A deviation from SDMC Section 131.0431 and Table 131-04D to provide a minimum lot depth of 83 feet for Lots 1 and 3, where the zone requires a minimum lot depth of 95 feet.

   Justification: The deviation to reduce the required lot depth to 83 feet for Lots 1 and 3 is necessary because the project site has a total site depth of only 182 feet. Although Lots 2 and 4 comply with SDMC requirements, Lots 1 and 3 can only provide 83 feet of lot depth. Lots 1 and 3 are also constrained by the City requirement to dedicate four feet of public right-of-way to construct the necessary public improvements for the project. The deviation will result in a more desirable project by implementing the ultimate road classification along Skyline Drive and by meeting the housing goals of the Community Plan.

2) **Driveway Length:** A deviation from SDMC Section 142.0520 and Diagram 142-05A to provide a driveway length of 17 feet 6 inches for Lots 1 through 4, where the zone requires a minimum house driveway length of 20 feet.

   Justification: The deviation to reduce the driveway length for Lots 1 through 4 is necessary to provide a new 20-foot-wide private drive and a four (4) foot sidewalk for the project. The deviation is also necessary to maintain a garage length of 19 feet for each unit to allow for parking with an enclosed garage. The deviation will result in a more desirable project by providing a safe accessway for pedestrians and vehicles into the project site. Also, since there is 6.5 feet of distance between the retaining wall/fence and the residence, there is no need to reduce the size of the rear yard for each residential lot.

3) **Street Frontage:** A deviation to SDMC Section 131.0431(b) and Table 131-04D to provide zero feet of street frontage for Lots 2 and 4, where the zone requires a minimum lot right-of-way street frontage of 50 feet.

   Justification: The deviation to provide zero feet of right-of-way street frontage for Lots 2 and 4 is necessary due to the project's unique lot configuration, which results in these lots lacking street frontage. Access to Lots 2 and 4 will be provided by a new 20-foot-wide private drive and a four-foot sidewalk. The project will result in a more desirable project by providing a safe accessway for pedestrians and vehicles into the project site and by implementing the ultimate road classification along Skyline Drive.

4) **Fence Height:** A deviation to SDMC Section 142.0340(c)(2) to provide a six (6) foot fence, where the zone allows a maximum fence height of 3 feet 6 inches on top of a retaining wall.

   Justification: The deviation to increase fence height on top of a retaining wall to up to six (6) feet along Lots 1, 3 & 4 within the required front and side yard setback will be appropriate for the area because the site topography, design, materials, landscape

treatment, and placement ensure compatibility with the surrounding residential character. Consistent with General Plan Policies UD-57 and UD-A.7, the fence will incorporate high-quality exterior colors and materials that are consistent with the architectural character of the subdivision.

A permit condition has been included which will require landscape screening between the sidewalk and the proposed fence, consistent with Policy UD-A.10, which emphasizes landscape treatments that complement and build upon neighborhood character. This landscaping will reduce massing and maintain an inviting pedestrian experience, further reflecting the intent of Policy UD-A.8 to create visually appealing, pedestrian-friendly streetscapes.

Due to the sloping nature of Skyline Drive, a significant portion of the fence will be situated below the finished-grade elevation of the adjacent public right-of-way, reducing its visibility and minimizing its visual impact from the street. In addition, the fence will be located 10 feet from the property line, farther setback than the 6-foot fences on adjacent and nearby properties, thereby reducing its perceived height when viewed from the public right-of-way.

In addition, the solid fence will function as a sound wall to mitigate noise levels from Skyline Drive. Together with upgraded building façade elements, including windows, walls, doors, and exterior wall assemblies, the wall will ensure that interior noise levels within the new residences do not exceed 45 dBA CNEL.

With the exception of the above-referenced deviations, the project conforms with the development regulations of the underlying RS-1-7 Zone, including building height (26 feet 2 inches), which does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (0.23) that does not exceed the maximum (0.70) allowed. The Vesting Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

The project site is a vacant infill parcel located within an established residential neighborhood and is surrounded by similar residential uses, demonstrating clear compatibility with adjoining development patterns. The lot has direct access to the existing public street network, allowing for safe vehicular and pedestrian circulation and facilitating efficient connection to surrounding community amenities. Its gentle slope toward the northwest and generally open condition with sparse vegetation make the site readily developable and well-suited for subdivision without requiring substantial modification to existing topography.

4. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

   The project site is vacant and is surrounded by residential development. The Biology Report (Alden Environmental Inc. 2025) for the project identifies that 0.46 acres of non-native grassland (Tier IIIB). Impacts are not considered significant and do not require mitigation since impacts to non-native grasslands totaling less than one acre on a site completely surrounded by existing urban development are less than significant per the City's Biology Guidelines (2018). Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, 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.**

   A geotechnical report prepared for the site concluded that the project adequately addresses the site's soil and geologic conditions. The project permit also contains specific requirements to ensure compliance with the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit conditions include requirements addressing noise mitigation, stormwater and runoff, construction best management practices (BMPs), landscaping and maintenance, public improvements, dedication of public right-of-way, and lighting and parking. The California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation identified that the project would result in significant noise impacts, and the project would be conditioned to include noise mitigation consistent with the previously adopted EIR to reduce noise impacts to below a level of significance. 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.**

   The project includes vacating a 10-foot slope easement located on the south side of the project site. The slope easement is outdated and no longer required for any present or future public use. The project will also provide a new 20-foot-wide private drive and four-foot-wide sidewalk that will provide a safe accessway for pedestrians and vehicles into the project site. The project also includes dedicating four feet of public right-of-way along the project frontage on Skyline Drive to construct a 14-foot-wide parkway (an 8-foot-wide non-contiguous sidewalk and a 6-foot-wide landscape buffer). Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

   The main entry of the new residences face east and west to allow for passive or natural heating and cooling opportunities. The project design also incorporates energy-efficient features such as south-facing windows, thermal massing, and natural lighting and ventilation strategies that reduce energy consumption for lighting, heating, and cooling. The project will also implement heat island measures to reduce temperature increases and urban heat island effects through the use of cool roofing materials such as reflective, low heat retention shingles, tiles, membranes, and coatings. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. **The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

   The project supports the housing needs of the region and does not adversely impact public or environmental resources. The project supports the region's housing needs by providing additional residential units within an established urban neighborhood already planned for Low Density Residential development. The subdivision also contributes to regional housing supply through infill development rather than outward expansion. The site is located within an urbanized area where public services and infrastructure are already available, and the project will not generate service demands that exceed existing capacity.

   The project is located in an urbanized area where public services are provided and will not impose service demands that exceed available capacity. Although the site contains 0.46 acres of non-native grassland (Tier IIIB) as identified in the project's Biology Report, these impacts are less than significant under the City's Biology Guidelines (2018), which consider impacts to non-native grasslands totaling less than one acre on a site surrounded by development to be not significant. Because the project's disturbance remains below this threshold and occurs within an already urbanized environment, it does not result in adverse environmental effects or require substantial mitigation. Therefore, 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.

   BE IT FURTHER RESOLVED, that portions of an existing slope easement located

   within the project boundaries as shown in the Vesting Tentative Map shall be vacated,

   contingent upon the recordation of the approved Final Map for the project and that the

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

PUBLIC EASEMENT VACATION –SDMC SECTION [125.1040]

1. **There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.**

   The project includes vacating a 10-foot slope easement located on the south side of the project site. The slope easement adjoining Skyline Drive was associated with a public street slope maintenance, which was originally reserved by the State through a March 28, 1978, Director's Deed for slope purposes. Subsequently, through a June 1, 1978, Director's Deed, the State conveyed an adjoining 14-foot strip to the City for street purposes, which now comprises the northerly portion of Skyline Drive. The easement was originally established as a general appurtenance to the adjacent roadway over 45 years ago. It is no longer required to support, maintain, or access the Skyline Drive right-of-way, rendering the original reservation obsolete. Furthermore, the Public Works department reviewed the project and did not identify current or future uses. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

2. **The public will benefit from the action through improved utilization of the land made available by the vacations.**

   The public will benefit from the easement vacation, which will result in additional private land to the tax base and facilitate the development of land use which is supported by the Community Plan. The easement vacation will also remove any public maintenance and liability obligations from the City. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

3. **The vacations are consistent with the applicable land use plan.**

   The easement vacation will provide additional private land to the tax base and facilitate the development of land use which is supported by the Community Plan. The easement vacation will also remove any public maintenance and liability obligations from the City. Therefore, the proposed vacation is consistent with the applicable land use plan.

4. **The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacations or the purpose for which the easement was acquired no longer exists.**

The project includes vacating a 10-foot slope easement located on the south side of the project site. The slope easement adjoining Skyline Drive was associated with a public street slope maintenance, which was originally reserved by the State through a March 28, 1978, Director's Deed for slope purposes. Subsequently, through a June 1, 1978, Director's Deed, the State conveyed an adjoining 14-foot strip to the City for street purposes, which now comprises the northerly portion of Skyline Drive. is outdated and no longer required for any present or future public use. The easement was originally established as a general appurtenance to the adjacent roadway over 45 years ago. It is no longer required to support, maintain, or access the Skyline Drive right-of-way, rendering the original reservation obsolete. Furthermore, the Public Works department reviewed the project and did not identify current or future uses. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacations or the purpose for which the easement was acquired no longer exists.

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

2. Based on these findings adopted by the City Council, Tentative Map No. 3225548 and Public Easement Vacation No. PMT-3225548 is granted to Goshen Unlimited, LLC. Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

3. The Development Services Department shall record a certified copy of this Resolution with attached exhibits with the City Clerk and mail a copy to the applicant.

4. The City Clerk or designee is directed to file a CEQA Subsequent Action Notice of Determination regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation.

ATTACHMENT 7

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. PMT-3183665:
PRJ-1069626: 6030 SKYLINE DRIVE

ADOPTED BY RESOLUTION NO. _____, 2027

GENERAL

1. This Vesting Tentative Map will expire on _____, 2030.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.

3. Prior to the Tentative Map expiration date, a Parcel Map to subdivide the 0.51-acre property into four (4) parcels shall be recorded in the Office of the San Diego County Recorder.

4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. Prior to the recordation of the Parcel Map, the Subdivider shall ensure that all on-site utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utility providers that the conversion has taken place, or provide other means to assure the undergrounding, to the satisfaction of the City Engineer.

7. Concurrent with the recordation of the Parcel Map, the Subdivider shall record a Declaration of Covenants and Reservation of Easements for the Shared Access and Cross

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Lot Drainage Easement for the four (4) project sites currently held by the same owner. The Declaration of Covenants and Reservation of Easements shall state: Since the Mutual Access and Cross Lot Drainage Easement agreement is a private and not a public issue, The City of San Diego is not responsible for any dispute that might arise in the future between the private parties.

8. Concurrent with the recordation of the Parcel Map, the Subdivider shall record an access easement in favor of all affected parcels within the project site, satisfactory to the City Engineer.

WATER AND SEWER

9. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

10. No trees or shrubs exceeding three (3) feet in height at maturity shall be installed within ten (10) feet of any sewer facilities and five (5) feet of any water facilities.

11. Prior to the recordation of the Parcel Map, the Subdivider shall grant an additional five (5) foot sewer access easement as shown on the approved Exhibit A, satisfactory to the Public Utilities Department and the City Engineer.

TRANSPORTATION

12. Prior to recordation of the Parcel Map, the Subdivider shall record a Joint Driveway/Mutual Access Agreement (DS-3248) in favor of all affected parcels within the project site, satisfactory to the City Engineer.

13. Concurrent with the recordation of the Parcel Map, the Subdivider shall record an access easement in favor of all affected parcels within the project site, satisfactory to the City Engineer.

14. Concurrent with the recordation of the Parcel Map, the Subdivider shall dedicate four (4) feet of public right-of-way along the project frontage on Skyline Drive to provide a 14-foot-wide parkway, satisfactory to the City Engineer.

MAPPING

15. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the property into four (4) single-family residential lots shall be recorded in the San Diego County Recorder’s Office.

16. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current tax certificate issued by the County Tax Collector's Office shall be recorded in the office of the San Diego County Recorder a copy of which shall be provided to Development Services Department to satisfy condition. If assessed property tax levy amount satisfied by posted tax bond,

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please provide bond document copy filed with San Diego County Clerk of the Board of Supervisors office. All subdivision Parcel 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.

17. The Parcel Map or Final Map shall:

    i. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

    ii. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. 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 Section 142.0607.

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Internal Order No. 11004543

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THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 3, 2026

TO: Environmental/Project File
Development Services Department

FROM: Marlene Watanabe, Associate Planner, Development Services Department

SUBJECT: 6030 Skyline Drive (Project No. PRJ-1069626)
California Environmental Quality Act – Section 15162 Evaluation

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The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 6030 Skyline Drive project (project).

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed 6030 Skyline Drive project. As outlined in the evaluation, DSD has determined that the proposed project is consistent with the Southeastern San Diego (SESD) and Encanto Neighborhoods Community Plan Updates (CPU) Project Program Environmental Impact Report (EIR) No. 386029/SCH No. 2014051075, which was certified by the City Council on December 2, 2015, via Resolution No. 310077; and would not result in new impacts.

BACKGROUND

The SESD and Encanto Neighborhoods CPU project involved an update to the SESD Community Plan, the adoption of a new community plan for the Encanto Neighborhoods, a General Plan Amendment, the Rescission of the Southeastern San Diego Planned District Ordinance (SESDPDO) and the Mt. Hope Planned District Ordinance (MHPDO), amendments to the City's Land Development Code (LDC), adoption of a Rezone Ordinance to replace the SESD and Mt. Hope PDOs with citywide zoning, adoption of a Community Plan Implementation Overlay Zone (CPIOZ), and approval of an Impact Fee Study (IFS). The SESD and Encanto Neighborhoods CPUs (CPUs) provide a long-range, comprehensive policy framework for growth and development in the SESD and Encanto Neighborhoods communities through 2035. The CPUs provide detailed neighborhood-specific land use, development regulations (zoning) that are consistent with city-wide zoning classifications, development design guidelines, and numerous other mobility and public realm guidelines, incentives, and programs to revitalize the urban core in accordance with the general goals stated in

the General Plan. The CPUs additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions and transportation improvements. Guided by citywide policy direction contained within the General Plan (adopted by the City Council on March 8, 2008), the updated community plans identify land use strategies with new land use designation proposals to create villages along major transportation corridors, as well as other enhancements to the existing planning area.

The SESD and Encanto Neighborhoods CPU
Project Program EIR concluded that the project would result in significant environmental impacts to Air Quality, Transportation/Circulation, and Noise that would be significant and unavoidable. The following areas were determined to be below a level of significance with mitigation: Land Use, Transportation/Circulation, Air Quality, Noise, Biological Resources, Hydrology/Water Quality, Historical Resources, Paleontological Resources, and Geology. All other impacts analyzed in the EIR were determined to be less than significant.

PROJECT DESCRIPTION

The current project proposes a VESTING TENTATIVE MAP (VTM), EASEMENT VACATION (EV), and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), with deviations to subdivide one vacant lot at 6030 Skyline Drive, into four lots, and develop four two-story 2,635 square foot (sf) single-family residences, one on each lot, and associated site improvements (I.e. hardscape, landscaping, retaining walls, and sound walls). The 0.51-acre site is in the RS-1-7 Zone and designated Residential - Low within the Encanto Neighborhoods Community Plan area. The site is also within the following overlays: Transit Priority Area, Mobility Zone 3, Communities of Moderate Concern, SDIA Airport Land Use Compatibility Overlay Zone, 2022 Airport Influence Area – Review Area 1, 2022 Airport Noise Contours 60-65 CNEL.

Per the Subdivision Map Act Section 66426, a Tentative Parcel Map is required when a project proposes to subdivide lots. Per San Diego Municipal Code (SDMC) Section 126.0404(f), a Neighborhood Development Permit is required in accordance with Section 143.0915 because deviations are requested in accordance with Section 143.0920. An Easement Vacation is also required to vacate a 10-foot-wide slope easement along the site frontage on Skyline Drive.

The project includes the following deviations for lot depth, driveway length, street frontage, and fence height:

1. SDMC Section 131.0431, Table 131-04D requires a minimum lot depth of 95 feet. The project instead proposes providing 83 feet for Lots 1, 2, 3, and 4.
2. SDMC Section 142.0520, Diagram 142-05A, requires a minimum house driveway length of 20 feet. The project instead proposes providing 17 feet 6 inches for Lots 1, 2, 3, and 4.
3. SDMC Section 131.0431, Table 131-04D requires a minimum lot right of way street frontage of 50 feet. The project instead proposes providing 0 feet for Lots 2 and 4.
4. SDMC Section 142.0340(C)(2) allows a maximum height of fence on top of retaining wall of 3 feet 6 inches. The project proposes instead to provide 6 feet.

The project's landscaping has been reviewed by City staff and would comply with all applicable City of San Diego Landscape ordinances and standards. The project would include new ornamental landscaping, including trees and ground covers, and street trees along the frontage on Skyline Drive. The project also includes sound walls on top of the southern retaining walls with a height of 6 feet relative to pad elevation.

The proposed onsite drainage system consists of one underground storm water storage vault and vegetated Modular Wetland System (MWS) combination for water quality and hydromodification purposes. Drainage would be conveyed to an on-site 12-inch storm drainpipe that will tie-in to an existing 18-inch public storm drain between two houses, leading to Kenyatta Court. The project would implement best management practices to meet the City's Stormwater Standards. Project grading would require 890 cubic yards (cyds) of cut to a maximum depth of 2 feet, 1,230 cyds of fill to a maximum depth of 4 feet, and 340 cyds of soil import.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the proposed 6030 Skyline Drive project and conducted a 15162 consistency evaluation with the previously certified SESD and Encanto Neighborhoods CPUs EIR No. 386029/SCH No. 2014051075. The following evaluation substantiates the conclusion that supports a determination that no subsequent document is required; and would not result in new impacts or an increase in severity of previously identified significant effects.

Land Use

The SESD and Encanto Neighborhoods CPUs PEIR determined that impacts to land use would be significant if the project would result in: a conflict with the environmental goals, objectives, or guidelines of the general plan, community plan, or other applicable land use plans; A conflict with the purpose and intent of the Historical Resources Regulations and the ESL Regulations; A conflict with the provision of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or approved local, regional, or state habitat conservation plan; Exposure of people to noise levels which exceed the City's Noise Ordinance or are incompatible with the Noise Compatibility Guidelines (Table NE-3) in the Noise Element of the General Plan; or Land uses which are not compatible with an adopted Airport Land Use Compatibility Plan (ALUCP). The CPUs PEIR determined that impacts would be less than significant with the implementation of mitigation measures.

The project proposes four single-family residences which is consistent with the Encanto Neighborhoods Community Plan land use designation of Residential - Low area and zoning designation of RS-1-7. The project would not substantially change the nature of the surrounding area and would be consistent with surrounding residential development. The project would obtain access from an existing public road, Skyline Drive. Therefore, the project would not divide an established community.

The required approvals for this project include a Tentative Parcel Map to subdivide lots per the Subdivision Map Act Section 66426. Per San Diego Municipal Code (SDMC) Section 126.0404(f), a Neighborhood Development Permit is required in accordance with Section 143.0915 because deviations are requested in accordance with Section 143.0920. An Easement Vacation is also

required to vacate a 10-foot-wide slope easement along the site frontage on Skyline Drive. The project proposes deviations to development regulations for lot depth, driveway length, street frontage, and fence height due to lot dimensions, site constraints, and noise along Skyline Drive. With approval of the deviations, the proposed project would be consistent with the existing zoning regulations.

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 developments 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. 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. As such, Mitigation Framework MM-LU-2, which requires the application of MHPA Land Use Adjacency Guidelines is not applicable. As discussed in the Biology Report, prepared by Alden Environmental Inc. (November 3, 2025; Appendix B), the project site does contain ESL due to the presence of 0.46 acre of Tier IIIB non-native grasslands. Impacts to 0.46 acre of Tier IIIB non-native grassland would be less than significant and would not require mitigation because the City's Significance Determination Thresholds states that, "Impacts to non-native grasslands totaling less than 1.0 acres which are completely surrounded by existing urban developments are not considered significant and do not require mitigation." The project site is surrounded by single-family residences to the north, east, and west and Skyline Drive to the south. Impacts would be below levels of significance, and no mitigation is required. As described in the project analysis of biological resources below, the project would comply with the City's biology guidelines consistent with Mitigation Framework MM-LU-1a. Therefore, the project would be consistent with the City's ESL Regulations.

The project site is vacant, therefore, Mitigation Framework MM-LU-1b, which applies to historical resources (built environment) would not be applicable. In summary, the project would result in less than significant land use impacts. and no mitigation is required.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Transportation

The project is consistent with the land use/zoning and would not result in additional trips beyond those identified in the CPUs Final PEIR. Since certification of the CPUs Final PEIR, SB 743, which became effective July 1, 2020, updated how transportation impacts are evaluated under CEQA. Specifically, Public Resources Code Section 20199, enacted pursuant to SB 743, identifies VMT as the appropriate metric for measuring transportation impacts along with the elimination of auto delay/level of service (LOS) for CEQA purposes statewide. Currently, the City's CEQA Guidelines require a discussion in relation to whether a project would result in VMT exceeding thresholds

identified in the City of San Diego Transportation Study Manual (TSM). The proposed project was evaluated under the City's TSM VMT Screening Criteria for land development projects, and it was determined that the project satisfies the Small Project screening criterion of under 300 average daily trips outlined in the City of San Diego Transportation Study Manual. The project was determined to be screened out from additional VMT analysis. Therefore, the Project is presumed to have a less than significant VMT impact. No mitigation is required.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Air Quality

The Project would be consistent with the CPU land uses and zoning assumptions. As such, the project would be consistent with the growth projections utilized in the Regional Air Quality Strategy and would not conflict with or obstruct the applicable air quality plan. The project proposes four single-family residences in an area surrounded by other single-family residences. Construction would be short-term and impacts to neighboring uses would be minimal and temporary. Construction of the project would be subject to standard measures required by a City of San Diego grading permit to reduce potential air quality impacts to less than significant. These measures include, but are not limited to, compliance with SDMC 142.0710, which prohibits airborne contaminants from emanating beyond the boundaries of the premises upon which the use emitting the contaminants is located. Therefore, impacts associated with fugitive dust are considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. The project is not anticipated to exceed daily construction emissions thresholds or to have a significant impact on air quality. Operation of four single-family residences would produce minimal stationary sources emissions. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the size and scope of the project, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would the project result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment.

Considering the temporary construction activities and proposed residential uses, the project would not result in the exposure of people to significant odors. Overall, project air quality impacts would be less than significant, and no mitigation would be required. The PEIR Mitigation Framework MM-AQ-1, MM-AQ-2, MM-AQ-3, and MM-AQ-4 would not be applicable.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Noise

On-Site Noise Compatibility

Consistent with MM-NOS-1, which requires site-specific exterior noise analyses demonstrating that the project would not place residential receptors in locations where noise levels would exceed the noise compatibility standards of the City's General Plan, a Noise Report was prepared by dBF Associates, Inc. (February 2, 2024; Appendix A).

Future exterior composite (roadway + airport) noise levels at the proposed lots would range from approximately 62 dBA CNEL at the northern lots to approximately 65 dBA CNEL at the southern lots. Future exterior noise levels at all lots would be 65 dBA CNEL or below and would be considered "Conditionally Compatible" by the City of San Diego General Plan Noise Compatibility Guidelines. Solid sound barrier walls are part of the project design and included on the site plans. The walls would be on top of the southern retaining walls, with a height of 6 feet relative to pad elevation. Because future exterior noise levels would exceed 60 dBA CNEL at some building façades, interior noise levels could exceed the City of San Diego General Plan Noise Compatibility Guidelines. To comply with this requirement, upgraded building façade elements (windows, walls, doors, and/or exterior wall assemblies) with Sound Transmission Class (STC) ratings of 35 or higher may be necessary. The project would be required to comply with Mitigation Framework MM-NOS-2, which requires site-specific interior noise analyses demonstrating compliance with the interior noise compatibility standards of the City's General Plan and other applicable regulations. Implementation of this measure would ensure that interior noise levels would be 45 dBA CNEL or below in the residences. Impacts would be less than significant with mitigation.

Operational Noise

Consistent with the requirements of MM-NOS-3, on-site generated noise sources were evaluated in the noise report. The HVAC units would produce operational noise levels up to approximately 39 dBA Leq at the project property lines. Project operation would not exceed the property line sound levels allowed by the City of San Diego Municipal Code.

Each proposed lot is anticipated to generate 10 average daily trips (ADT). As such, the project would increase the ADT volume on Skyline Drive from 10,846 to 10,886. This increase would result in a noise increase of less than 1 dBA CNEL. Per the CEQA Significance Thresholds, this is a less than significant increase. As such operational noise impacts would be less than significant.

Construction Noise

According to the noise study the construction of the project would produce noise levels ranging from approximately 70-73 dBA Leq (12 hours) at property lines of residences, below the 75 dBA Leq (12 hour) sound level allowed by the City of San Diego Municipal Code. Construction would occur during the days and hours proscribed by the City of San Diego Municipal Code. As such, MM-NOS-4 is not applicable because the project would not exceed daily construction noise thresholds established by the Municipal Code and no additional mitigation is required.

With the implementation of the project conditions in accordance with regulations and Mitigation Framework MM-NOS-2, all noise impacts of the project would be less than significant.
Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Biological Resources
In accordance with PEIR Mitigation Framework MM-BIO-1, a site-specific Biology Report was prepared by Alden Environmental Inc. (November 3, 2025; Appendix B). As detailed in the report, the project site is not located within or adjacent to the City's Multiple Species Conservation Plan (MSCP) Multi-habitat Planning Area (MHPA) or any conserved area in the City's Vernal Pool Habitat Conservation Plan (VPHCP), and it is outside the coastal zone. Impacts related to MHPA adjacency would be less than significant. Thus, Mitigation Framework MM-LU-2, which is related to the protection of MHPA, would not apply.

The 0.51-acre site consists of 0.46 acres of Non-native grassland (Tier IIIB) and 0.05 acres of Disturbed land (Tier IV). The entire 0.51-acre project site would be directly impacted by the construction of the proposed project. Impacts to Tier IV disturbed land would be less than significant because disturbed land is not sensitive. Impacts to 0.46 acre of Tier IIIB non-native grassland would be less than significant and would not require mitigation because the City's Significance Determination Thresholds states that, "Impacts to non-native grasslands totaling less than 1.0 acres which are completely surrounded by existing urban developments are not considered significant and do not require mitigation." The project site is surrounded by single-family residences to the north, east, and west and Skyline Drive to the south. As such, the project would result in less than significant impacts to sensitive habitat communities and no mitigation is required.

The project site does not contain any wetlands, vernal pools, or other jurisdictional water resources. Thus, Mitigation Framework MM-BIO-2, which is related to impacts on wetlands, vernal pools, and other jurisdictional water resources would not apply.

No sensitive plants or animals are expected to occur on the site. The non-native grassland on site occurs within an area that has been previously graded, developed, and subsequently left fallow, and is isolated by surrounding residential development. As such, the habitat does not provide connectivity, wildlife movement value, or other biological function beyond that typical of small, disturbed patches of non-native grassland in an urban context. Therefore, impacts associated with the proposed project would be less than significant and no mitigation is required. Impacts to migratory or nesting wildlife would be less than significant considering regulatory compliance, and Mitigation Framework MM-BIO-3 would not be applicable to the project.
Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Hydrology/Water Quality

In accordance with PEIR MM-HYD-WQ-1 and MM-HYD/WQ-2, a site-specific Priority Development Project Storm Water Quality Management Plan (November 2025; Appendix C) and Drainage Study (November 2025; Appendix D) were prepared by Rick Engineering Company. These reports demonstrate that the project would result in slightly higher post-project peak flows compared to pre-project conditions due to the overall increase in impervious area. The project would include Low Impact Development (LID) Site Design, Source Control, Pollutant Control and Hydromodification Management Best Management Practices (BMPs), designed pursuant to the guidelines of the City of San Diego Storm Water Standards, to achieve water quality treatment and hydromodification management. The project is designed to control runoff rates and flow durations to maintain or reduce pre-development downstream erosion conditions and protect stream habitat consistent with the stormwater standards. The project is considered a Priority Development Project (PDP); therefore, the project is subject to the hydromodification management plan (HMP) requirements. The project proposes to convey the post-project runoff using an on-site 12-inch storm drain pipe that will tie-in to an existing 18-inch public storm drain between two houses, leading to Kenyatta Court. The on-site storm drain system also includes one underground storm water storage vault and vegetated Modular Wetland System (MWS) combination for water quality and hydromodification purposes. The existing public storm drains have capacity for the additional flows. The project would comply with the City's Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC). The project would be required to prepare a Stormwater Pollution Prevention Plan and implement best management practices during construction as well. The project is not located within a 100-year floodway. Therefore, hydrology and water quality impacts would be less than significant.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Historical Resources

The proposed project is located on a site with no existing development and would have no potential to impact historic buildings, structures, and objects. According to the PEIR, the project site is mapped as having a moderate sensitivity level for archaeological resources. In accordance with the PEIR, site photos and existing historic information were reviewed. A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential archaeological resources within the project site. The CHRIS search did not identify any recorded archaeological sites within or adjacent to the property. The project site has previously been disturbed with the construction of a structure with a basement. Additionally, according to the site-specific Geotechnical Investigation (July 2022; Appendix F), the site is underlain by undocumented fill soils to depths up to about 7 feet below ground surface and Mission Valley Formation at depth. Due to the nature of these soils, the potential for archaeological resources is low. Therefore, impacts to historical resources would be less than significant.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Paleontological Resources

According to the site-specific Geotechnical Investigation (July 2022; Appendix F), the site is underlain by undocumented fill soils to depths of up to about 7 feet below ground surface and Mission Valley Formation at depth. Fill soils have no sensitivity, and Mission Valley Formation has high sensitivity for the discovery of paleontological resources. Project grading would entail approximately 890 cubic yards (cyds) of cut to a maximum depth of 2 feet, 1,230 cyds of fill to a maximum depth of 4 feet, and 340 cyds of soil import. MM-PALEO-1 requires paleontological monitoring for projects that require over 1,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a high resource potential geologic deposit/formation/rock unit. The project does not meet these thresholds. Therefore, the project would not be required to implement MM-PALEO-1, and monitoring would be required. Impacts to paleontological resources would be less than significant. Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Geology and Seismic Hazards

In accordance with Mitigation Framework MM-GEO-1, a site-specific Geotechnical Investigation (July 2022; Appendix E) was prepared by NOVA Services, Inc., in accordance with City's Geotechnical Report Guidelines. Impacts would be avoided or reduced through engineering design that meets or exceeds adherence to the City's Municipal Code and the California Building Code. In accordance with MM-GEO-2, which requires projects to adhere to the Grading Regulations and National Pollutant Discharge Elimination System (NPDES) permit requirements, the project would also comply with the City's grading regulations and NPDES permit requirements. Overall, Mitigation Framework MM-GEO-1 and MM-GEO-2 were implemented as a part of the permitting process. Impacts would be less than significant, and no further mitigation is warranted. Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Hazardous materials:

The project proposes four single-family residences. As a residential use, the project is not anticipated to result in the transport, use, or disposal of significant hazardous materials. The project site was not listed in any of the databases for hazardous materials including being listed in the State Water Resources Control Board GeoTracker system, which includes leaking underground fuel tank sites inclusive of spills, leaks, investigations, and cleanups Program or the Department of Toxic Substances Control EnviroStor Data Management System, which includes Cortese sites. Therefore,

the project would not be located on a site listed on a hazardous materials database, and impacts would be less than significant.

The project site is located within the San Diego International Airport Influence Area, Review Area 1, but is located outside of any safety zone. Therefore, the project would not result in a safety hazard for people working within a designated airport influence area, and impacts would be less than significant and no mitigation is required.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Greenhouse Gas Emissions:
The 2022 Climate Action Plan (CAP) and associated CAP Consistency Regulations were adopted and became effective for all areas outside of the Coastal Zone starting Oct. 23, 2022. The project is consistent with the General Plan and the Encanto Neighborhoods Community Plan's land use and zoning designations. The project was reviewed for consistency with the CAP Consistency Regulation requirements by Planning, Landscape, and Transportation staff. Applicable requirements have been implemented, including tree canopy requirements. Based on the project's consistency with the City's CAP Consistency Regulations, the project's contribution of GHGs to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs or generate GHG emissions that may adversely affect the environment, and impacts would be less than significant and no mitigation is required. Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Energy
The project involves the construction of four single-family residences and would not result in significant impacts related to electrical power or fuel consumption. The project would be required to meet the mandatory energy standards of the current California energy code. Additionally, construction of the project would consume energy through the operation of heavy off-road equipment, trucks, and worker traffic, however, construction would be temporary and short-term in duration. Therefore, impacts would be less than significant. Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Public Services
The project site is vacant but is located in an urbanized area surrounded by single-family residences. Fire protection and police protection services are provided. The project would not adversely affect

existing levels of such services to the area and would not require the construction of new or expansion of existing governmental facilities. No impacts would occur, and no mitigation measures are required. Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Public Utilities

Adequate services are available to serve the site, and the project would not require the construction or expansion of existing utility facilities. Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate a significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal additional needs. The project would not exceed the City's threshold for solid waste impacts of construction, demolition and/or renovation of 40,000 sf or more of building space. Construction debris and waste would be generated from the demolition of the existing service station and convenience store. All construction waste from the project site would be transported to an appropriate facility, which is expected to have adequate capacity to accept the limited amount of waste that would be generated by a project of this size. Long-term operation of the proposed project is anticipated to generate typical amounts of solid waste associated with residential uses. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (SDMC Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (SDMC Chapter 6, Article 6, Division 6) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant. No mitigation is required.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

Visual Effects and Neighborhood Character

The project site is currently undeveloped and surrounded by single-family residential development. Figure 8-2 in the Encanto Neighborhoods CPU illustrates public views that have been identified in the community including viewsheds, scenic overlooks, and view corridors. Review of Figure 8-2 in the Encanto Neighborhoods CPU determined that there are no public views within proximity to the project site.

The project would comply with applicable land use and development design guidelines and policies of the CPUs which are intended to ensure that future development within the CPUs area would not result in architecture, urban design, landscaping, or landforms that would negatively affect the visual

quality of the area or strongly contrast with the surrounding development. The project would be compatible with the scale and design of surrounding development, and impacts would be less than significant.

The project site is zoned as RS-1-7 (Residential – Single-Family) in the Encanto Neighborhoods Community Plan. While the project includes deviations from the base zone standards including lot depth, driveway length, street frontage, and fence height, the overall site density would be consistent with density planned in the RS-1-7 zone. Additionally, the project has been designed to be consistent with all applicable design guidelines of the CPUs. Therefore, the project would be consistent with surrounding development, and impacts would be less than significant.

The project site does not contain any unique physical features such as a natural canyon or natural hillside slopes. Although the project would require approximately 890 cubic yards (cyds) of cut to a maximum depth of 2 feet, 1,230 cyds of fill to a maximum depth of 4 feet, and 340 cyds of soil import, the project would not meet any of the conditions that would result in a significant impact related to landform alteration. There are no steep hillsides on the project site and the project would not require mass terracing of natural slopes. Therefore, the project would not result in a substantial change in the existing landform or loss of unique physical features, and impacts would be less than significant. No mitigation is required.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in the PEIR.

CONCLUSION

Overall, implementation of the proposed project would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified PEIR.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously certified SESD and Encanto Neighborhoods CPUs PEIR No. 386029/SCH No. 2014051075, under CEQA Guidelines Section 15162, in that the document adequately covers the proposed project. The applicable MMRP measures from the SESD and Encanto Neighborhoods CPUs PEIR No. 386029/SCH No. 2014051075 have been carried forward.

Marlene Watanabe
Associate Planner

MW/mw

cc: Blake Sonuga, Development Project Manager, Development Services Department

Attachments: Figure 1 – Project Vicinity
Figure 2 – Project Site

Mitigation Monitoring and Reporting Program

Appendices (provided under separate cover):

Appendix A, Noise Report, dBF Associates, Inc., February 2, 2024.
Appendix B, Biology Letter Report, Alden Environmental Inc., November 3, 2025.
Appendix C, Priority Development Project Storm Water Quality Management Plan, Rick Engineering Company, November 2025.
Appendix D, Drainage Study, Rick Engineering Company, November 2025.
Appendix E, Geotechnical Investigation, NOVA Services, Inc., July 2022



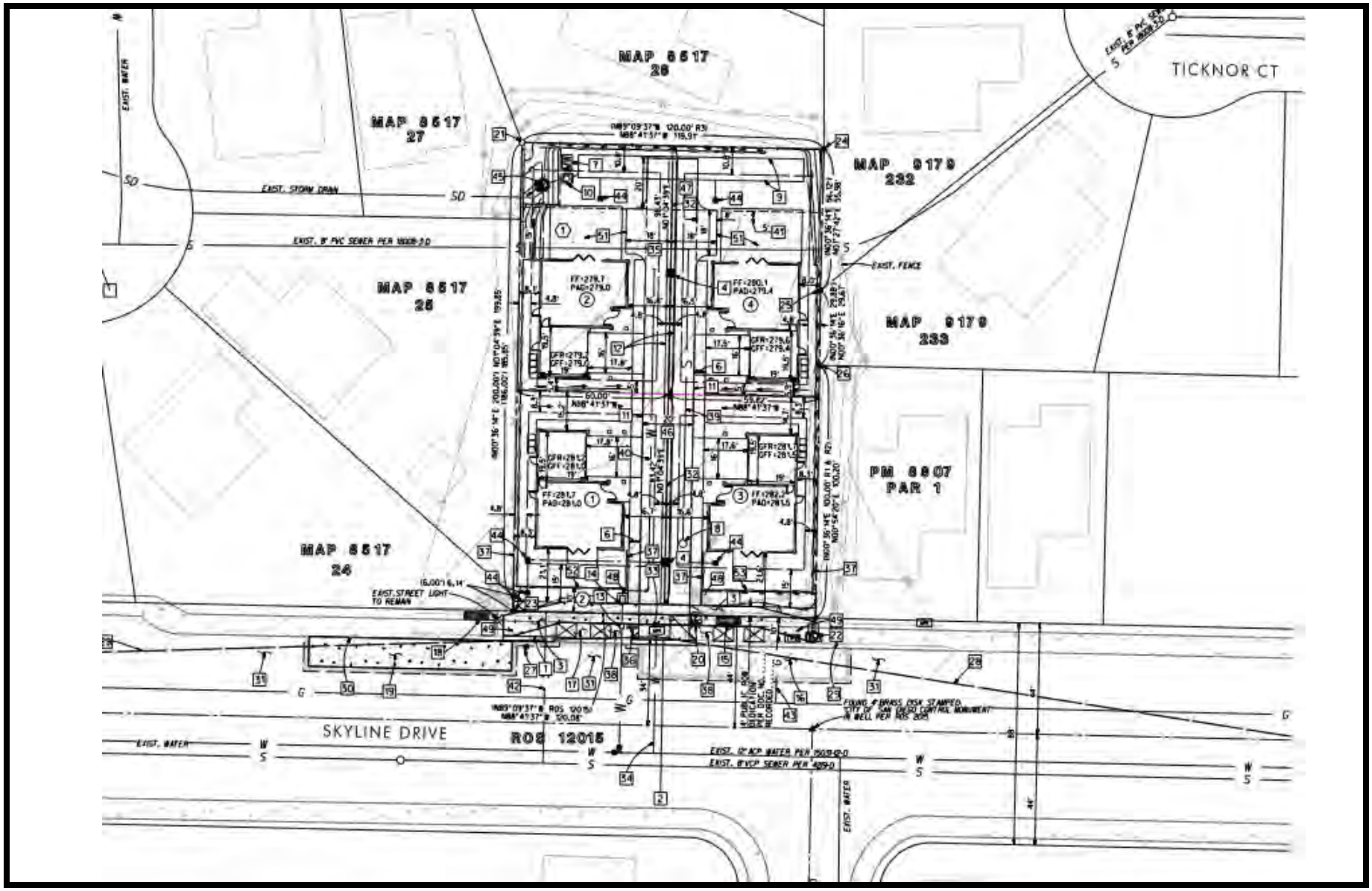
The City of SAN DIEGO

Project Location

6030 Skyline Drive/PRJ-1069626

Development Services Department

FIGURE No. 1



The City of SAN DIEGO

Site Plan

6030 Skyline Drive/PRJ-1069626

Development Services Department

FIGURE No. 2

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3225549, VESTING TENTATIVE MAP NO. 3183665, EASEMENT VACATION NO. 3225548

PRJ-1069626 / SCH NO. 2014051075

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 monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and the completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. All mitigation measures contained in 15162 Memo No. 1069626 / SCH No. 2014051075 shall be made conditions of NDP No. PMT-3225549, NDP No. VTM No. 3183665, and Easement Vacation No. 3225548 as may be further described below.

MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

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

1. Prior to the issuance of 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 construction documents (CD) (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design and/or construction documents.

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

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City of San Diego (City) website: https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates

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

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

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

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

Qualified Acoustician

Note: If all responsible Permit Holders' representatives and consultants fail to attend, an additional meeting with all parties present will be required.

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division and can be reached at (858) 627-3200

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, contact call RE and MMC at (858) 627-3360

2. MMRP COMPLIANCE: This Project, PRJ-1069626 and /or Environmental Document 1069626 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 the 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, monitoring times, methodology, etc.)

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

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

obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency.

None Applicable

4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on an 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 DSD 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 the Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at the Preconstruction Meeting
Noise	Interior Noise Analysis Documentation	Noise Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

NOISE AND VIBRATION

MM-NOS-2 When building plans are available and prior to the issuance of building permits, site-specific interior noise analyses demonstrating compliance with the interior noise compatibility standards of the City's General Plan and other applicable regulations shall be prepared for noise sensitive receptors located in areas where exterior noise levels exceed the noise compatibility standards of the City's General Plan. Noise control measures including but not limited to, increasing roof, wall, window, and door sound attenuation ratings, placing heating, ventilation, and air conditioning (HVAC) units in noise reducing enclosures, or designing buildings so that no windows face freeways or major roadways, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.

PLANNING COMMISSION RESOLUTION NO. _____-PC

RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3225549
TENTATIVE MAP NO. PMT- 3183665
EASEMENT VACATION NO. PMT-3225548
PRJ-1069626: 6030 SKYLINE DRIVE

WHEREAS, on November 19, 2026, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego approval of Neighborhood Development Permit No. PMT-3225549, Tentative Map No. PMT-3234657, and Easement Vacation No. PMT-3225548; and

WHEREAS, the GOSHEN UNLIMITED LLC, a California Limited Liability Company, Owner/Permittee, requested Neighborhood Development Permit No. PMT-3225549, Tentative Map No. PMT-3234657, and Easement Vacation No. PMT-3225548 for the 6030 Skyline Project to subdivide a vacant 0.51-acre property into four (4) parcels, construct a two-story, 2,635-square-foot single-family dwelling with attached garage on each lot, and a public service easement vacation (slope easement); and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval of Neighborhood Development Permit No. PMT-3225549, Tentative Map No. PMT-3234657, and Easement Vacation No. PMT-3225548.

_____
Blake Sonuga
Development Project Manager
Development Services

Dated: November 19, 2026
By a vote of _:_:_

DRAFT

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

Ownership Disclosure Statement

FORM DS-318
October 2017

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

Project Title: Skyline Vesting Tentative Map **Project No. *For City Use Only*:** _____

Project Address: 6130 Skyline Drive
San Diego, CA 92114

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

☒ Corporation ❑ Limited Liability -or- ❑ General – What State? California Corporate Identification No. C-469117

❑ Partnership ❑ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an offi cer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organiza tion. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Bayview Baptist Church of San Diego ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 6134 Pastor Timothy J Winters St

City: San Diego State: CA Zip: 92114

Phone No.: 619-262-8384 Fax No.: _____ Email: kbrown@bayviewbc.org

Signature: Keith Brown Digitally signed by Keith Brown Date: 2022.08.05 08:38:53 -0700' Date: 7/7/22

Additional pages Attached: ☒ Yes ❑ No

Applicant

Name of Individual: Goshen Unlimited LLC ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 6134 Pastor Timothy J Winters St.

City: San Diego State: CA Zip: 92114

Phone No.: 619-977-9006 Fax No.: _____ Email: bkemp@goshenunlimitedllc@gmail.com

Signature: _____ Digitally signed by Beatrice W Kemp Date: 2022.07.07 07:16:35 -0700' Date: 7/7/22

Additional pages Attached: ❑ Yes ☒ No

Other Financially Interested Persons

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

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ❑ No

Vesting Tentative Map No. 3183665 | Neighborhood Development Permit No. 3225549

ATTACHMENT 11

Easement Vacation No. 3225548

Goshen Unlimited LLC

Skyline Homes Project

6030 Skyline Drive

San Diego, CA 92114

Robi4 Architecture & Planning Inc

www.robi4.com

901.212.7692

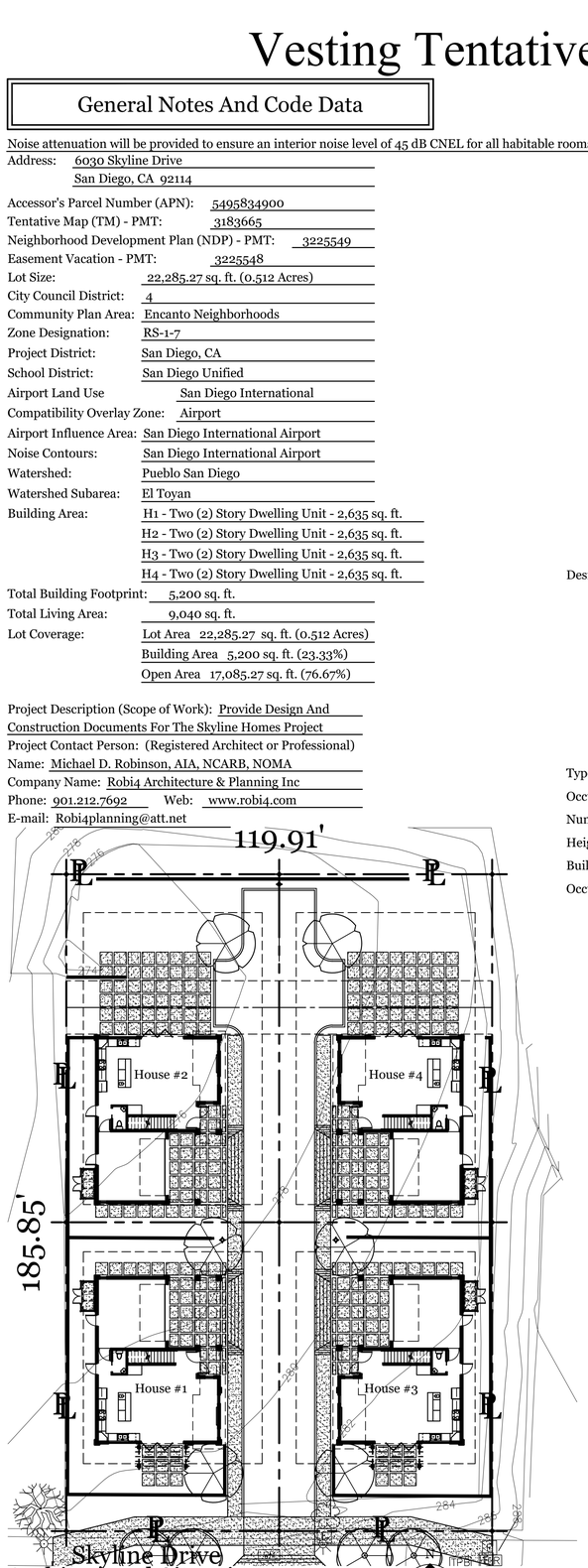
General Notes And Code Data

Noise attenuation will be provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms.

Address: 6030 Skyline Drive
San Diego, CA 92114

Accessor's Parcel Number (APN): 5495834900
Tentative Map (TM) - PMT: 3183665
Neighborhood Development Plan (NDP) - PMT: 3225549
Easement Vacation - PMT: 3225548
Lot Size: 22,285.27 sq. ft. (0.512 Acres)
City Council District: 4
Community Plan Area: Encanto Neighborhoods
Zone Designation: RS-1-7
Project District: San Diego, CA
School District: San Diego Unified
Airport Land Use: San Diego International
Compatibility Overlay Zone: Airport
Airport Influence Area: San Diego International Airport
Noise Contours: San Diego International Airport
Watershed: Pueblo San Diego
Watershed Subarea: El Toyan
Building Area: H1 - Two (2) Story Dwelling Unit - 2,635 sq. ft.
H2 - Two (2) Story Dwelling Unit - 2,635 sq. ft.
H3 - Two (2) Story Dwelling Unit - 2,635 sq. ft.
H4 - Two (2) Story Dwelling Unit - 2,635 sq. ft.
Total Building Footprint: 5,200 sq. ft.
Total Living Area: 9,040 sq. ft.
Lot Coverage: Lot Area 22,285.27 sq. ft. (0.512 Acres)
Building Area 5,200 sq. ft. (23.33%)
Open Area 17,085.27 sq. ft. (76.67%)

Project Description (Scope of Work): Provide Design And Construction Documents For The Skyline Homes Project
Project Contact Person: (Registered Architect or Professional)
Name: Michael D. Robinson, AIA, NCARB, NOMA
Company Name: Robi4 Architecture & Planning Inc
Phone: 901.212.7692 Web: www.robi4.com
E-mail: Robi4planning@att.net



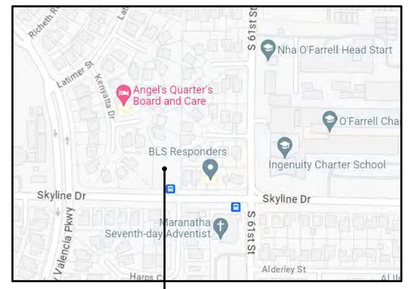
A1 Architectural Site Diagram
1" = 20'-0" < Plan >

Note: The Required Front Yards Of Lots 1 And 3 Shall Be Limited To A Maximum Of 60% Paving And Hardscape Per SDMC 131.0447.

Code Compliance And Building Data

Design Codes / Edition: 2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Green Building Standards Code
2022 California Energy Code
2010 Americans with Disabilities Act Standards
All Accumulative Supplements To the Above Mentioned Codes
All Applicable Regulations Of Agencies With Jurisdiction Over The Work

Type of Construction: Type - (V-B): Un-Protected & Un-Sprinklered
Occupancy Group(s): Group - (R3)
Number of stories: Two (2)
Height of Buildings from Average Grade: 21'-2" +/-
Building Area: H1, H2, H3 & H4 - 2,635 Sq. Ft. Gross
Occupant Load Factor (NFPA - 101): 15 Sq. Ft. Net / Person



D4 Vicinity Map
No Scale < Plan >

Project Team

Architect:
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Civil Engineer:
Rick Engineering Company
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San Diego, CA 92110
619.291.0707
Karen S. Van Ert, P.E.
Kvanert@rickengineering.com

Drawings Index

Sheet Number	Project Drawings	Date	Revision Date
A0.00	Cover Sheet & Drawings Index	01-23-24	01-15-25
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4 of 33	DETAILS AND SECTIONS	10-27-23	01-15-25
5 of 33	TOPOGRAPHIC & MAPPING CONSTRAINTS	10-27-23	01-15-25
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8 of 33	FRONTAGE DETAIL	10-27-23	01-15-25
4	LANDSCAPE DEVELOPMENT PLAN	03-13-24	07-15-24
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A1.03	H3 - Three Bedroom Floor Plan	01-23-24	01-15-25
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A1.05	Room Finish, Door & Window Schedules	01-23-24	01-15-25
A1.06	H1 - Three BR Reflected Ceiling Plan	01-23-24	01-15-25
A1.07	H2 - Three BR Reflected Ceiling Plan	01-23-24	01-15-25
A1.08	H3 - Three BR Reflected Ceiling Plan	01-23-24	01-15-25
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A1.10	Roof Plans - H1 & H2 - Three Bedroom	01-23-24	01-15-25

Drawings Index

Sheet Number	Project Drawings	Date	Revision Date
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A1.13	H1 - Three Bedroom Building Elevations	01-23-24	01-15-25
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A2 Drawings Index
No Scale < Plan >

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114
Sheet Title:
Cover Sheet & Drawings Index

Seal: LICENSED ARCHITECT · MICHAEL D. ROBINSON · C-38144 · RENEWAL: 11-30-25 · STATE OF CALIFORNIA

ROBI 4 Est. 1999 Architecture & Planning Inc

Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

Sheet Number: A0.00
01 of 34

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

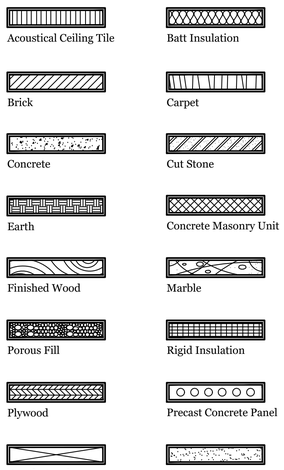
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Abbreviations

A					
A.F.F.	Above Finish Floor	F.D.	Floor Drain	Plas.	Plastic
A.C.T.	Acoustical Ceiling Tile	F.I.O.	Furnished And Installed By Owner	Pl.	Plate
Adj.	Adjustable	Ftg.	Footing	P.G.	Plate Glazing
A/C	Air Conditioning	Fdn.	Foundation	Plywd.	Plywood
Alum.	Aluminum	Furr.	Furr(ed)(ing)	P.C.F.	Pounds / Cubic Foot
Al / Gl	Aluminum & Glazing	**G**		P.L.F.	Pounds / Linear Foot
Anch.	Anchorage	Ga.	Gage, Gauge	P.S.F.	Pounds / Square Foot
Anod.	Anodized	Galv.	Galvanized	P.S.I.	Pounds / Square Inch
Arch.	Architectural	G.C.	General Contractor	℄	Property Line
Asph.	Asphalt	Gl.	Glass, Glazing	**Q**	
Auto.	Automatic	G.B.	Grab Bar	Q.T.	Quarry Tile
B		Gyp.	Gypsum Board	**R**	
Bsmt.	Basement	**H**		Rad.	Radius
Brg.	Bearing	HVAC	Heating, Ventilating & Air Conditioning	Ref.	Reference
B.M.	Bench Mark	Hgt.	Height	Reinf.	Reinforce(d)(ing)
Blk'g.	Blocking	H.B.	Hose Bibb	Reloc.	Relocate(d)(ion)
Bd.	Board	H.C.	Hollow Core	Req'd.	Required
B.S.	Both Sides	H.M.	Hollow Metal	Res.	Resilient
B.W.	Both Ways	H.M.F.	Hollow Metal Frame	R.O.W.	Right Of Way
Bldg.	Building	Hdw.	Hardware	R.D.	Roof Drain
B.O.C.	Bottom Of Curb	H.W.	Hot Water	**S**	
C		**I**		Sht.	Sheet
C.C.	Center To Center	Instl.	Install(ed)(ation)	Sim.	Similar
Clg.	Ceiling	Insul.	Insulat(ed)(ion)	S.C.	Solid Core
C.M.	Centimeter(s)	Int.	Interior	S	South
C.T.	Ceramic Tile	**J**		Specs.	Specification(s)
Col.	Column	J.B.	Junction Box	Sq.	Square
Conc.	Concrete	Jt.	Joint	Stn.	Stain
C.M.U.	Concrete Masonry Unit	Jst.	Joist	S.S.	Stainless Steel
Const.	Construction	**K**		Stl.	Steel
C.J.	Control Joint	K.Pl.	Kickplate	S.D.	Storm Drain
C.F.	Cubic Foot	K.O.P.	Knockout Panel	**T**	
C.Y.	Cubic Yard	**L**		S.T.C.	Sound Transmission Class
D		Lbl.	Label	Tel.	Telephone
D.L.	Dead Load	Lam.	Laminate(d)	T.V.	Television
Diam.	Diameter	L.L.	Live Load	Thk.	Thick(ness)
Dim.	Dimension	L.	Long, Length	T.O.W.	Top Of Wall
Demo.	Demolition	**M**		Typ.	Typical
D.S.	Downspout	Mfr.	Manufacture(er)	T.O.B.	Top Of Beam
Dwg.	Drawing	Mas.	Masonry	T.O.C.	Top Of Curb
E		M.O.	Masonry Opening	T.O.P.	Top Of Panel
Ea.	Each	M.P.H.	Miles Per Hour	T.O.S.	Top Of Slab
E	East	Matl.	Material(s)	T & G	Tongue And Groove
Elec.	Electric(al)	Max.	Maximum	**U**	
Emer.	Emergency	Mech.	Mechanical	U.N.O.	Unless Noted Otherwise
Eq.	Equal	Mtl.	Metal	**V**	
Est.	Estimate	Min.	Minimum	Vin.	Vinyl
Exh.	Exhaust	Misc.	Miscellaneous	V.C.T.	Vinyl Composition Tile
Exist.	Existing	**N**		V.W.C.	Vinyl Wall Covering
E.W.	Each Way	N.R.C.	Noise Reduction Coefficient	**W**	
E.D.F.	Electric Drinking Fountain	Nom.	Nominal	Wsct.	Wainscot
F		N	North	W.H.	Wall Hung
F.B.	Face Brick	N.I.C.	Not In Contract	W.C.	Water Closet
F.O.C.	Face Of Concrete	N.T.S.	Not To Scale	W.P.	Water Proofing
F.O.F.	Face Of Finish	**O**		W.R.	Water Resistant
F.O.M.	Face Of Masonry	O.C.	On Center(s)	W.W.F.	Welded Wire Fabric
F.O.S.	Face Of Stud	O.D.	Overflow Drain	W	West
F.F.	Factory Finish	Opp.	Opposite	Win.	Window
Fin.	Finish(ed)	O.S.C.I.	Owner Supplied Contractor Installed	W.H.	Water Heater
F.F.L.	Finish Floor Line	**P**		W.G.	Wire Glazing
F.Brk.	Fire Brick	Pnt.	Paint	Wd.	Wood
F.E.	Fire Extinguisher	Ptd.	Painted	Wt.	Weight
F.P.	Fire Proof	Pvt.	Pavement		
F.R.	Fire Retardant	P. Lam.	Plastic Laminate		

A1 **Abbreviations**
No Scale < Plan >

Material Designations



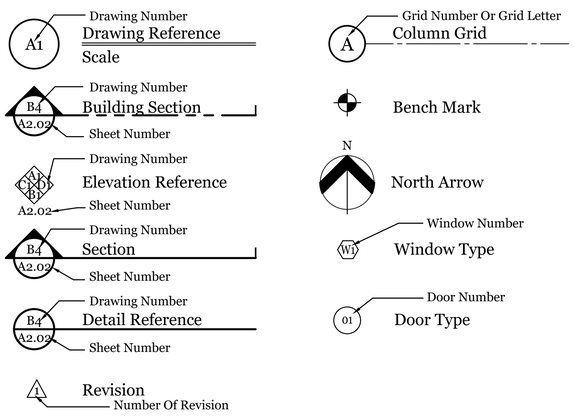
C2 **Material Designations**
No Scale < Plan >

Symbols Legend

Item	Description
	120V Conventional Duplex Outlet
	110V Conv Duplex Outlet - Half Hot
GFCI	Ground Fault Circuit Interrupter
	240 V - Wall Mounted Receptacle
WP	Weatherproof Outlet (G.F.C.I.)
J	Junction Box For Electric Fireplace
	4" LED Recessed - 3500K - Dimmable
	Suspended Fixture - Dimmable
	Wall Sconce LED - Dimmable
	LED Flourescent Fixture - Dimmable
	Ceiling Fan
HB	Hose Bib

C3 **Symbols Legend**
No Scale < Plan >

Graphic Symbols



A2 **Graphic Symbols**
No Scale < Plan >

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
Abbreviations, General Notes & Symbols

Est. 1999
Architecture & Planning Inc

Seal: LICENSED ARCHITECT · MICHAEL D. ROBINSON · C-38144 · RENEWAL 11-30-25 · STATE OF CALIFORNIA

Date: January 15, 2025
Drawn By: CDR
Reviewed By: MDR
Scale: As Noted

Sheet Number: A0.01
02 of 34

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

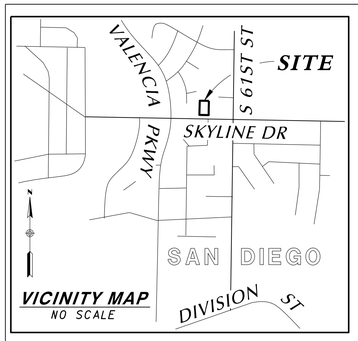
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VESTING TENTATIVE MAP NO. 3183665 / NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3225549
EASEMENT VACATION NO. 3225548

ATTACHMENT 11

SKYLINE

CITY OF SAN DIEGO, CALIFORNIA



KEY MAP
SCALE 1" = 40'

DEVELOPMENT SUMMARY/GENERAL NOTES

BULLET POINT NARRATIVE

A. THE PROJECT SITE IS CURRENTLY LOCATED IN THE PLANNING AREA OF THE PROPOSED PROJECT IS TO SUBDIVIDE THE VACANT LOT INTO 4 LOTS AND DEVELOP 1 SINGLE FAMILY UNITS ON EACH LOT.

B. THIS PROJECT WILL REQUIRE THE FOLLOWING PERMITS/APPROVALS: GRADING PERMIT, PUBLIC IMPROVEMENT PERMIT, PARCEL MAP, BUILDING DEPARTMENT PERMIT.

C. ALL PROPOSED UTILITIES WILL BE UNDERGROUNDED IN THE AREAS FOR PROPOSED GRADING, IMPROVEMENTS AND DEVELOPMENT PER SAN DIEGO MUNICIPAL CODE.

D. THE GEOLOGIC HAZARD CATEGORIES FOUND ON THIS SITE ARE BASED ON THE GEOTECHNICAL REPORT TITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION, CLAIREMONT TOWNHOMES, 3450 CLAIREMONT DRIVE, SAN DIEGO, CALIFORNIA" DATED MAY 15, 2020. THE SITE FINDINGS FOR NON-SEISMIC GEOLOGIC HAZARDS AFFECTING THE PROJECT ARE CONSIDERABLY LOW.

E. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

F. EXISTING LOTS: 1
PROPOSED LOTS: 4

ADDITIONAL NOTES:

1. A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP, AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
2. EXISTING EASEMENT: SEE SHEET 3
PROPOSED EASEMENT: 5' SEWER ACCESS EASEMENT, 20' ACCESS EASEMENT
PROJECT PROPOSES TO VACATE THE EXISTING 10' SLOPE EASEMENT AND GRANT THE 5' SEWER ACCESS EASEMENT AS PART OF THE PARCEL MAP.
3. ALL ROADS ONSITE ARE PRIVATE. SEE SECTIONS ON SHEET 2.
4. COMMUNTY PLANNING AREA: ENCANTO NEIGHBORHOODS
5. ZONE DESIGNATION: RS-1-7

BUILDING INFORMATION

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
NUMBER OF STORIES	2	2	2	2
BUILDING FOOTPRINT SQUARE FOOTAGE	1300	1300	1300	1300
TOTAL BUILDING FOOTPRINT SQUARE FOOTAGE	5,200			

PARKING CALCULATIONS

PER SAN DIEGO MUNICIPAL CODE TABLE 142-05B AND INFORMATION BULLETIN 400

	REQUIRED	PROVIDED
GARAGE	8	8
SURFACE	0	2
TOTAL	8	10

PROPOSED USE
4 SINGLE FAMILY RESIDENTIAL UNITS

EXISTING USE:
VACANT LOT

GRADING TABULATIONS:
TOTAL AMOUNT OF SITE TO BE GRADED: 0.51 AC

% OF TOTAL SITE: 100%

AMOUNT OF CUT: 890 CY

MAXIMUM OF CUT: 2'

AMOUNT OF FILL: 1230 CY

MAXIMUM DEPTH OF FILL: 4'

SLOPE RATIO: 2:1

MAXIMUM HT. OF CUT SLOPES: 2'

SLOPE RATIO: 2:1

AMOUNT OF IMPORT SOIL: 340 CY

RETAINING WALLS:
•LENGTH: 560'
•MAXIMUM HEIGHT: 4.5'

PROJECT GROSS SITE AREA
GROSS LAND AREA: 0.51 AC.
NET LAND AREA: 0.51 AC.

ZONING DESIGNATION
EXISTING ZONING: R-1-7
PROPOSED ZONING: R-1-7

SETBACK REQUIREMENTS

	LOTS 1 & 3	LOTS 2 & 4
FRONT	15'	N/A
REAR	8.3'	N/A
SIDE	4.8'	4.8' (E/W), 5' (S) & 10.8' (N)*

* N/S SIDE YARD SETBACK RE-ALLOCATED PER FOOTNOTE 2 OF TABLE 131-04D IN SECTION OF THE SDMC

DEVIATION FROM STANDARDS

STANDARD	PROPOSED
MINIMUM LOT DEPTH: 95' PER SDMC SECTION 131.0431, TABLE 131-04D	LOT DEPTH (LOTS 1 & 3) 1 & 3: 83'
MINIMUM HOUSE DRIVEWAY LENGTH: 20' PER SDMC SECTION 142.0520, DIAGRAM 142-05A	HOUSE DRIVEWAY LENGTH (LOTS 1, 2, 3 & 4): 17'-6"
MINIMUM LOT ROW STREET FRONTAGE: 50' PER SDMC SECTION 131.0431, TABLE 131-04D	LOT ROW STREET FRONTAGE (LOTS2&4): 0'
MAXIMUM HEIGHT OF FENCE ON TOP OF RETAINING WALL: 3'-6" PER SDMC SECTION 142.0340(C)(2)	HEIGHT OF FENCE ON TOP OF RETAINING WALL: 6'-0"

PROJECT TEAM

APPLICANT/DEVELOPER/AGENT

GOSHEN UNLIMITED LLC
SKYLINE HOMES PROJECT
6134 PASTOR TIMOTHY J WINTERS ST.
SAN DIEGO, CA. 92114
PHONE:

ERIC W. WASHINGTON DATE

OWNER

GOSHEN UNLIMITED LLC
SKYLINE HOMES PROJECT
6134 PASTOR TIMOTHY J WINTERS ST.
SAN DIEGO, CA. 92114
PHONE:

ERIC W. WASHINGTON DATE

ARCHITECTURE & PLANNING

ROB14 ARCHETECTURE & PLANNING INC.
ADDRESS
COUNTY/CITY/STATE/ZIP

PHONE: 901-212-7692

CIVIL ENGINEER

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA. 92110

PHONE: (619) 291-0707

GEOTECHNICAL ENGINEER

NOVA SERVICES, INC.
4373 VIEWRIDGE AVE., STE. B
SAN DIEGO, CALIFORNIA 92123

PHONE:

SURVEYOR:

I HEREBY DECLARE THAT I AM THE LAND SURVEYOR OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE LAND SURVEYING WORK FOR THIS PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE.

LICENSED LAND SURVEYOR — BRIAN D. JAQUESS — No. 8379 — STATE OF CALIFORNIA

BRIAN JAQUESS DATE
L.S. 8379
EXP. DATE 12/31/2025

SHEET INDEX

1. TITLE SHEET FOR TENTATIVE MAP/SITE PLAN
2. DETAILS AND SECTIONS
3. TOPOGRAPHIC AND MAPPING CONSTRAINTS MAP
4. SITE PLAN/TENTATIVE MAP
5. GRADING & DRAINAGE PLAN

ABBREVIATIONS

HT	HEIGHT
FF	FINISH FLOOR
FS	FINISH SURFACE
FL	FLOW LINE
IOD	IRREVOCABLE OFFER OF DEDICATION
I.E.	INVERT ELEVATION
PE	PAD ELEVATION
PI	POINT OF INTERSECTION
PVT	PRIVATE
TG	TOP OF GRADE
TP	TOP OF PIPE

LEGAL DESCRIPTION

THE SOUTHERLY 200.00 FEET OF THE WEST 120.00 FEET OF THE EAST 445.00 FEET OF LOT 14 OF CAVE & MCHATTON SUBDIVISION OF LOT 14 AND A PART OF LOT 16 OF EX-MISSION PARTITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 159, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 30, 1887.

EXCEPTING THEREFROM THE SOUTHERLY 14.00 FEET

APN: 549-583-49-00

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6, NAD 83, EPOCH 1991.35, BASED UPON THE GRID BEARING BETWEEN GPS STATIONS 178 AND 249, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON MAY 25, 2016, BOTH STATIONS HAVING A COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER PER RECORD OF SURVEY 14492.

I.E. GPS STATION 178 TO 249: N 67°39'17"E 7947.53' GRID

STATION 178
FOUND LEAD & DISK STAMPED "RCE 1534" IN CONCRETE WALK PER ROS 14492
N: 1836907.580
E: 6308455.060
ELEV: 303.17
CGF: 1.0000049
CONVERGENCE: -00°27'08.34"

STATION 249
2.25" CITY SD BRASS DISK IN 2" IP
N: 1839929.120
E: 6315805.810

REFERENCE DRAWINGS

12" AC WATER MAIN	15031-D
8" VC SEWER MAIN	4219-D
8" VC SEWER	18008-D

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), BASED LOCALLY UPON THE SE BP OF SKYLINE DR AND 58TH ST, PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED OCTOBER 4, 2011.

ELEVATION: 293.221, MSL, NGVD 29

ASSESSORS PARCEL NUMBER

549-583-49-00

SITE ADDRESS

6030 SKYLINE DRIVE
SAN DIEGO, CA. 92114

LOT SIZES

EXISTING	22,300 SF
LOT 1	5,005 SF
LOT 2	5,905 SF
LOT 3	5,001 SF
LOT 4	5,893 SF

LOT FLOOR AREA RATIOS

	MAXIMUM	PROPOSED
LOT 1	0.59	0.26
LOT 2	0.59	0.33
LOT 3	0.59	0.26
LOT 4	0.59	0.33

LEGEND

ITEM	SYMBOL
PROPOSED IMPROVEMENTS ✳	
LOT LINE/ROW	
0"/4"/6" CONCRETE CURB/BERM & GUTTER (PVT)	
SIDEWALK	
ASPHALT PAVING	
CONCRETE	
PRIVATE DRIVEWAY	
PAD ELEVATION	PAD=281.2
FINISH FLOOR ELEVATION	FF=282.2
GARAGE FINISH FLOOR REAR	GFR=281.7
GARAGE FINISH FLOOR FRONT	FF=282.2
DIRECTION OF FLOW	1.0%
DAYLIGHT LINE/GRADING LIMIT	
PROPOSED MAJOR CONTOUR	420
PROPOSED MINOR CONTOUR	
TOP/TOE OF SLOPE SLOPE (MAX)	
BROW DITCH	
SWALE	
RETAINING WALL	
STORM DRAIN ------18" UNLESS OTHERWISE NOTED	SD
CATCH BASIN	
TYPE A-4 CLEAN OUT	
CURB INLET	
STORM DRAIN HEADWALL	
RIPRAP	
SEWER MANHOLE	
SEWER (PVT) --- 6" UNLESS OTHERWISE NOTED	S
WATER (PVT) --- 6" UNLESS OTHERWISE NOTED	W
WATER BACKFLOW	W
WATER METER	W W
STREET LIGHT	
SAWCUT LINE	
SET LEAD AND DISK STAMPED "LS 6187" ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 7.00 FEET IN SIDEWALK	
SET ¾" IRON PIPE WITH DISK MARKED "LS 6187"	
EXISTING IRON PIPE SURVEY MONUMENT	
PEDESTRIAN PAVERS	
STREET TREE	
WATER LATERAL	W
SEWER LATERAL	S
BUILDING SETBACK LINE	
EXISTING IMPROVEMENTS	
EXISTING PROJECT BOUNDARY	
EXISTING PROPERTY LINE	
EXISTING LOT LINE/ROW	
EXISTING CENTERLINE	
EXISTING MAJOR CONTOUR	420
EXISTING MINOR CONTOUR	
EXISTING ROAD	
EXISTING TREE OR BUSH	
EXISTING BUILDING OR MANMADE STRUCTURE	
EXISTING LIGHT FIXTURE	
EXISTING SIGN	
EXISTING FENCE	
EXISTING PARKING SPACES	
EXISTING WATER MAIN	W
EXISTING WATER METER	
EXISTING SEWER MAIN	S
EXISTING GAS LINE	G
EXISTING DRY UTILITIES	
EXISTING SURVEY MONUMENT, AS NOTED	
FOUND EXISTING IRON PIPE	
EXISTING DWY	

NOTE:
ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS

REGISTERED PROFESSIONAL ENGINEER — KAREN S. VAN ERT — No. 56991 CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK

KAREN S. VAN ERT 1/21/2026
R.C.E. No. 56991
EXP. DATE: 6-30-2025

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J-1779TB

LAMBERT COORDINATES: 194-1747
NAD83: 1834-6307

PREPARED BY:
RICK ENGINEERING COMPANY

ADDRESS:
5620 FRIARS ROAD
SAN DIEGO, CA. 92110
(619) 291-0707

PROJECT NAME:
SKYLINE

SHEET TITLE:
VESTING TENTATIVE MAP/ SITE PLAN

PRJ: 1069626
I.O.: XXXXXXXX

REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ORIGINAL DATE:

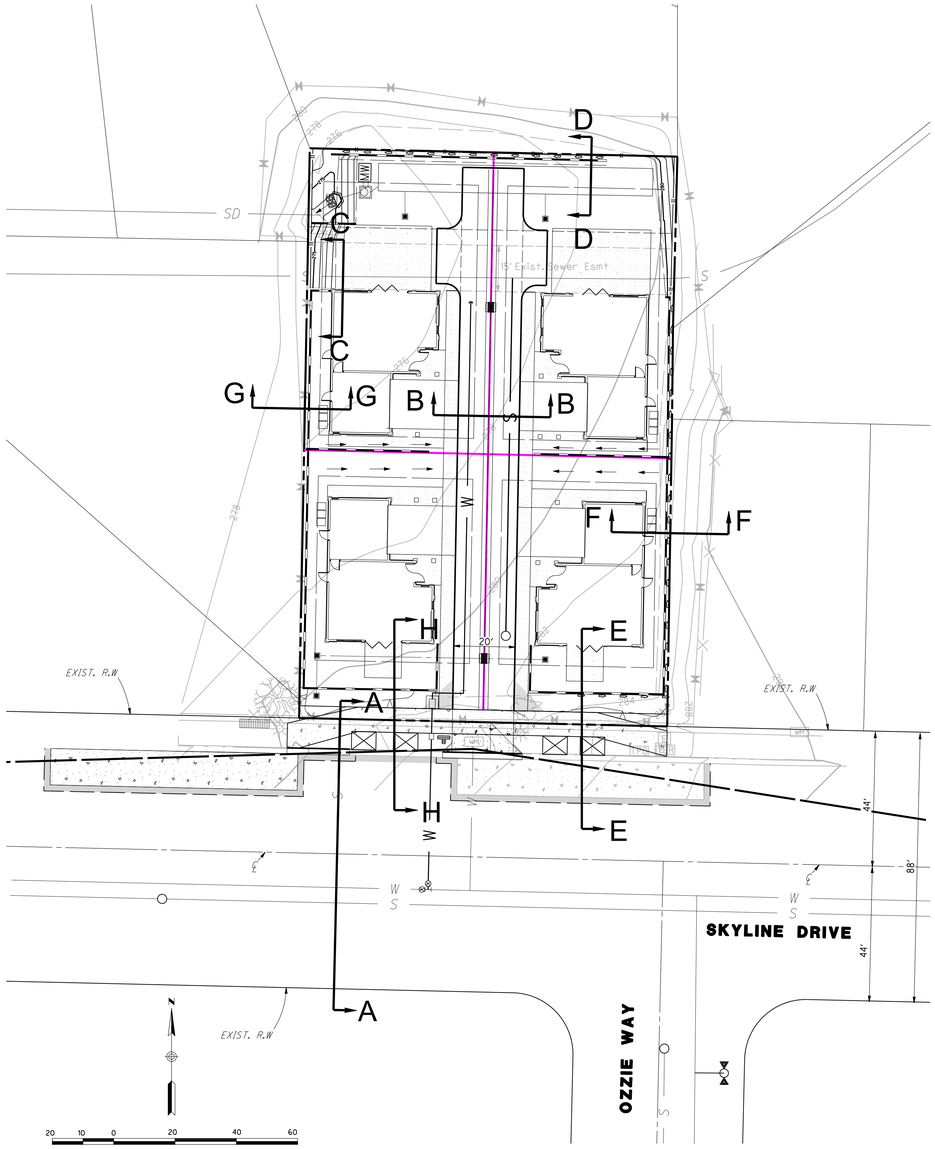
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SHEET 3 OF 34

JOB NUMBER: 17797

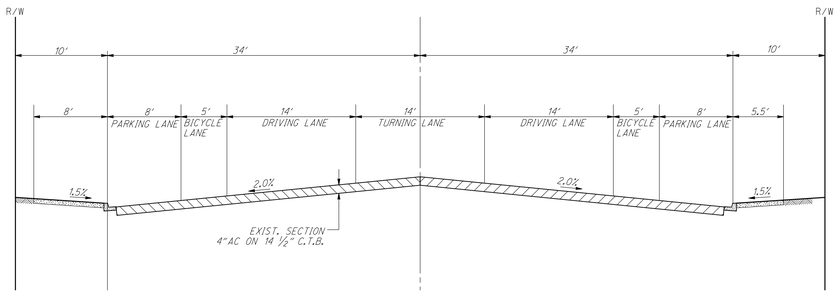
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THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION. (SEE MUNICIPAL CODE SEC. 125.0131)

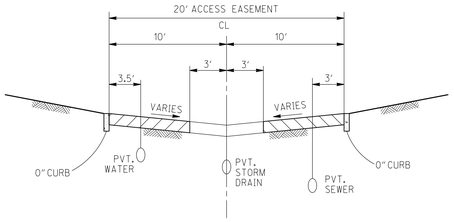
ATTACHMENT 11



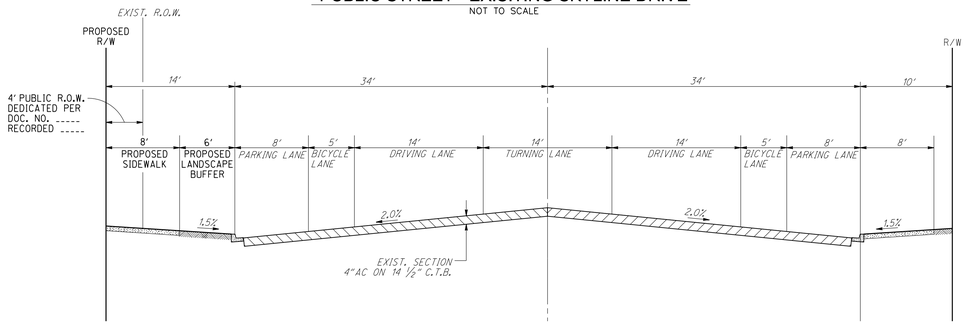
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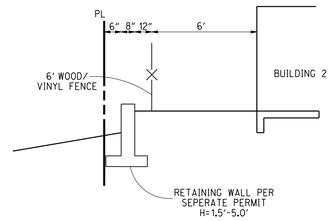
SECTION A-A
PUBLIC STREET - EXISITING SKYLINE DRIVE
NOT TO SCALE



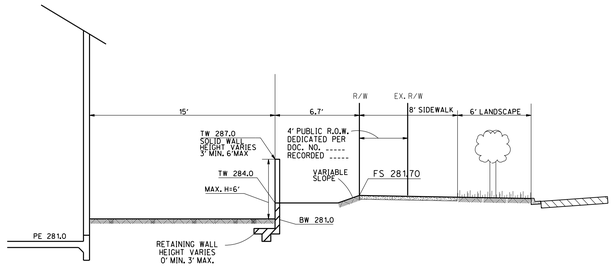
PRIVATE DRIVE SECTION B-B
NOT TO SCALE



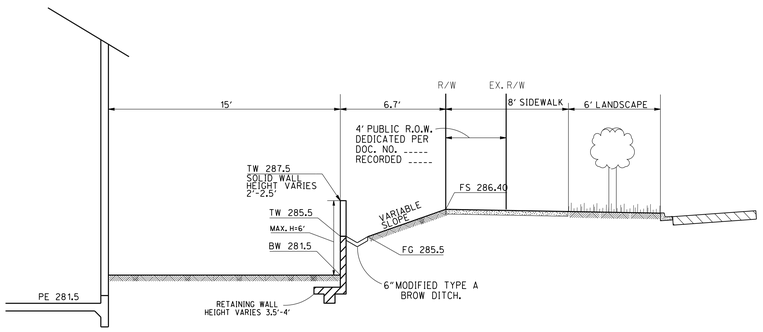
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PUBLIC STREET - PROPOSED SKYLINE DRIVE
NOT TO SCALE



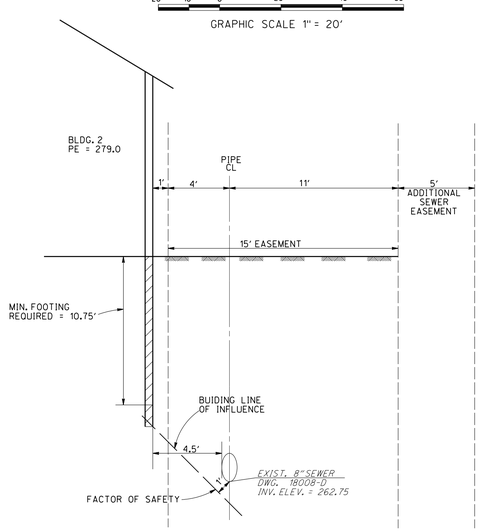
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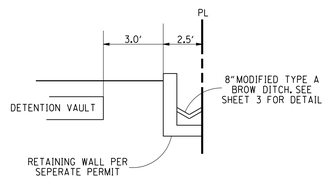
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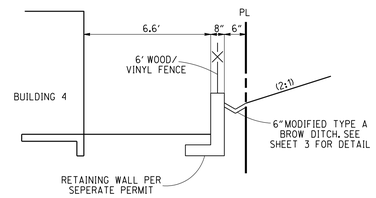
SECTION E-E
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION F-F
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
KAREN S. VAN ERT
No. 56991 CIVIL
STATE OF CALIFORNIA

ENGINEER OF WORK
KAREN S. VAN ERT
R.C.E. No. 56991
EXP. DATE: 6-30-2025
1/21/2026
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LAMBERT COORDINATES: 194-1747
NAD83: 1834-6307

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ADDRESS:
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PROJECT NAME:
SKYLINE

SHEET TITLE:
DETAILS AND SECTIONS

PRJ: 1069626
I.O.: XXXXXXX

REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ORIGINAL DATE:

C.2
SHEET 4 OF 34

JOB NUMBER: 17797

ATTACHMENT 11

GENERAL NOTES

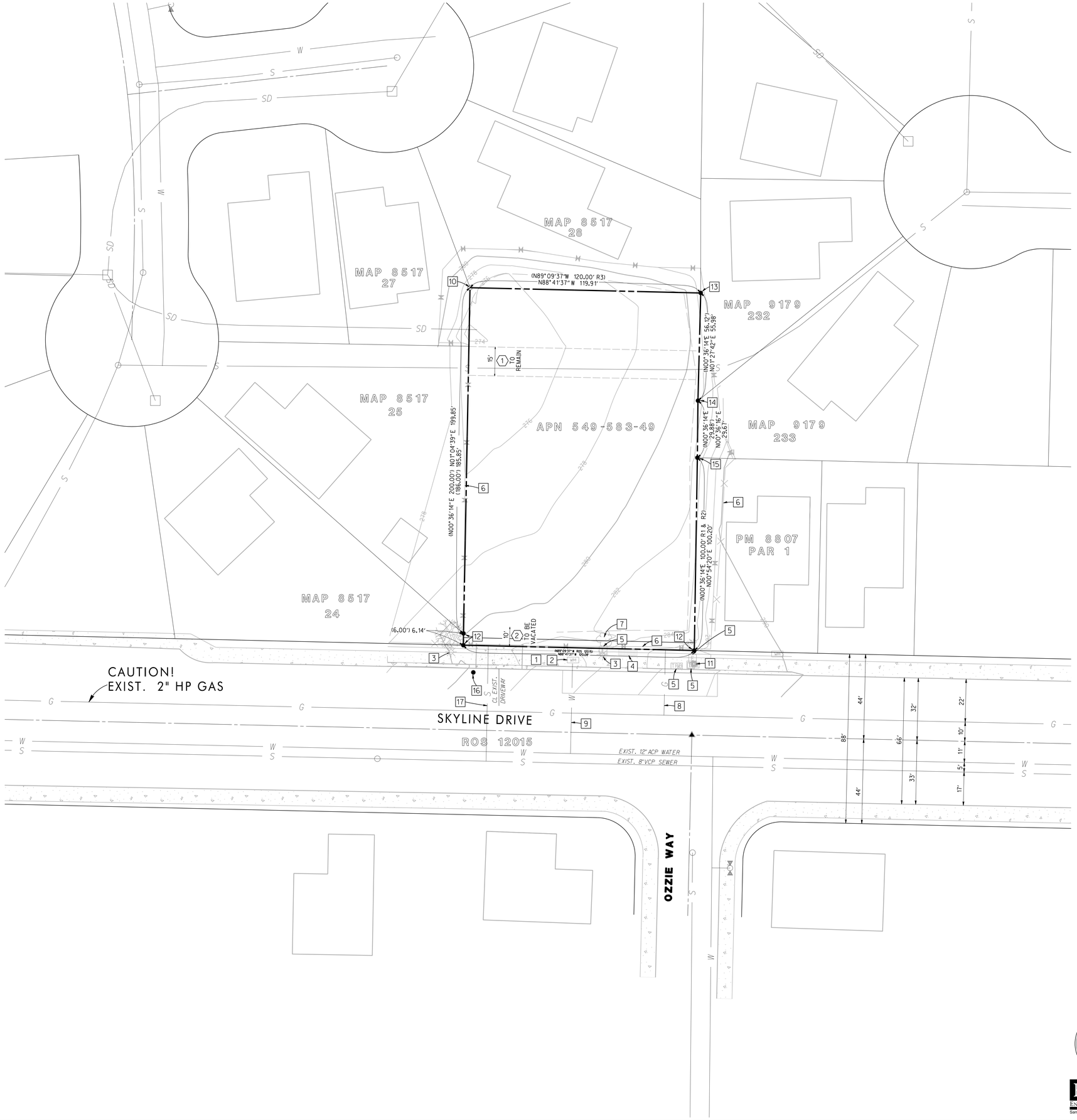
1. TOPOGRAPHIC SOURCE: RICK ENGINEERING COMPANY DATED: 5/25/2016
2. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS

EXISTING EASEMENTS

	EASEMENT TYPE	DOC. NUMBER	RECORDATION DATE
(1)	15' SEWER EASEMENT TO REMAIN	1979-174043	APRIL 27, 1979
(2)	10' SLOPE EASEMENT TO BE VACATED AS PART OF THE PARCEL MAP	1978-119289	MARCH 28, 1978

CONSTRUCTION NOTES

1. EXISTING CONCRETE
2. EXISTING WATER METER
3. EXISTING STREET LIGHT
4. EXISTING TRANSIT STOP
5. EXISTING DRY UTILITY
6. EXISTING FENCE
7. EXISTING TREE
8. EXISTING GAS LATERAL
9. EXISTING WATER SERVICE
10. SET ¾" IRON PIPE WITH DISK MARKED "LS 6187"
11. SET LEAD AND DISK STAMPED "LS 6187" ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 7.00 FEET IN SIDEWALK.
12. FOUND ¾" IRON PIPE & PLASTIC PLUG STAMPED "RCE 9416" PER MAP 8517, UNLESS OTHERWISE NOTED
13. FOUND 2" IRON PIPE & DISK (ILLEGIBLE) ACCEPTED AS 2" IRON PIPE & DISK STAMPED "RCE 9416" PER MAPS 8343, 8517, 9179 & PM 7699
14. FOUND ¾" IRON PIPE (CORRODED, NO DISK) ACCEPTED AS ¾" IRON PIPE & TAG STAMPED "RCE 9416" PER MAP 9179
15. FOUND 2" IRON PIPE & TAG STAMPED "RCE 9416" PER MAP 9179
16. FOUND 2" IRON PIPE PER PM 7699 & MAP 8517
17. EXISTING SEWER LATERAL



GRAPHIC SCALE 1" = 20'

ENGINEER OF WORK

KAREN S. VAN ERT
R.C.E. No. 56991
EXP. DATE: 6-30-2025

1/21/2026
DATE

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J-17797B

LAMBERT COORDINATES: 194-1747
NAD83: 1834-6307

PREPARED BY:
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(619) 291-0707

PROJECT NAME:
SKYLINE

SHEET TITLE:
TOPOGRAPHIC AND MAPPING CONSTRAINTS

PRJ: 1069626
I.O.: XXXXXXXX

REVISION 1:
REVISION 2:
REVISION 3:
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REVISION 5:
REVISION 6:
REVISION 7:

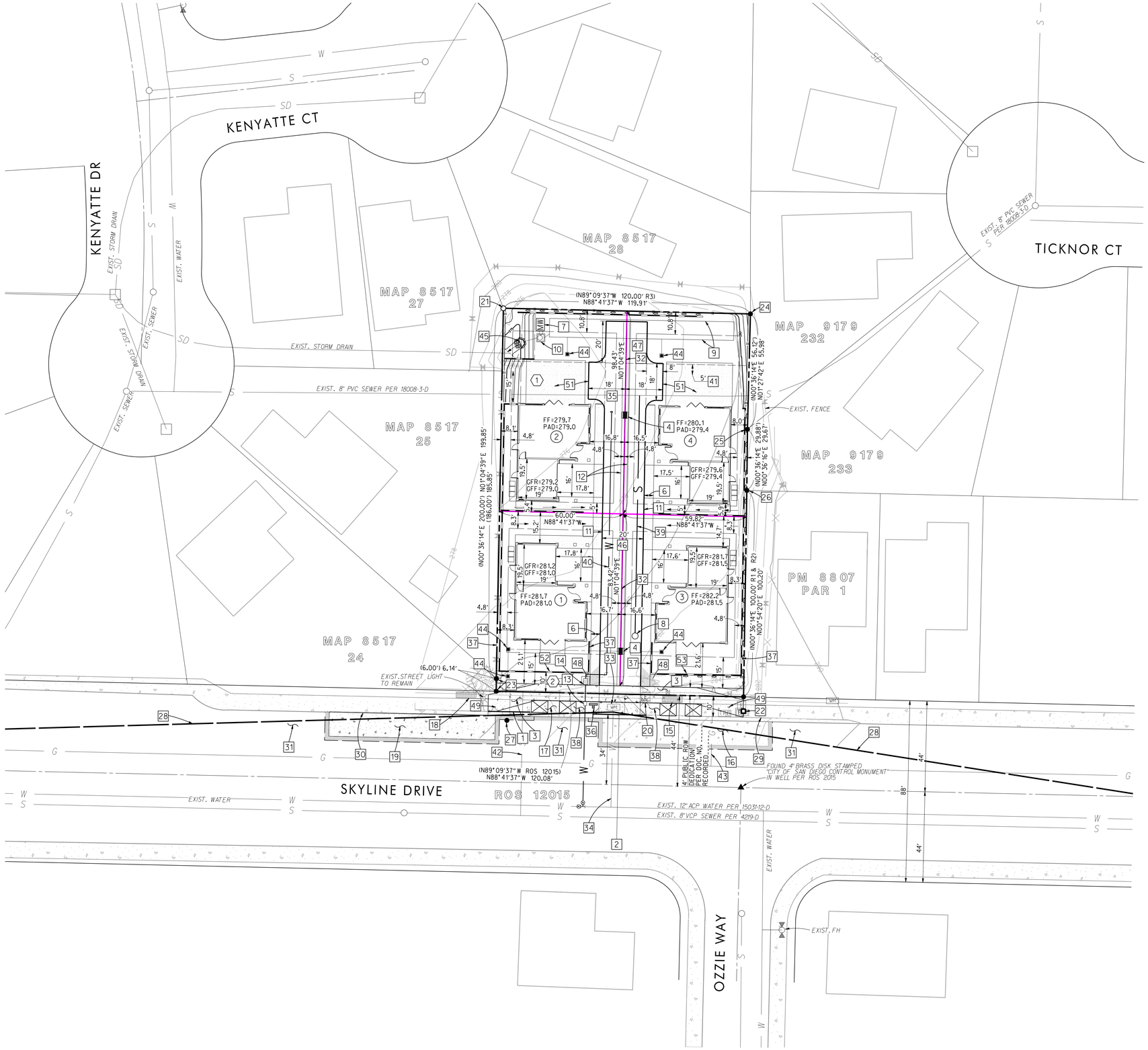
ORIGINAL DATE:

C.3
SHEET 5 OF 34

JOB NUMBER: 17797

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ATTACHMENT 11



CONSTRUCTION NOTES

1. PROPOSED 6"CURB AND GUTTER PER SD STD. DWG. SDG-151
2. PROPOSED 20' CONCRETE DRIVEWAY PER SD STD. DWG. SDG-160
3. PROPOSED 8' NON-CONTIGUOUS SIDEWALK PER SD STD. DWG. SDG-155
4. PROPOSED TYPE 'I' CATCH BASIN PER D-29
5. PROPOSED 6"CURB PER SD STD. DWG. SDG-150
6. 4' PEDESTRIAN PATH
7. PROPOSED 4' X 6' BIOCLEAN WQ BIOFILTRATION MODULAR WETLAND
8. PROPOSED PRIVATE SEWER MANHOLE
9. PROPOSED UNDERGROUND 9' X 90' STORM TRAP DETENTION VAULT
10. PROPOSED A-4 CLEANOUT PER D-09
11. PROPOSED 0"CURB
12. PROPOSED 3' RIBBON GUTTER
13. PROPOSED 1 ½" WATER METER
14. PROPOSED WATER BACKFLOW
15. EXISTING TRANSIT STOP AND SIGN TO BE RELOCATED
16. EXISTING BUS STOP SLAB TO BE REMOVED
17. EXISTING DRIVEWAY TO BE REMOVED
18. RELOCATED TRANSIT BUS STOP SIGN, BENCH AND SHELTER
19. PROPOSED BUS STOP CONCRETE SLAB
20. EXISTING STREET LIGHT TO BE RELOCATED
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27. FOUND 2" IRON PIPE PER PM 7699 & MAP 8517
28. SIGHT DISTANCE TRIANGLE. ISD=1.47V+, WHERE V=39 MPH AND T=7.5 SEC FOR LEFT TURN (CASE B1) AND T=6.5 SEC FOR RIGHT TURN (CASE B2). ISD=430 FEET (CASE B1). ISD=373 FEET (CASE B2).
29. EXISTING RED CURB
30. PROPOSED RED CURB
31. EXISTING STREET PARKING
32. PRIVATE DRIVE
33. EXISTING WATER METER TO BE REMOVED
34. EXISTING WATER SERVICE TO BE KILLED AT THE MAIN
35. TURNAROUND AREA, PARKING PROHIBITED
36. PROVIDE AND INSTALL ON A TELESPAR POST A NEW R1-1 SIGN. BOTTOM OF SIGN SHALL BE 7' FROM FINISHED GROUND
37. PRECISION CMU NATRUAL GRAY SOLID WALL ON TOP OF RETAINING WALL. SEE DETAIL SHEET C.7 FOR WALL MATERIAL
38. PROPOSED 6' LANDSCAPE BUFFER
39. PROPOSED 4" PRIVATE SEWER. PRIVATE-EMRA REQUIRED
40. PROPOSED 2" PRIVATE WATER
41. 5' PROPOSED ADDITIONAL SEWER EASEMENT
42. EXISTING SEWER LATERAL TO BE PLUGGED AT PROPERTY LINE
43. EXISTING GAS LATERAL TO BE REMOVED
44. PVT. CATCH BASIN
45. WING TYPE HEADWALL PER D-34
46. 20' WIDE ACCESS EASEMENT
47. 2 PARKING SPACES
48. VISIBILITY TRIANGLE (10'X10')
49. 4:1 SIDEWALK TRANSITION
50. PROPERTY LINE
51. PRIVATE PEDESTRIAN PAVERS/CURB. PRIVATE-EMRA REQUIRED
52. SOLID WALL ON TOP OF RETAINING WALL ABUTTING SKLYINE DRIVE. MAX HEIGHT OF RETAINING WALL:3.0'. MAX HEIGHT OF SOLID WALL: 6'
53. SOLID WALL ON TOP OF RETAINING WALL ABUTTING SKLYINE DRIVE. MAX HEIGHT OF RETAINING WALL: 4'. MAX HEIGHT OF SOLID WALL: 6'

NOTE:
THE REQUIRED FRONT YARDS OF LOTS 1 AND 3 SHALL BE LIMITED TO A MAXIMUM OF 60% PAVING AND HARDSCAPE PER SDMC 131.0447

NOTE:
DRIVEWAY SETBACK WILL NOT BE USED AS VEHICULAR PARKING SPACES

NOTE:
NO FENCES/SHRUBS HIGHER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILLTY AREAS OF THE PROPOSED DRIVEWAY

NOTE:
EACH DWELLING UNIT WILL HAVE AN INSTALLED RACEWAY TO ACCOMADATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT PER 2019 CBC 4.106.4.1

EXISTING EASEMENTS

EASEMENT TYPE	DOC. NUMBER	RECORDATION DATE
(1) 15' SEWER EASEMENT TO REMAIN	1979-174043	APRIL 27, 1979
(2) 10' SLOPE EASEMENT TO BE VACATED AS PART OF THE PARCEL MAP	1978-119289	MARCH 28, 1978

GENERAL NOTES

- ONSITE STREET LIGHTING WILL BE INCLUDED DURING FINAL CONSTRUCTION DRAWINGS ONCE A PHOTOMETRIC PLAN HAS BEEN COMPLETED.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO CONSTRUCTION PLANS OR SPECIFICATIONS.
- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATIONS OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COEVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES

20 10 0 20 40 60
GRAPHIC SCALE 1" = 20'

REGISTERED PROFESSIONAL ENGINEER — KAREN S. VAN ERT — No.56991 CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK

1/21/2026
DATE

KAREN S. VAN ERT
R.C.E. No. 56991
EXP. DATE: 6-30-2025

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Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

LAMBERT COORDINATES: 194-1747
NAD83: 1834-6307

PREPARED BY:
RICK ENGINEERING COMPANY

ADDRESS:
5620 FRIARS ROAD
SAN DIEGO, CA. 92110
(619) 291-0707

PROJECT NAME:
SKYLINE

SHEET TITLE:
SITE PLAN/
TENTATIVE MAP

PRJ: 1069626
I.O.: XXXXXXXX

REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ORIGINAL DATE:

C.4
SHEET 6 OF 34

JOB NUMBER: 17797

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CONSTRUCTION NOTES

ATTACHMENT 11

1 PROPOSED 6"CURB AND GUTTER PER SD STD. DWG. SDG-151
2 PROPOSED 20' CONCRETE DRIVEWAY PER SD STD. DWG. SDG-160
3 PROPOSED 8' NON-CONTIGUOUS SIDEWALK PER SD STD. DWG. SDG-155
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8 PROPOSED PRIVATE SEWER MANHOLE
9 PROPOSED UNDERGROUND 9' X 90' STORM TRAP DETENTION VAULT
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11 PROPOSED 0"CURB
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13 PROPOSED 1 ½" WATER METER
14 PROPOSED WATER BACKFLOW
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16 EXISTING BUS STOP SLAB TO BE REMOVED
17 EXISTING DRIVEWAY TO BE REMOVED
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31 EXISTING STREET PARKING
32 PRIVATE DRIVE
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40 PROPOSED 2" PRIVATE WATER
41 5' PROPOSED ADDITIONAL SEWER EASEMENT
42 EXISTING SEWER LATERAL TO BE PLUGGED AT PROPERTY LINE
43 EXISTING GAS LATERAL TO BE REMOVED
44 PVT. CATCH BASIN
45 WING TYPE HEADWALL PER D-34
46 20' WIDE ACCESS EASEMENT
47 2 PARKING SPACES
48 VISIBILITY TRIANGLE (10'X10')
49 4:1 SIDEWALK TRANSITION
50 PROPERTY LINE
51 PRIVATE PEDESTRIAN PAVERS/CURB. PRIVATE-EMRA REQUIRED
52 SOLID WALL ON TOP OF RETAINING WALL ABUTTING SKLYINE DRIVE. MAX HEIGHT OF RETAINING WALL:3.0'. MAX HEIGHT OF SOLID WALL: 6'
53 SOLID WALL ON TOP OF RETAINING WALL ABUTTING SKLYINE DRIVE. MAX HEIGHT OF RETAINING WALL: 4'. MAX HEIGHT OF SOLID WALL: 6'

GENERAL GRADING NOTES:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

20 10 0 20 40 60
GRAPHIC SCALE 1" = 20'

REGISTERED PROFESSIONAL ENGINEER KAREN S. VAN ERT No. 56991 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK
1/21/2026
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R.C.E. No. 56991
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(619) 291-0707

PROJECT NAME:
SKYLINE

SHEET TITLE:
GRADING AND DRAINAGE PLANS

PRJ: 1069626
I.O.: XXXXXXXX

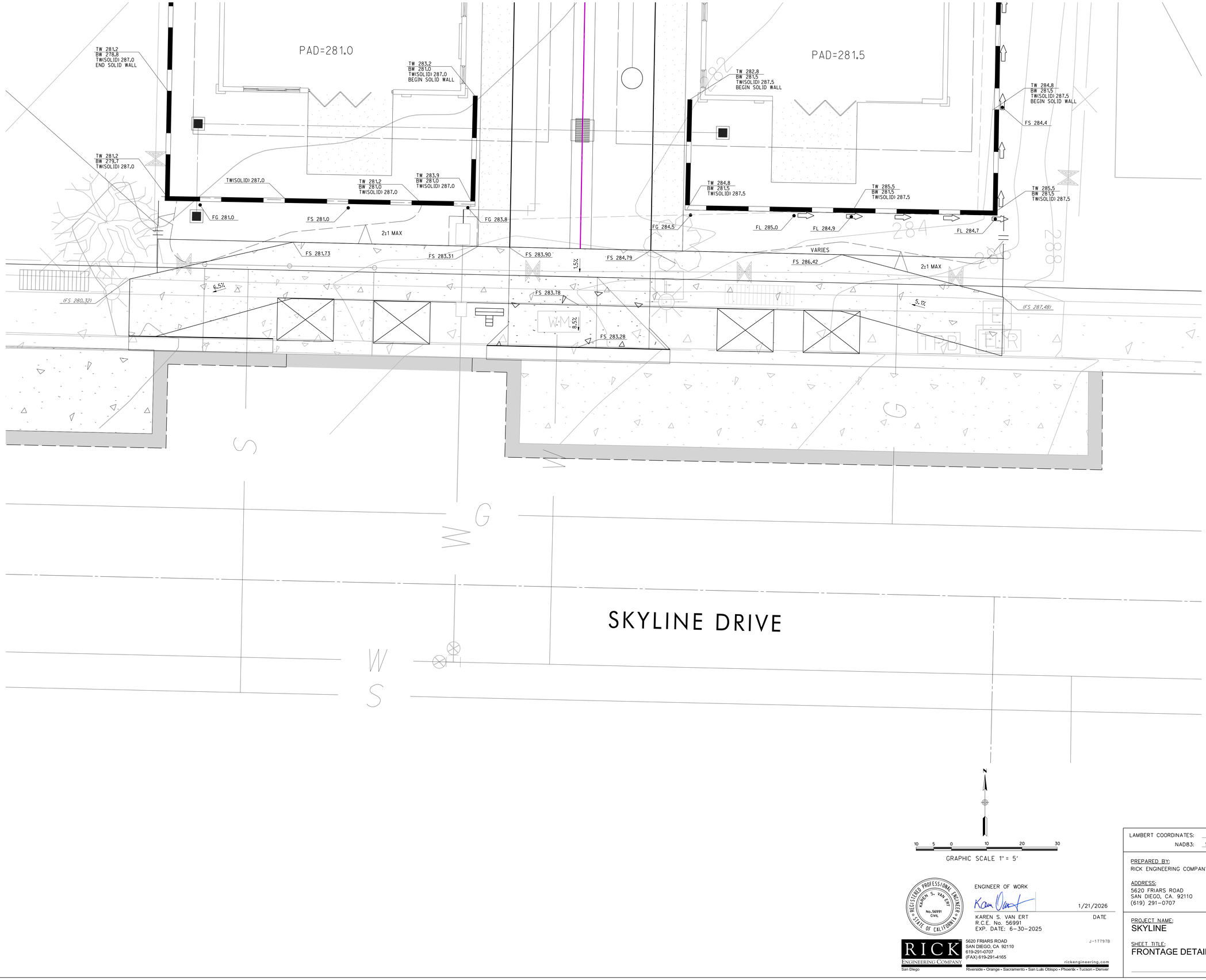
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REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ORIGINAL DATE:

C.5
SHEET 7 OF 34

JOB NUMBER: 17797

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10 5 0 10 20 30

GRAPHIC SCALE 1" = 5'

REGISTERED PROFESSIONAL ENGINEER
KAREN S. VAN ERT
No. 56991
CIVIL
STATE OF CALIFORNIA

ENGINEER OF WORK

1/21/2026
DATE

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PROJECT NAME:
SKYLINE

SHEET TITLE:
FRONTAGE DETAIL

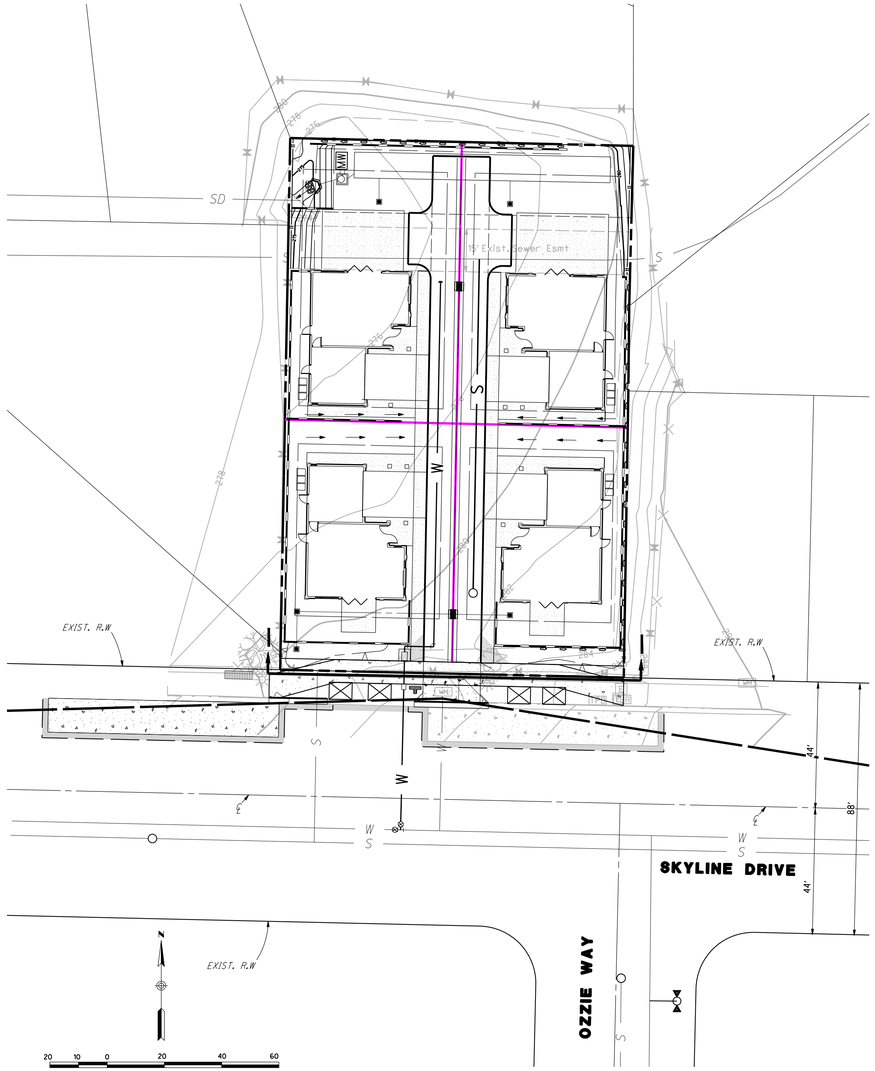
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REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ORIGINAL DATE:

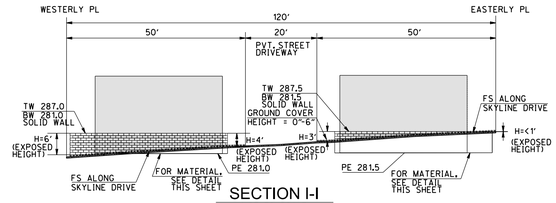
C.6
SHEET 8 OF 34

JOB NUMBER: 17797

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GRAPHIC SCALE 1" = 20'



SECTION I-I
NOT TO SCALE



SOLID WALL EXHIBIT #1



SOLID WALL EXHIBIT #2

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ENGINEER OF WORK

KAREN S. VAN ERT
R.C.E. No. 56991
EXP. DATE: 6-30-2025

1/21/2026
DATE

J-17797B

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA. 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

LAMBERT COORDINATES: 194-1747
NAD83: 1834-6307

PREPARED BY:
RICK ENGINEERING COMPANY

ADDRESS:
5620 FRIARS ROAD
SAN DIEGO, CA. 92110
(619) 291-0707

PROJECT NAME:
SKYLINE

SHEET TITLE:
SOLID WALL
ILLUSTRATIVE EXHIBIT

PRJ: 1069626
I.O.: XXXXXXXX

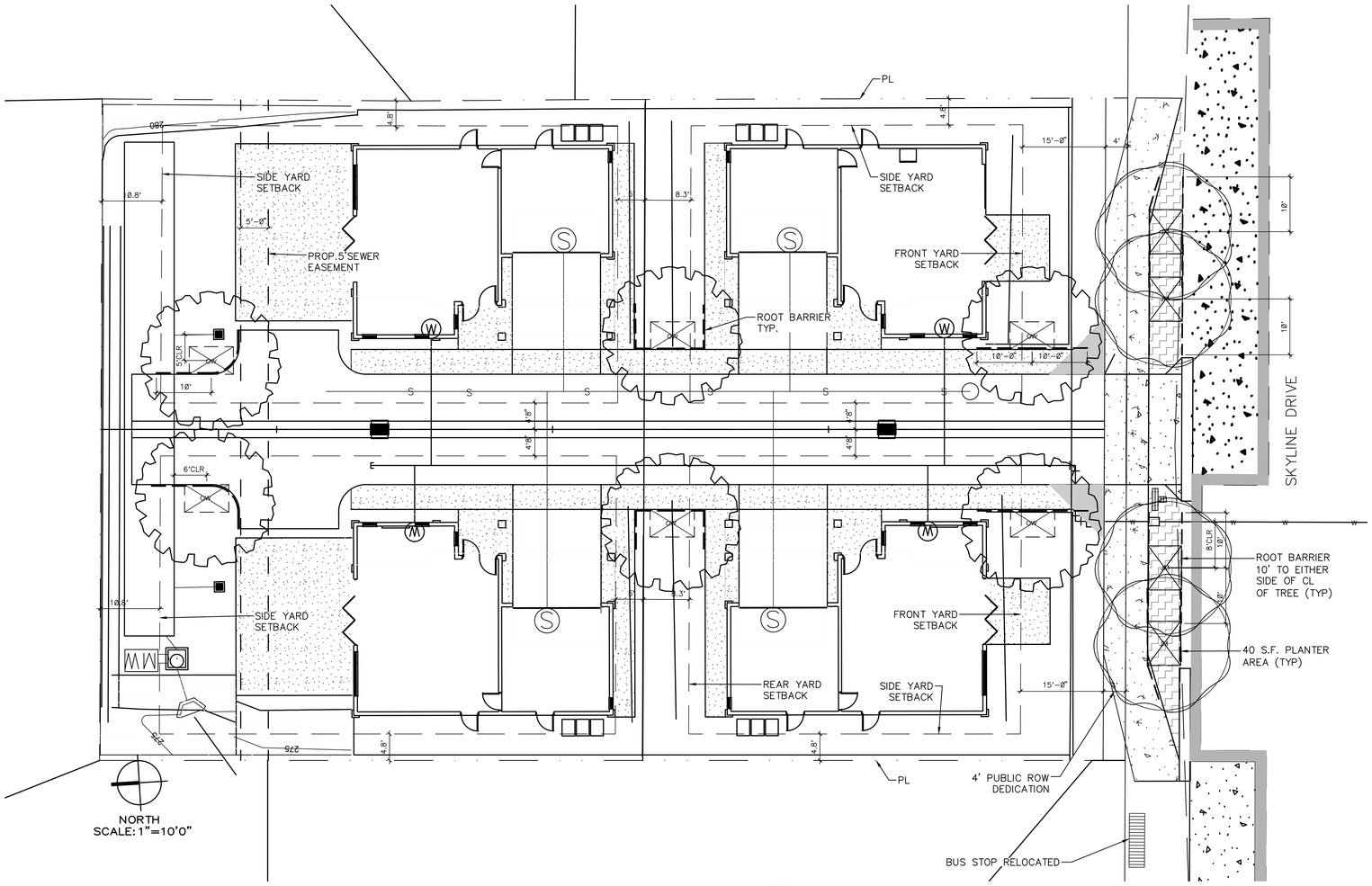
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REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:

ORIGINAL DATE:

C.7
SHEET 9 OF 34

JOB NUMBER: 17797

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1/21/2026 1:47 PM



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	HxS	QTY	WUCOLS
	JM	Jacaranda mimosifolia / Jacaranda	24"box	25'x25'	4	MOD
	OW	Olea europaea 'Wilsonii' / Wilson Olive	24"box	25'x25'	4	LOW
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**		
	RS	Ruschia lineolata 'Nana' / Carpet of Stars	flat	12" o.c. 2"x12"		LOW

NOTE: TOTAL PROPOSED LANDSCAPE AREA ONSITE IS 240 S.F.

NOTES:

1. STREET TREE REQUIREMENTS
   120 L.F. OF PARKWAY
   1 TREE REQ'D FOR EVERY 30 L.F.
   4 TREES REQUIRED
   4 TREES PROVIDED.
   INTERIOR LOTS
   6 TREES REQUIRED
   6 TREES PROVIDED
2. MINIMUM TREE SEPARATION DISTANCE
   To traffice signals (stop sign) 20 feet
   To underground utility lines 5 feet
   To sewer lines 10 feet
   To above ground utility structures 10 feet
   To driveway entries 10 feet (5 feet on residencial streets rated at 25 mph or lower)
   To intersections (intersecting curb lines of two streest) 25 feet
3. A minimum root zone of 40 s.f. shall be provided for all trees. The minimum dimension for this area shall be 5 feet per SDMC 142.0403(b).
4. NET CANOPY GAIN 100% 4,646s.f. No existing trees on site.
5. Upon completion of planting, all areas shall be mulched to a depth of 3" using partially decomposed wood mulch such as Forest Fines.
6. All landscape and irrigation shall conform to the City Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

IRRIGATION:

An automatic electronically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease resistant condition. The design of the system shall provide adequate support for the vegetation selected. All planter areas shall be drip irrigated and all trees shall be watered with tree bubblers.

MAINTENANCE:

Private Owners shall be responsible for long term maintenance of individual properties. Community Association shall be responsible for long term maintenance of ROW. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

REVISIONS	BY

CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 2587
6/30/26
1/15/25
STATE OF CALIFORNIA

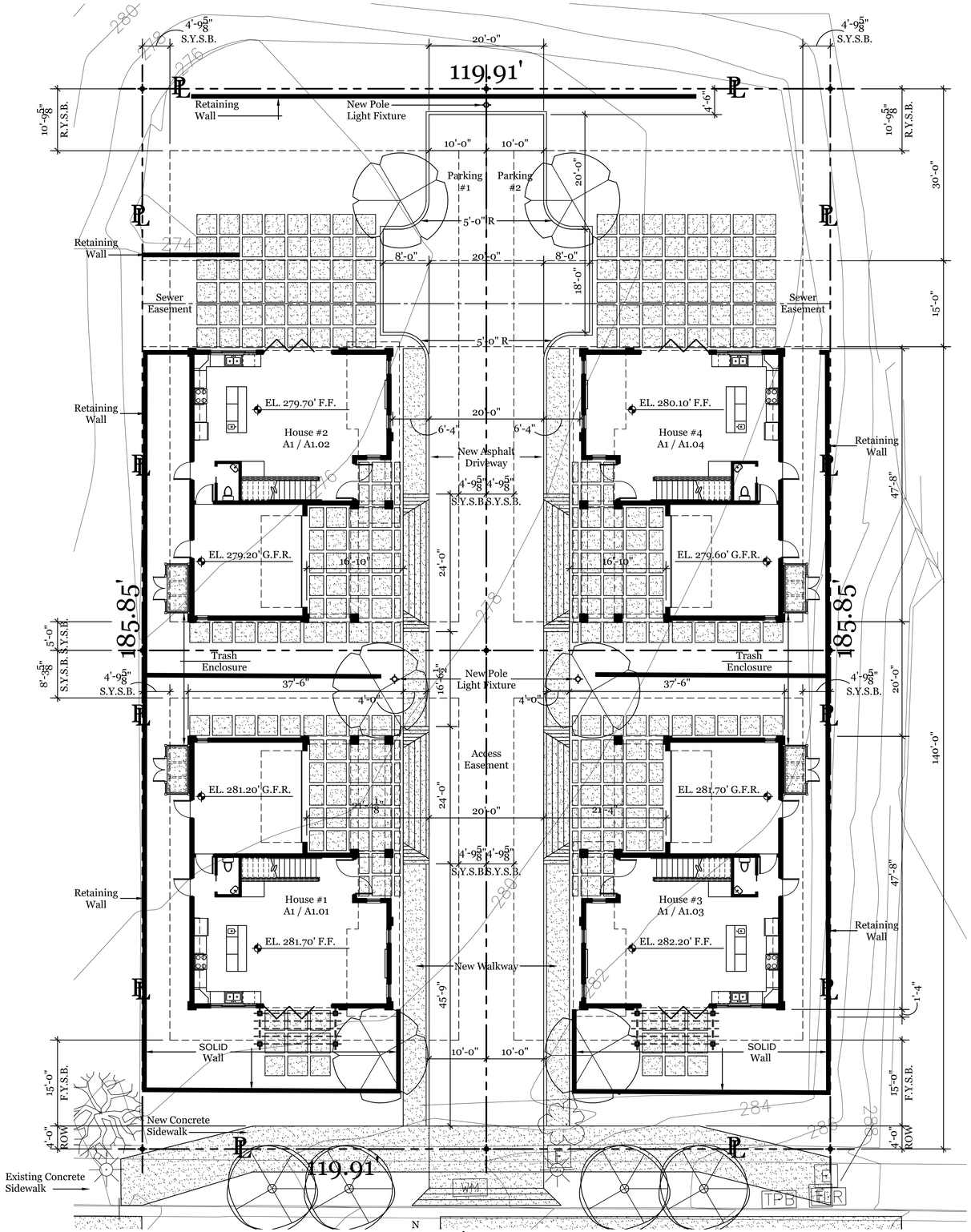
SKYLINE DRIVE

CITY OF SAN DIEGO, CA

LANDSCAPE ENTITLEMENT PLAN

DRAWN	
CHECKED	
DATE	1-15-25
SCALE	1"= 10'-0"
JOB NO.	010-23
SHEET	10
OF	34 SHEETS

ATTACHMENT 11



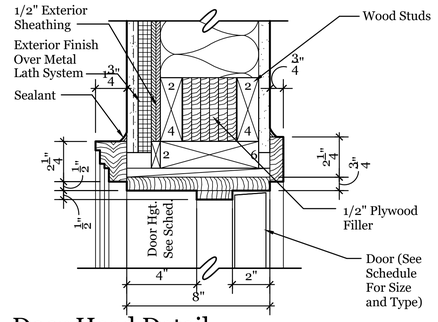
A1 Architectural Site Plan

1" = 10'-0" < Plan >

Note: The Required Front Yards Of Lots 1 And 3 Shall Be Limited To A Maximum Of 60% Paving And Hardscape Per SDMC 131.0447.

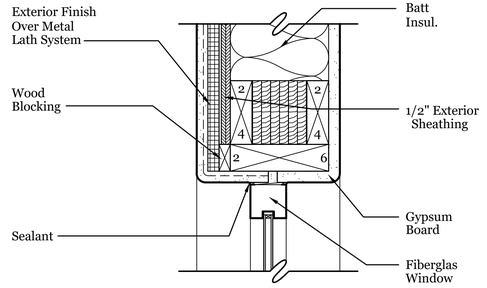
C3 / A1.14

Skyline Drive



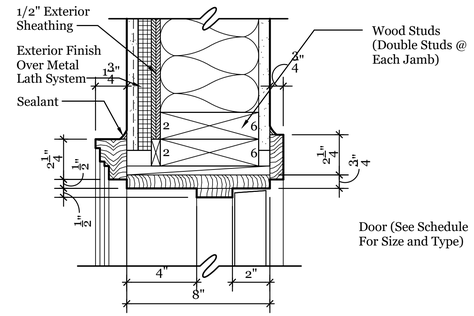
D3 Door Head Detail

3" = 1'-0" < Det1 >



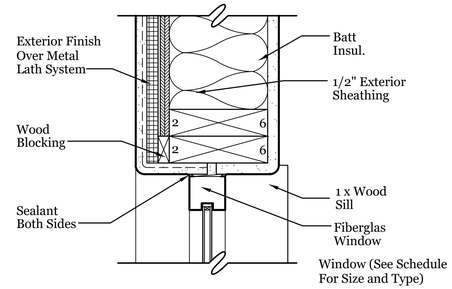
D4 Window Head Detail

3" = 1'-0" < Det1 >



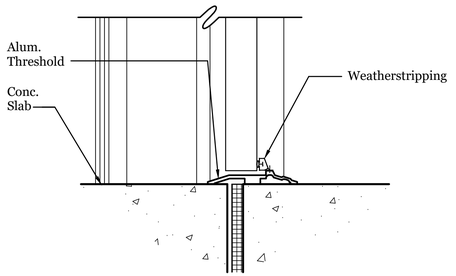
C3 Door Jamb Detail

3" = 1'-0" < Det1 >



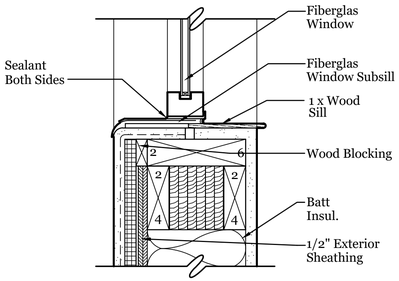
C4 Window Jamb Detail

3" = 1'-0" < Det1 >



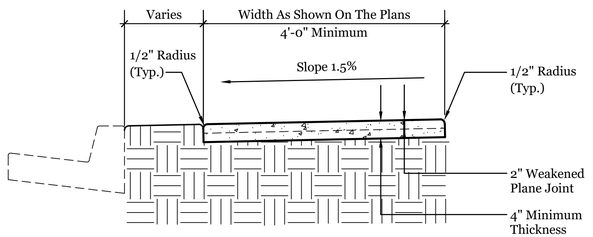
B3 Door Sill Detail

3" = 1'-0" < Det1 >



B4 Window Sill Detail

3" = 1'-0" < Det1 >



A3 Non-Contiguous Walkway Detail

3/4" = 1'-0" < Sec1 >

Notes:

1. Concrete Shall Be 520-C-2500.
2. See Joint Detail Drawings SDG-109 And G-10.
3. Sidewalk Shall Maintain A Minimum Clear Width Of 4'-0" Of Travel From Any Obstruction.
4. All Historical Stamps / Impressions (Street Name, Contractor Name, And/Or Date) Shall Be Preserved Per SDG-115.
5. For Designated Urbanized Communities, Sidewalk Design (Scoring Pattern, Color, Texture) Shall Be In Conformance With Historic Design On Adjacent Properties.

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
Architectural Site Plan & Details

Robi4 Est. 1999 Architecture & Planning Inc

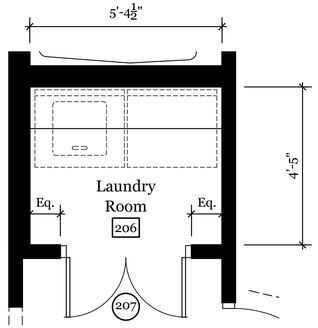
Seal: Licensed Architect — Michael D. Robinson — C-38144 — Renewal: 11-30-25 — State of California

Date: January 15, 2025
Drawn By: CDR
Reviewed By: MDR
Scale: As Noted

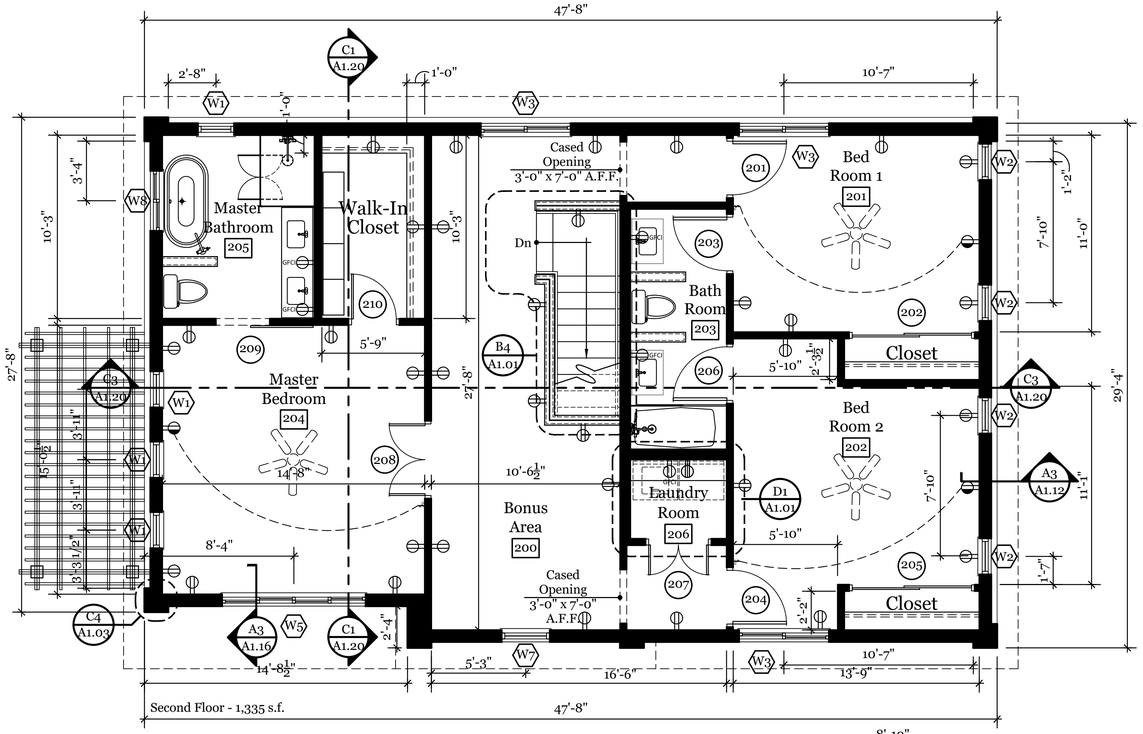
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11 of 34

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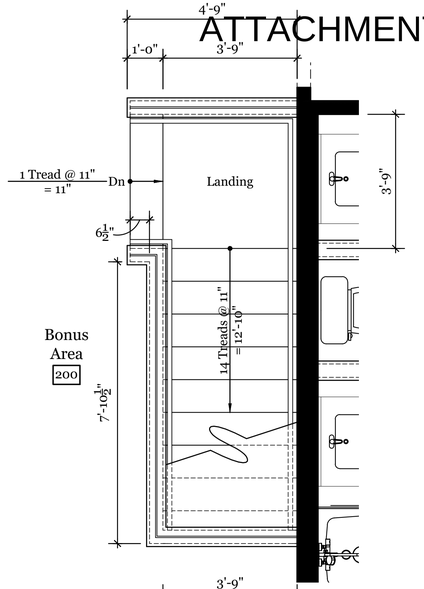


D1 **Enlarged Plan**
1/2" = 1'-0" < Plan >

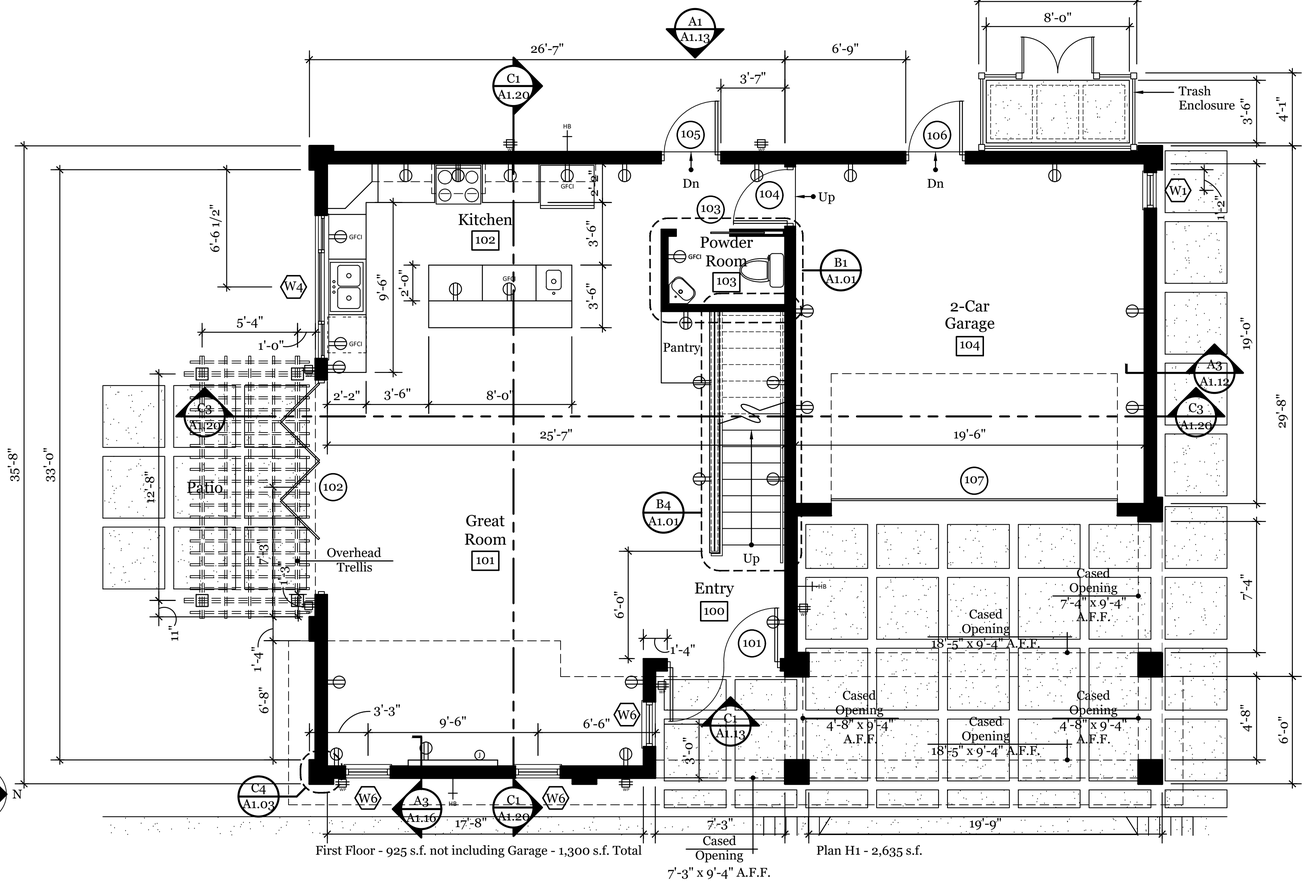


C1 **Second Floor Plan**
1/4" = 1'-0" < Plan >

B1 **Enlarged Plan**
1/2" = 1'-0" < Plan >



B4 **Enlarged Plan**
1/2" = 1'-0" < Plan >



A1 **First Floor Plan**
1/4" = 1'-0" < Plan >

C1 A1.12

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H1 - Three Bedroom Floor Plan

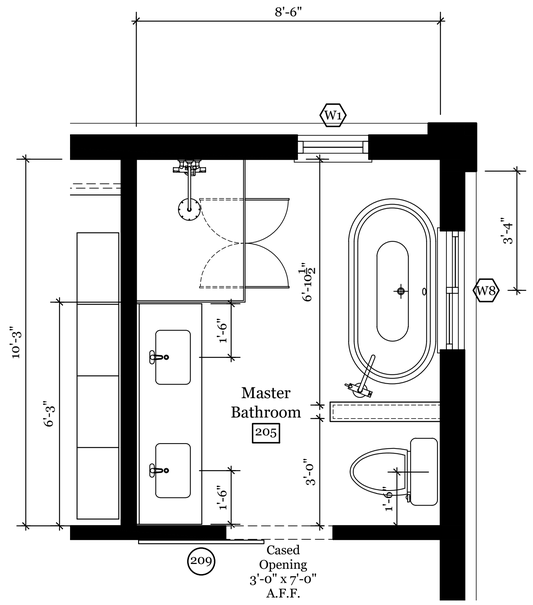
Robi4 Est. 1999 Architecture & Planning Inc

Seal: LICENSED ARCHITECT — MICHAEL D. ROBINSON — C-38144 — RENEWAL: 11-30-25 — STATE OF CALIFORNIA

Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

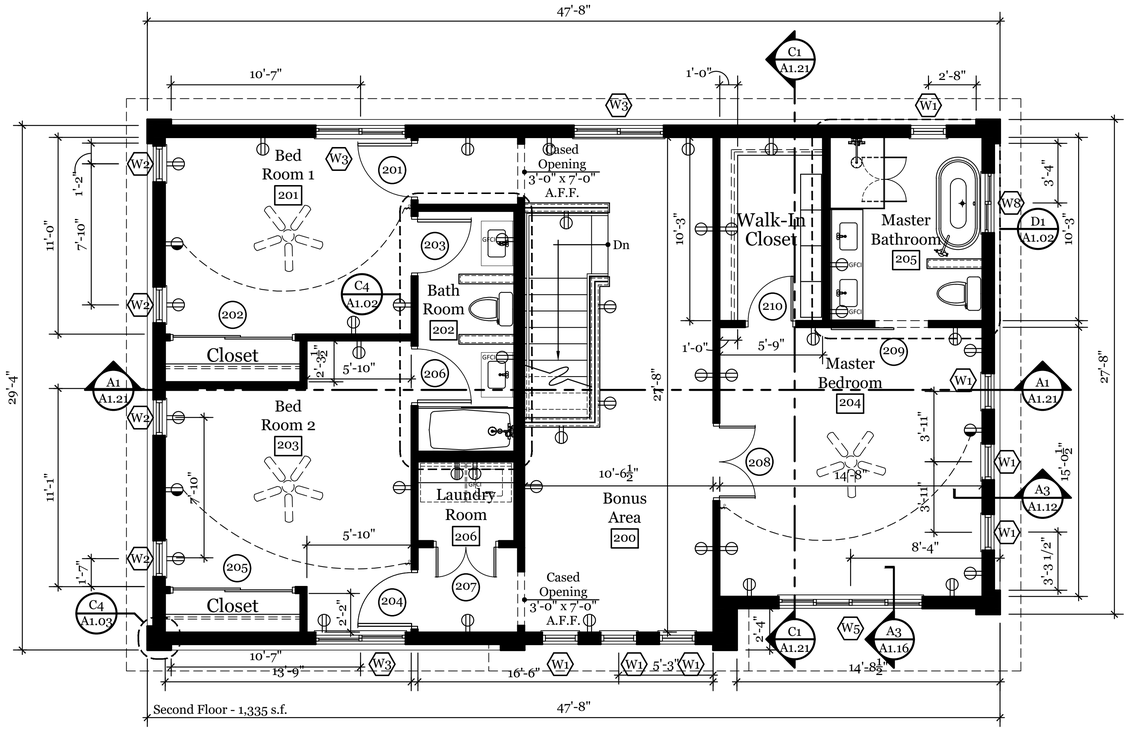
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12 of 34

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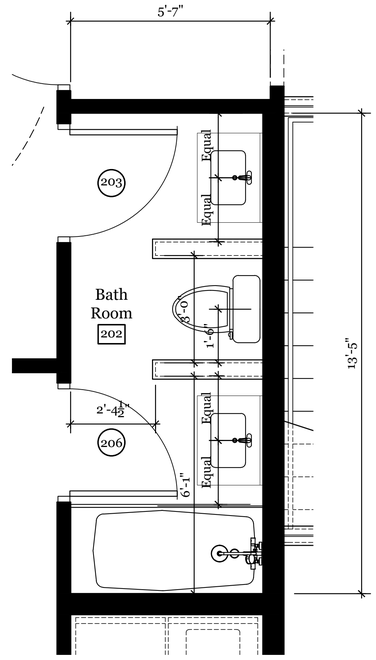
D1 **Enlarged Plan**

1/2" = 1'-0" < Plan >



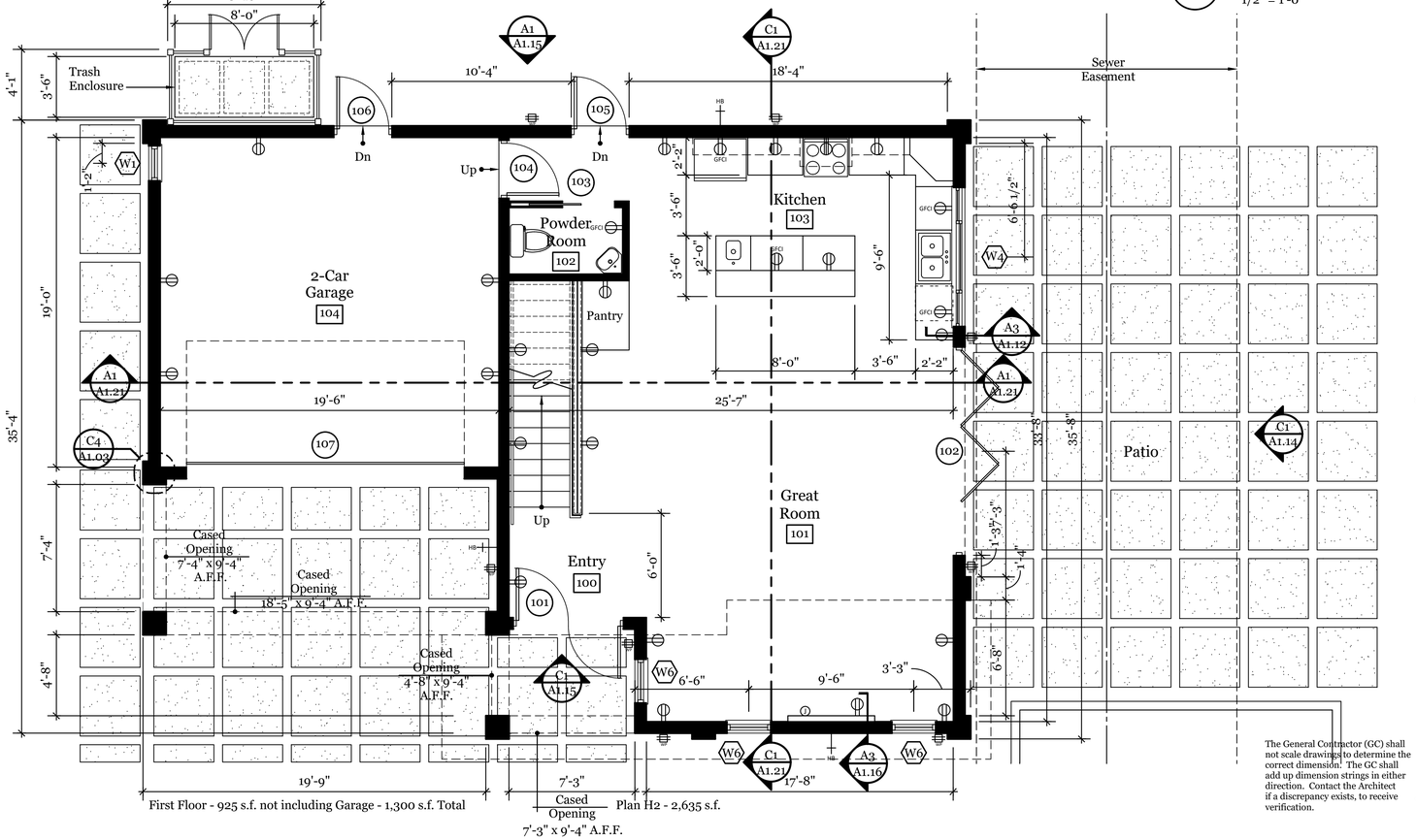
C1 **Second Floor Plan**

1/4" = 1'-0" < Plan >



C4 **Enlarged Plan**

1/2" = 1'-0" < Plan >



A1 **First Floor Plan**

1/4" = 1'-0" < Plan >

N

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H2 - Three Bedroom
Floor Plan

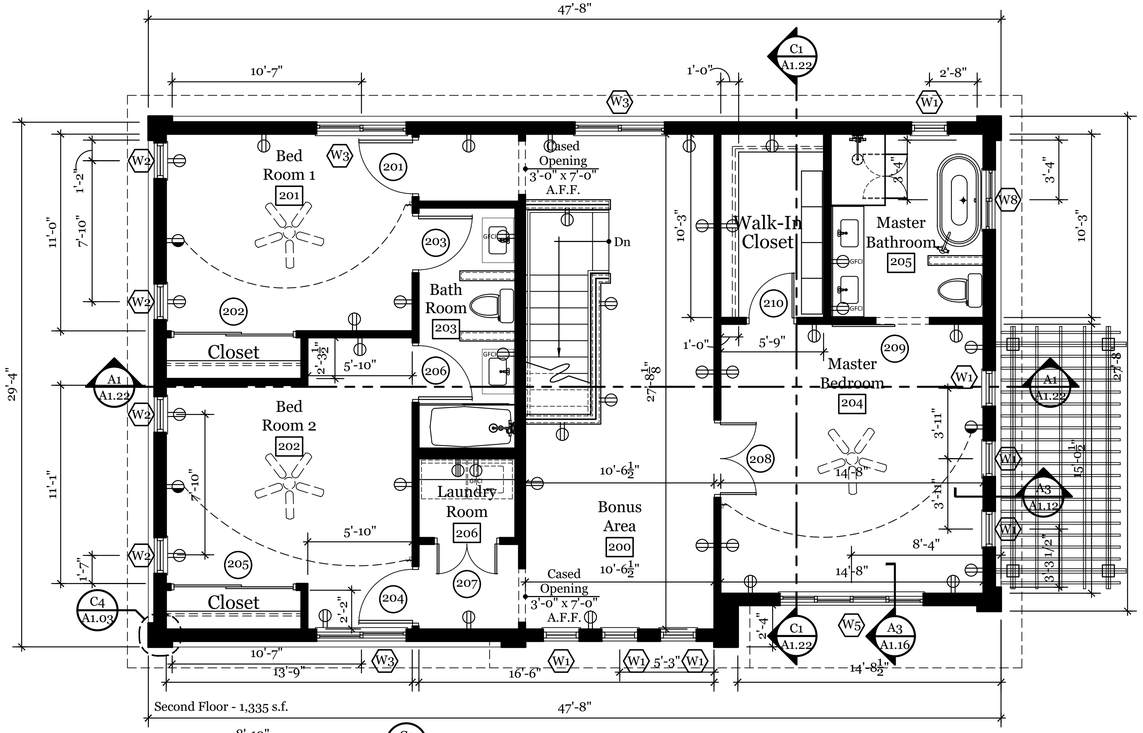
ROBI
Est. 1999
Architecture
& Planning Inc

Seal:
LICENSED ARCHITECT
MICHAEL D. ROBINSON
C-38144
RENEWAL 11-30-25
STATE OF CALIFORNIA

Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

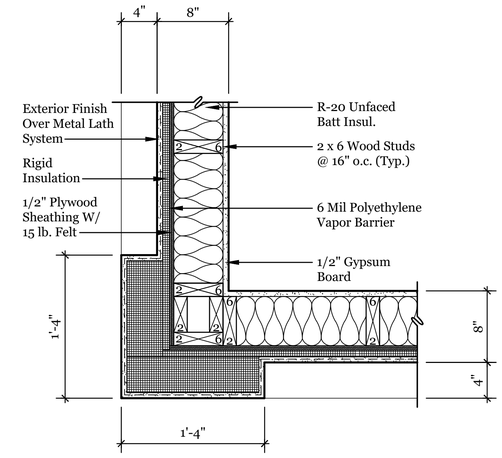
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A1.02
13 of 34

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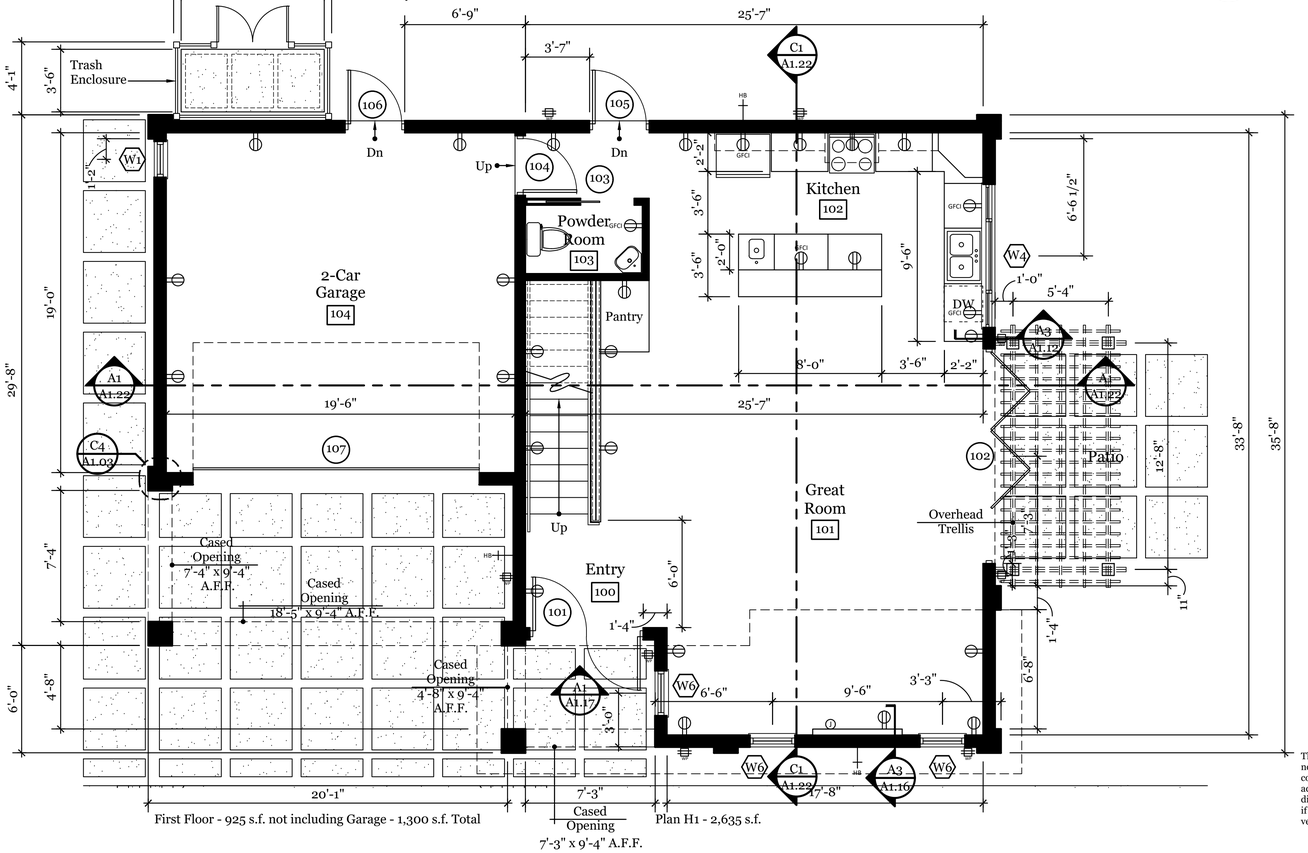
C1 **Second Floor Plan**

1/4" = 1'-0" < Plan >



C4 **Corner Detail**

1 - 1/2" = 1'-0" < Plan >



A1 **First Floor Plan**

1/4" = 1'-0" < Plan >

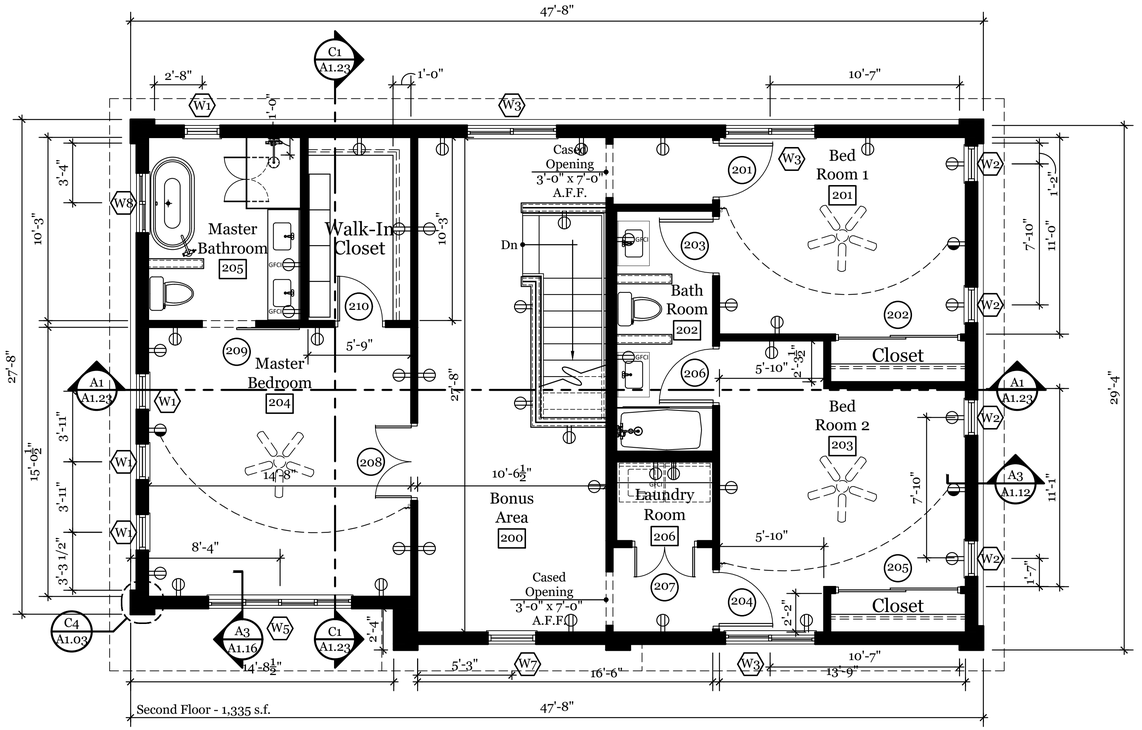
First Floor - 925 s.f. not including Garage - 1,300 s.f. Total

Plan H1 - 2,635 s.f.

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project: Goshen Unlimited | Skyline Homes 6030 Skyline Drive San Diego, CA 92114	
Sheet Title: H3 - Three Bedroom Floor Plan	
Robi 4 Est. 1999 Architecture & Planning Inc	Seal: Licensed Architect · Michael D. Robinson · C-38144 · Renewal: 11-30-25 · State of California
Date: January 15, 2025	Sheet Number: A1.03
Drawn By: MDR	
Reviewed By: MDR	
Scale: As Noted	14 of 34

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C1 Second Floor Plan

1/4" = 1'-0" < Plan >

A1 First Floor Plan

1/4" = 1'-0" < Plan >

First Floor - 925 s.f. not including Garage - 1,300 s.f. Total

Plan H2 - 2,635 s.f.

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H4 - Three Bedroom Floor Plan

Robi Est. 1999 Architecture & Planning Inc

Licensed Architect — Michael D. Robinson — C-38144 — Renewal: 11-30-25 — State of California

Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

Sheet Number: A1.04

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Room Finish Schedules

No.	Space Name	Floor								Base					Walls																Ceiling		
															North				South				East				West				Type		Hgt.
	Paint-1: Semi-Gloss Paint-2: Flat	Carpet Tile	Vinyl Composition Tile	Porcelain Tile	Slate Tile	Scored Concrete	Sealed Concrete	Luxury Vinyl Plank		Wood	Vinyl	Carpet	Porcelain Tile	None	Painted Gyp. Bd.	None	Porcelain Tile	Stucco Painted	Painted Gyp. Bd.	None	Porcelain Tile	Stucco Painted	Painted Gyp. Bd.	None	Porcelain Tile	Stucco Painted	Painted Gyp. Bd.	None	Porcelain Tile	Stucco Painted	Acoustical Lay-In	Suspended Gyp. Bd. Ptd.	Painted Gyp. Bd.	None	
Room Finish Schedule - H1, H2, H3 & H4																																	
First Floor																																	
100	Entry							●		●					●				●				●				●						●		9'-0"
101	Great Room							●		●					●				●				●				●						●		9'-0"
102	Kitchen							●		●					●				●				●				●						●		9'-0"
103	Powder Room			●									●			●				●				●				●					●		8'-0"
104	2-Car Garage							●		●					●				●				●				●						●		9'-6"
Second Floor																																	
200	Bonus Area							●		●					●				●				●				●						●		11'-0"
201	Bed Room 1							●		●					●				●				●				●						●		9'-0"
202	Bed Room 2							●		●					●				●				●				●						●		9'-0"
203	Bath Room			●									●			●				●				●				●					●		9'-0"
204	Master Bedroom							●		●					●				●				●				●						●		9'-0"
205	Master Bathroom			●									●			●				●				●				●					●		9'-0"
206	Laundry Room			●									●			●				●				●				●					●		9'-0"
	Walk-In Closet							●		●					●				●				●				●						●		9'-0"
	Closet							●		●					●				●				●				●						●		9'-0"

C1 Room Finish Schedules

No Scale < Plan >

Door Schedules

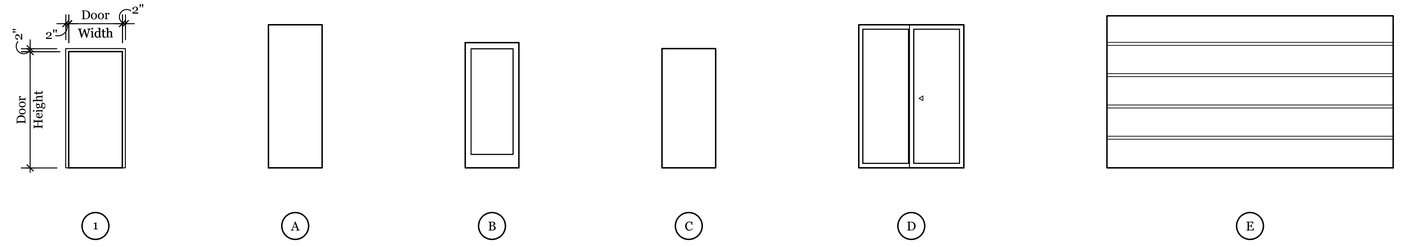
Number	Type	Material	Width	Height	Thickness	Finish	U-Cu	UL	HDW	FType	FMaterial
Door Schedule - H1, H2, H3 & H4											
First Floor											
101	A	Fiberglass	Pair 3'-0"	8'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
102	D	Fiberglass	Four 3'-0" Panels	8'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
103	C	Wood	3'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
104	C	Wood	3'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
105	B	Fiberglass	3'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
106	C	Fiberglass	3'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
107	E	Fiberglass	16'-0"	8'-6"	1 3/4"	Painted	3/4"	None	-	1	Wood
Second Floor											
201	C	Wood	3'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
202	C	Wood	Pair 2'-6"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
203	C	Wood	2'-8"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
204	C	Wood	3'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
205	C	Wood	Pair 2'-6"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
206	C	Wood	2'-8"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
207	C	Wood	Pair 2'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
208	C	Wood	Pair 2'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
209	C	Wood	3'-0"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood
210	C	Wood	2'-6"	7'-0"	1 3/4"	Painted	3/4"	None	-	1	Wood

C3 Door Schedules

No Scale < Plan >

General Notes

1. Exterior Walls Shall be 2" x 6" Wood Studs @ 16" o.c. w/ 1/2" Exterior Grade Sheathing On One Side, 1/2" Gypsum Board Painted On One Side & Exterior Finish Over Metal Lath.
2. Interior Walls Shall be 2" x 4" Wood Studs @ 16" o.c. w/ 1/2" Gypsum Board Each Side, Painted.
3. 6" Base Board Moulding to be Installed In All Spaces Except for Bathrooms and Powder Rooms. Provide Porcelain Tile Base in Bathrooms and Powder Rooms.
4. Provide Moisture Resistant (M.R.) Gyp. Bd. In All Bathrooms, Powder Rooms, and Laundry Rooms, To A Height 3'-4" A.F.F and To A Height of 7'-4" A.F.F. Around Bath / Shower Areas.



C1 South Elevation - H1 & H3

1/4" = 1'-0" < Plan >

Window Schedule

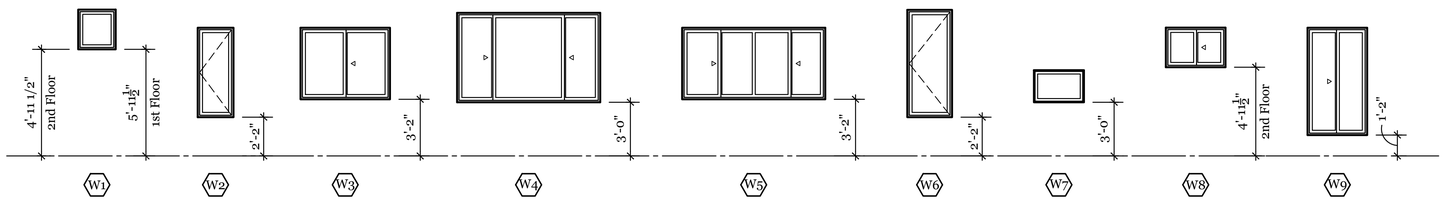
Number	Size	Type	Material
W1	2'-0" x 2'-0"	Casement	Vinyl
W2	2'-0" x 5'-0"	Casement	Vinyl
W3	5'-0" x 4'-0"	Sliding	Vinyl
W4	8'-0" x 5'-0"	Combination	Vinyl
W5	8'-0" x 4'-0"	Combination	Vinyl
W6	2'-6" x 6'-0"	Casement	Vinyl
W7	2'-10" x 1'-10"	Casement	Vinyl
W8	3'-4" x 2'-0"	Sliding	Vinyl
W9	3'-4" x 6'-0"	Sliding	Vinyl

A1 Window Schedule

No Scale < Plan >

B2 Door Types

1/4" = 1'-0" < Plan >



A2 Window Types

1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
Room Finish, Door & Window Schedules

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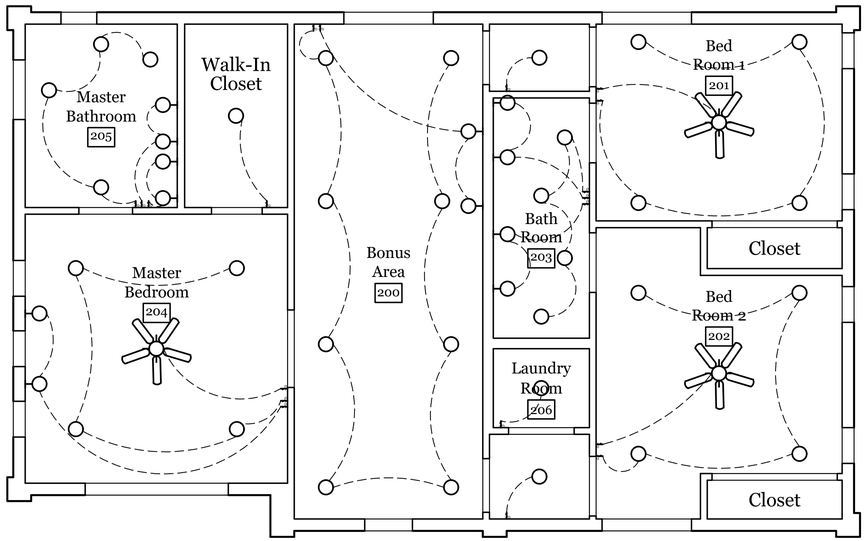
Seal: LICENSED ARCHITECT · MICHAEL D. ROBINSON · C-38144 · RENEWAL: 11-30-25 · STATE OF CALIFORNIA

Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

Sheet Number: A1.05

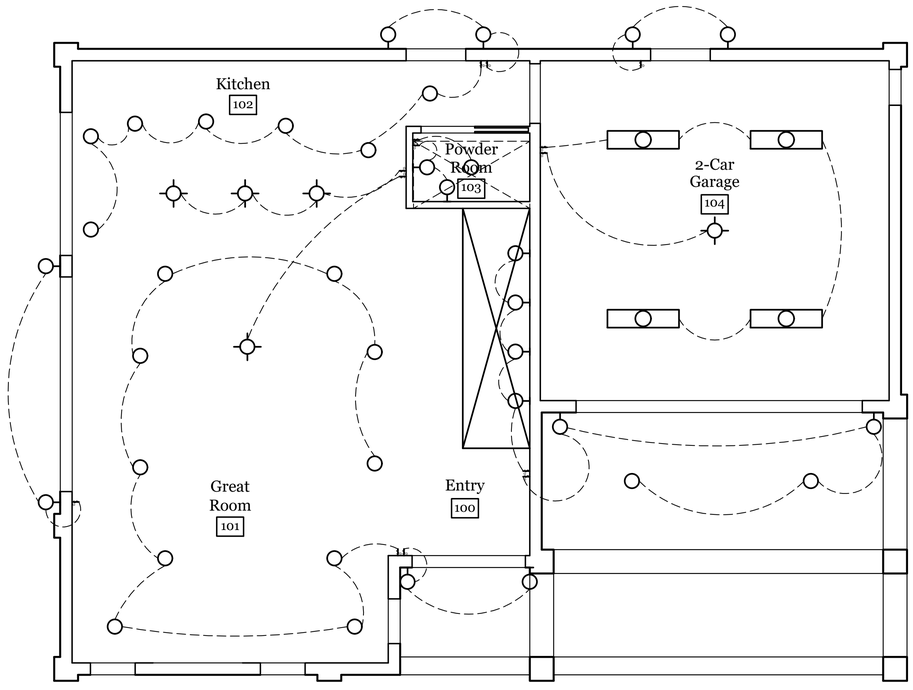
16 of 34

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C1 **Second Floor Reflected Ceiling Plan**

1/4" = 1'-0" < Plan >



A1 **First Floor Reflected Ceiling Plan**

1/4" = 1'-0" < Plan >

N

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H1 - Three Bedroom
Reflected Ceiling Plan

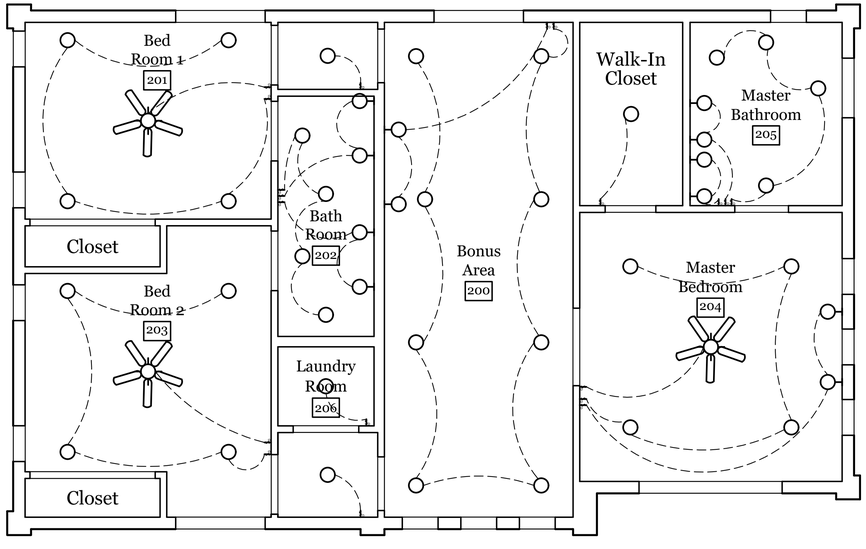
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Est. 1999
Architecture
& Planning Inc

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MICHAEL D. ROBINSON
C-38144
RENEWAL: 11-30-25
STATE OF CALIFORNIA

Date: January 15, 2025
Drawn By: CDR
Reviewed By: MDR
Scale: As Noted

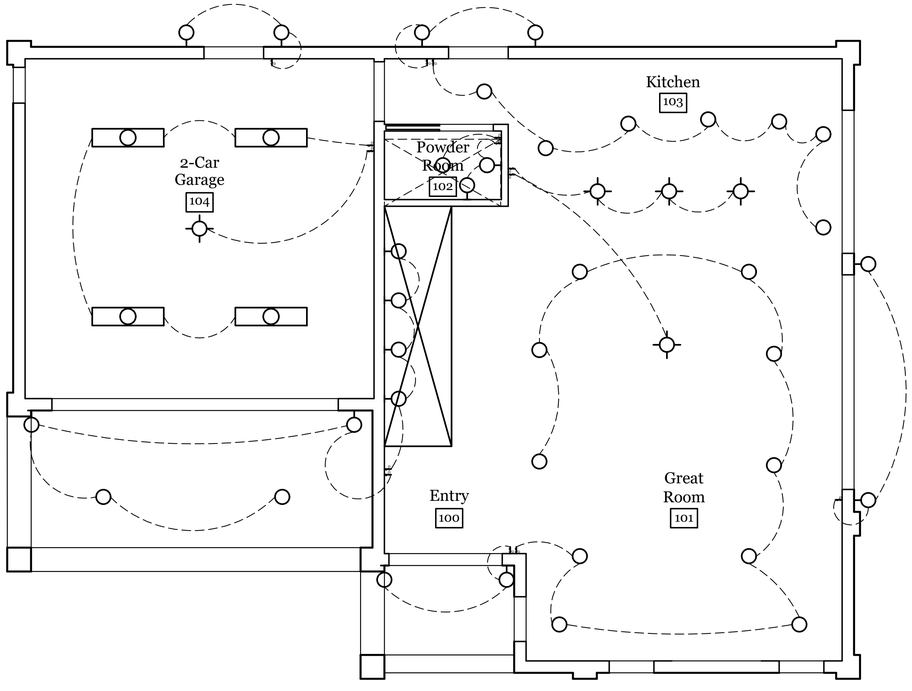
Sheet Number:
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C1 **Second Floor Reflected Ceiling Plan**

1/4" = 1'-0" < Plan >



A1 **First Floor Reflected Ceiling Plan**

1/4" = 1'-0" < Plan >

N

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H2 - Three Bedroom
Reflected Ceiling Plan

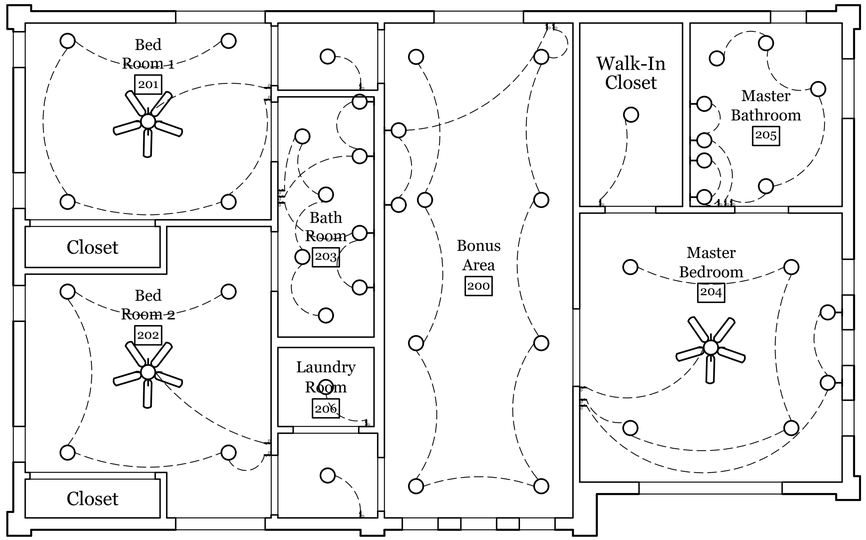
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RENEWAL: 11-30-25
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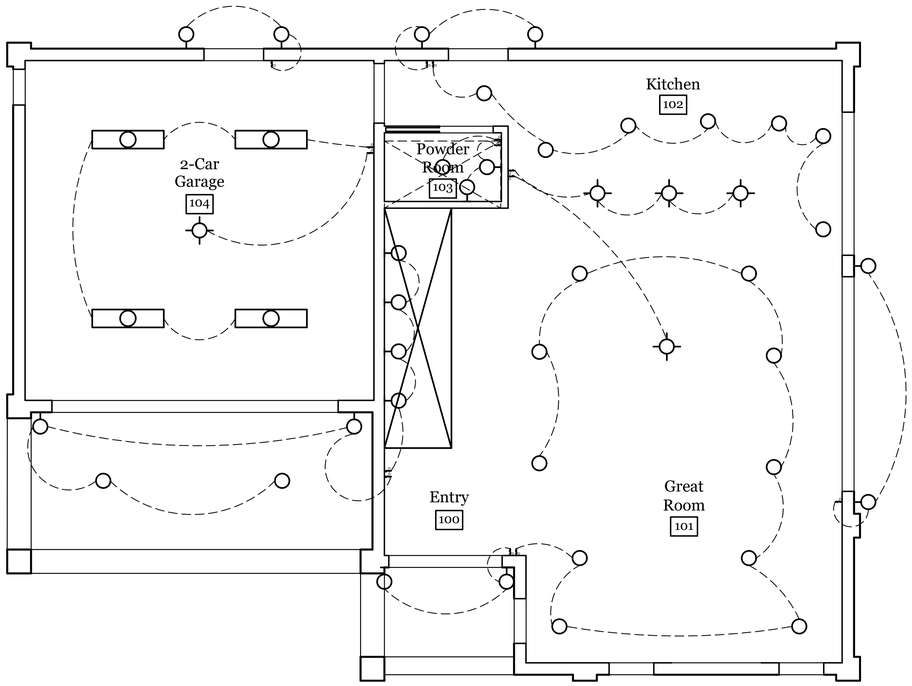
Date: January 15, 2025
Drawn By: CDR
Reviewed By: MDR
Scale: As Noted

Sheet Number: A1.07

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C1 **Second Floor Reflected Ceiling Plan**
1/4" = 1'-0" < Plan >



A1 **First Floor Reflected Ceiling Plan**
1/4" = 1'-0" < Plan > N

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114
Sheet Title:
H3 - Three Bedroom
Reflected Ceiling Plan

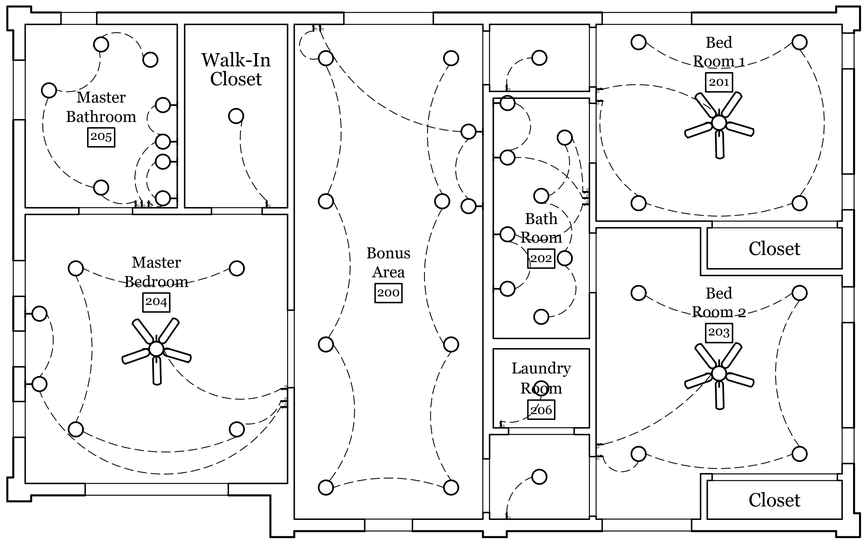
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C-38144
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STATE OF CALIFORNIA

Date: January 15, 2025
Drawn By: CDR
Reviewed By: MDR
Scale: As Noted

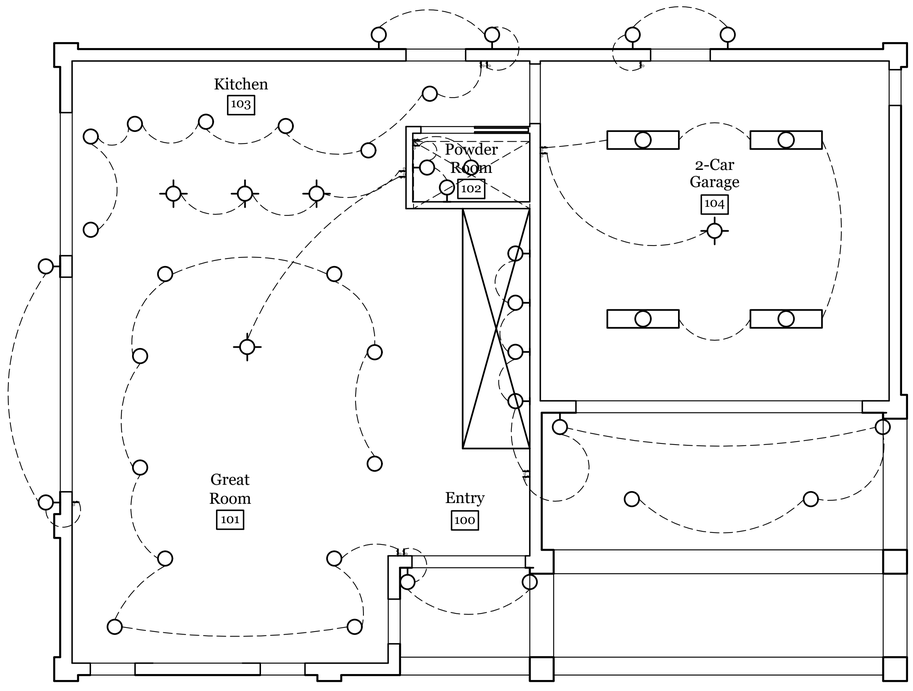
Sheet Number:
A1.08
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C1 **Second Floor Reflected Ceiling Plan**

1/4" = 1'-0" < Plan >



A1 **First Floor Reflected Ceiling Plan**

1/4" = 1'-0" < Plan > N

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H4 - Three Bedroom
Reflected Ceiling Plan

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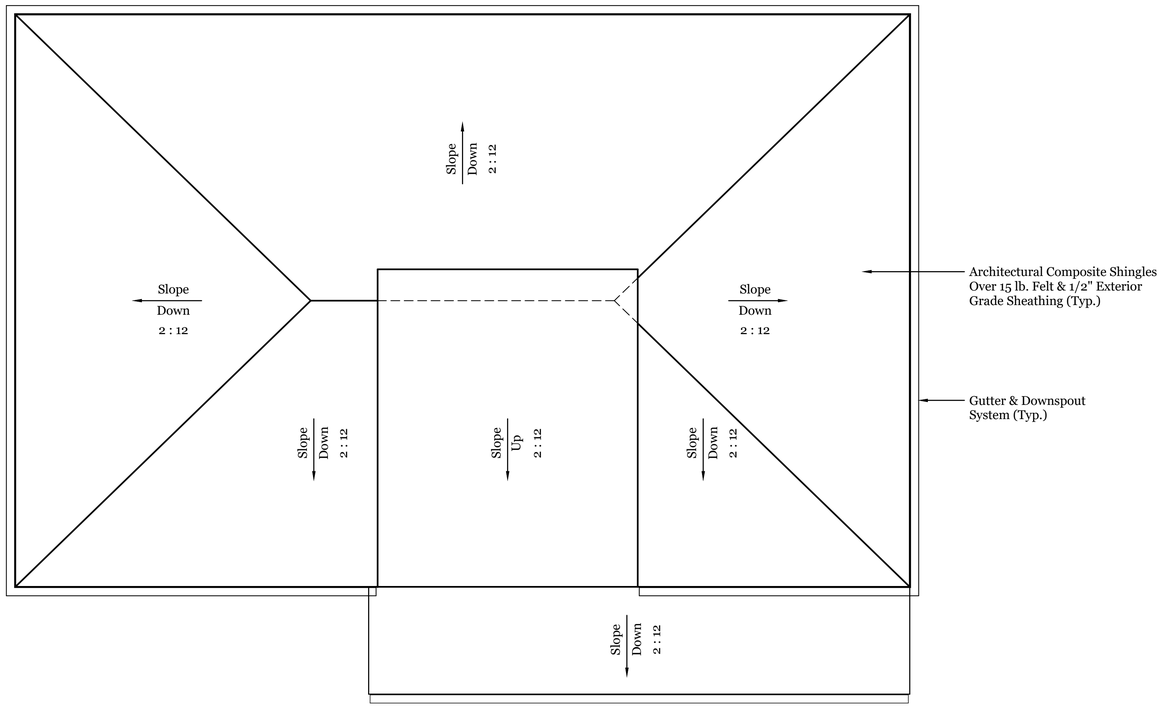
Seal:
LICENSED ARCHITECT
MICHAEL D. ROBINSON
C-38144
RENEWAL: 11-30-25
STATE OF CALIFORNIA

Date: January 15, 2025
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Reviewed By: MDR
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Sheet Number:
A1.09
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ATTACHMENT 11



Roofing Notes

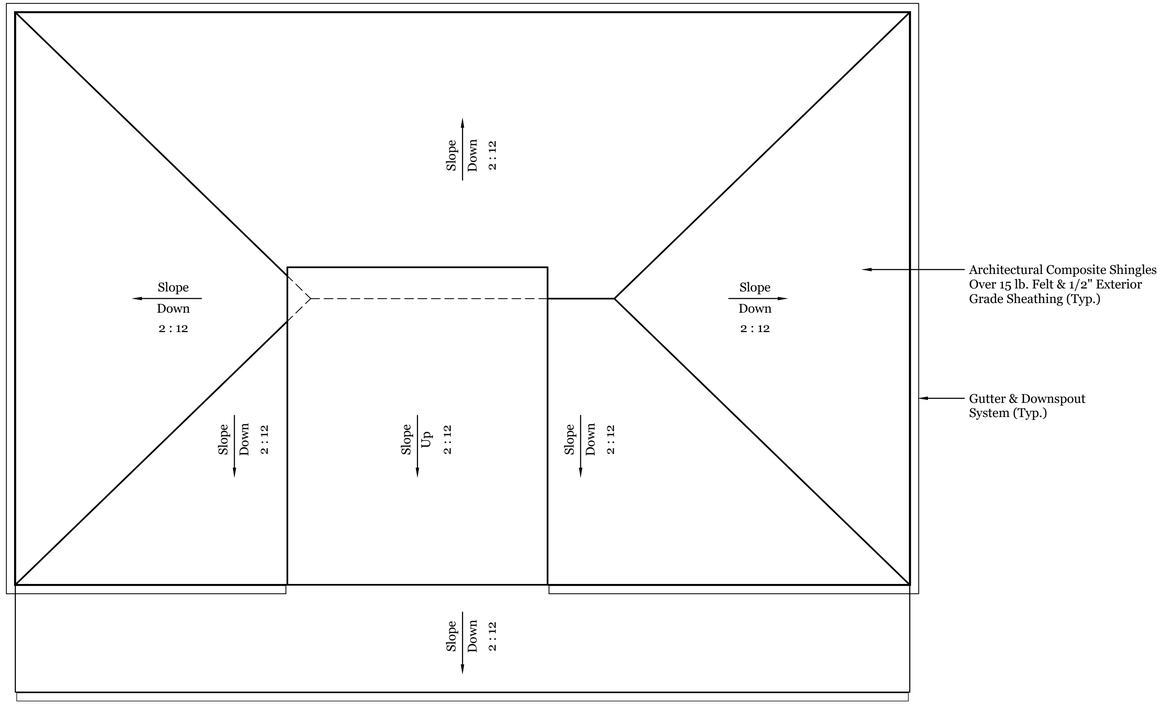
Class 'A' Roofing

Architectural Composite Shingles UL Approved Fire Resistive Over 1 - Layer #15 Felt (Typ.)

C1

Roof Plan - H2 - Three Bedroom

1/4" = 1'-0" < Plan >



Roofing Notes

Class 'A' Roofing

Architectural Composite Shingles UL Approved Fire Resistive Over 1 - Layer #15 Felt (Typ.)

A1

Roof Plan - H1 - Three Bedroom

1/4" = 1'-0" < Plan >

N

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
Roof Plans - H1 & H2 - Three Bedroom

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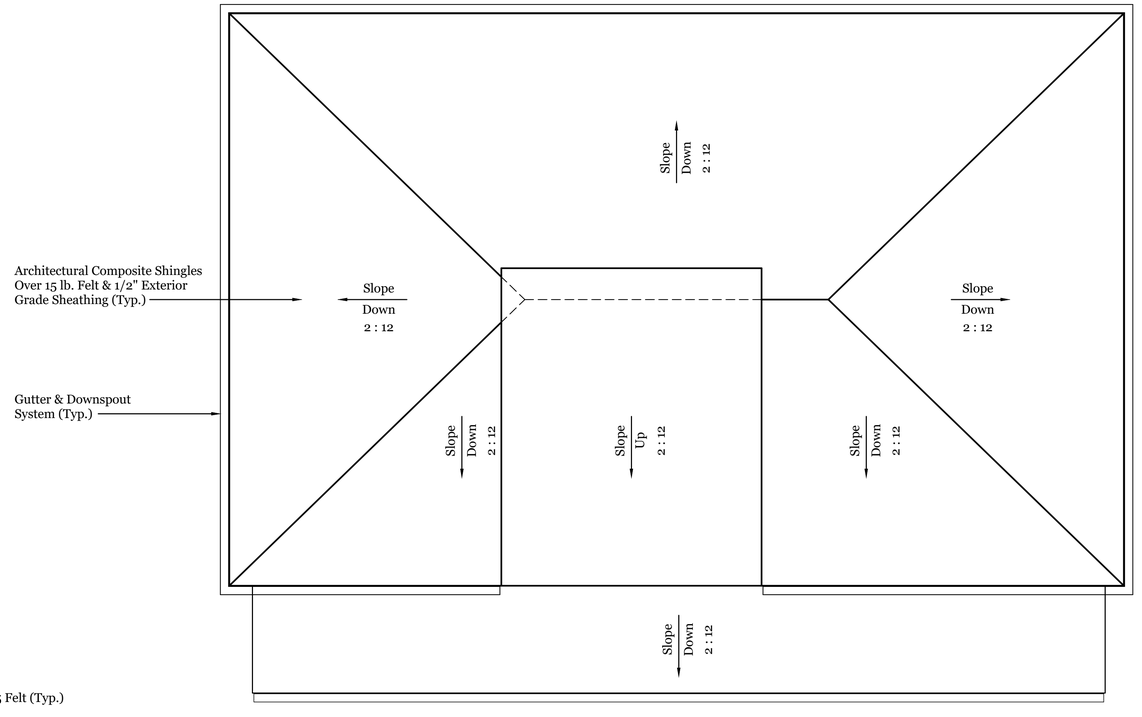
Date: January 15, 2025
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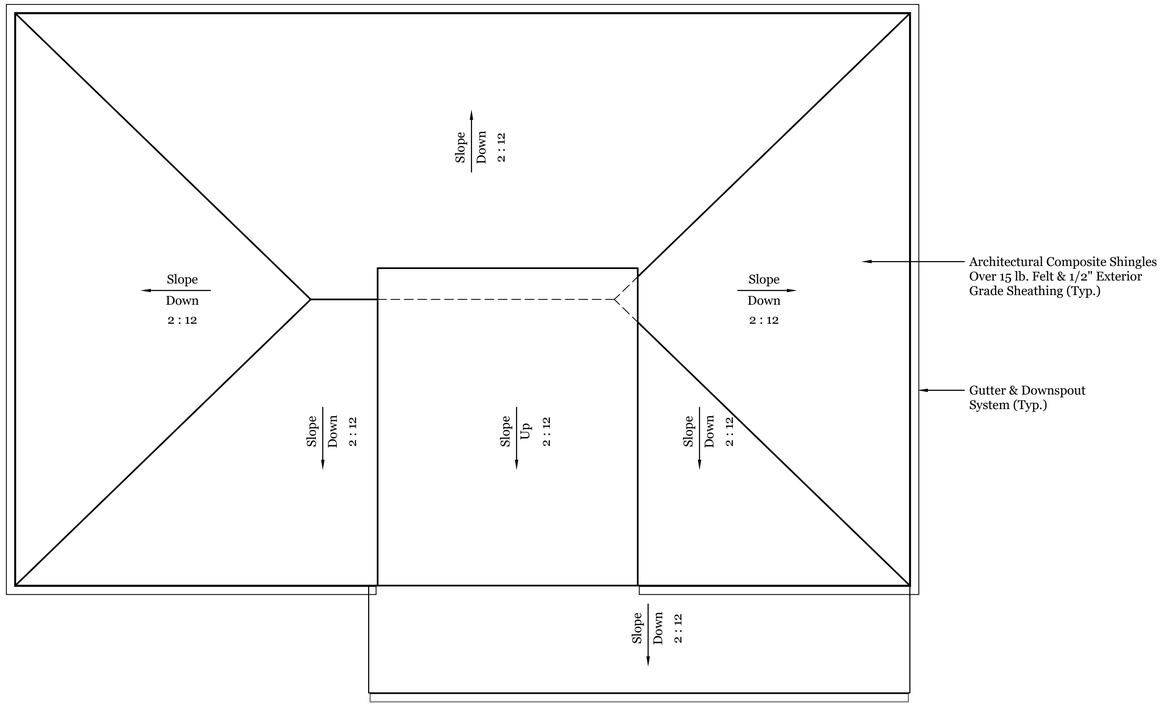
Roofing Notes

Class 'A' Roofing

Architectural Composite Shingles UL Approved Fire Resistive Over 1 - Layer #15 Felt (Typ.)

C1 Roof Plan - H4 - Three Bedroom

1/4" = 1'-0" < Plan >



Roofing Notes

Class 'A' Roofing

Architectural Composite Shingles UL Approved Fire Resistive Over 1 - Layer #15 Felt (Typ.)

A1 Roof Plan - H3 - Three Bedroom

1/4" = 1'-0" < Plan > N

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
Roof Plans - H3 & H4 - Three Bedroom

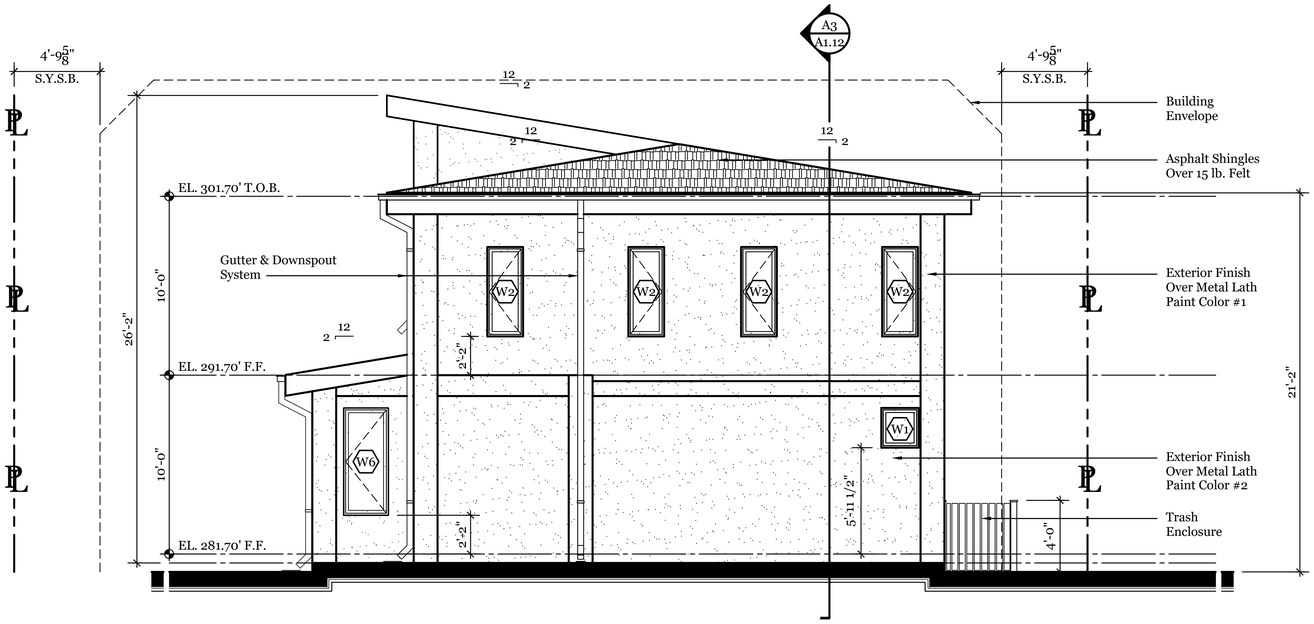
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MICHAEL D. ROBINSON
C-38144
RENEWAL: 11-30-25
STATE OF CALIFORNIA

Date: January 15, 2025
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Reviewed By: MDR
Scale: As Noted

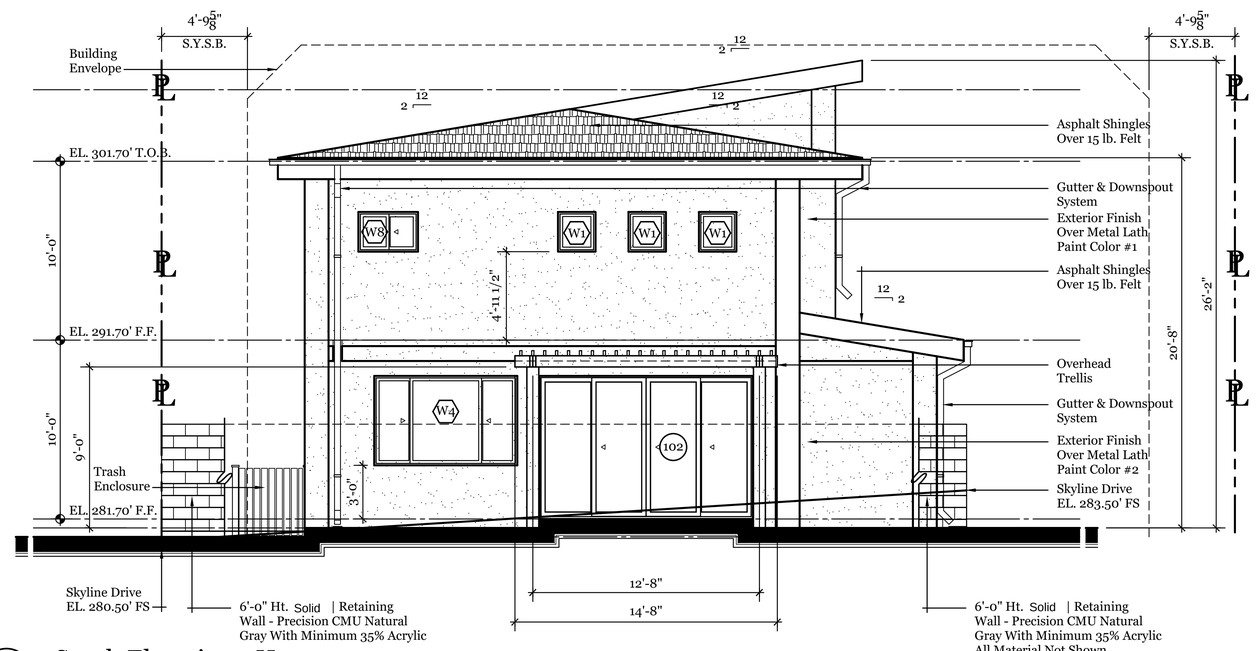
Sheet Number:
A1.11
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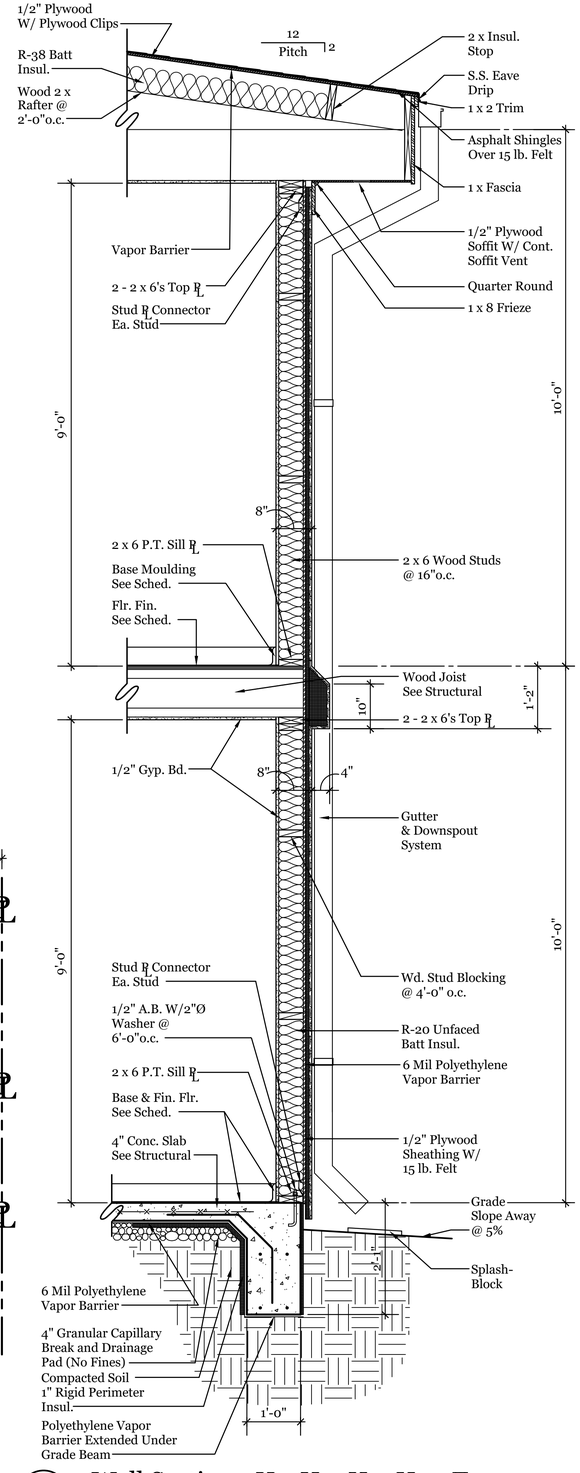
C1 **North Elevation - H1**

1/4" = 1'-0" < Plan >



A1 **South Elevation - H1**

1/4" = 1'-0" < Plan >



A3 **Wall Section - H1, H2, H3, H4 - Typ.**

3/4" = 1'-0" < Sec1 >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H1 - Three Bedroom Building Elevations

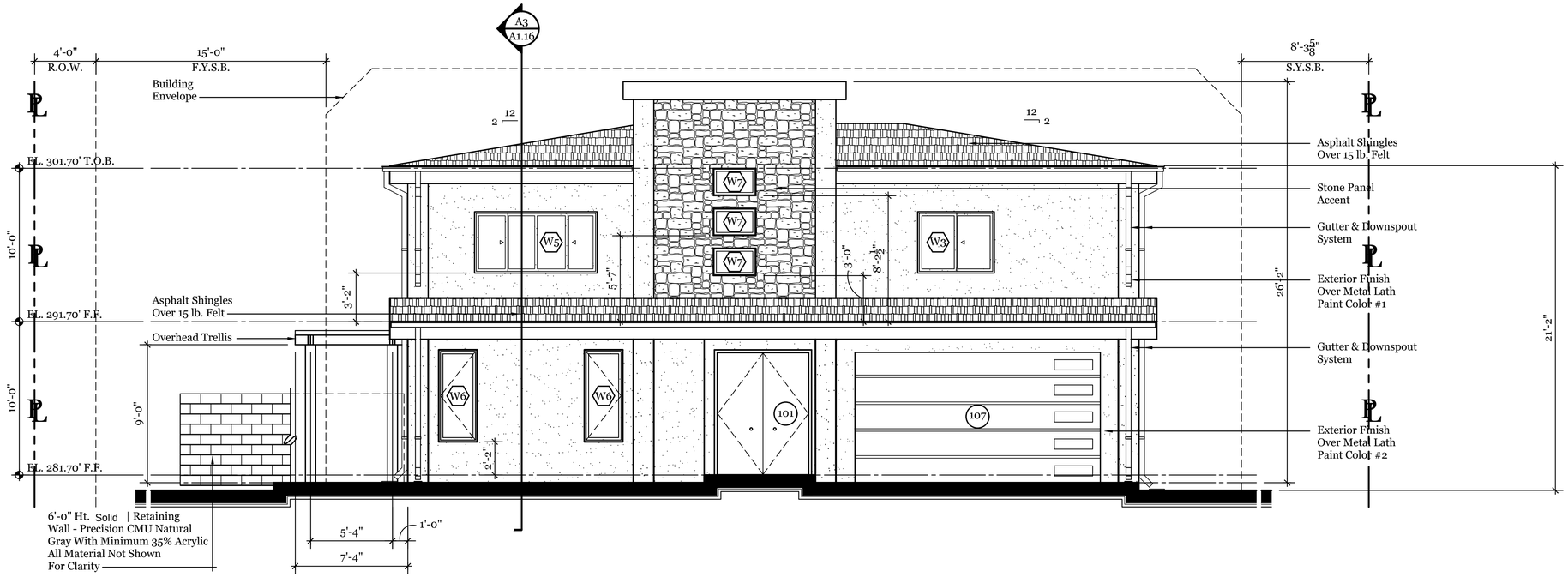
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Licensed Architect — Michael D. Robinson — C-38144 — Renewal: 11-30-25 — State of California

Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

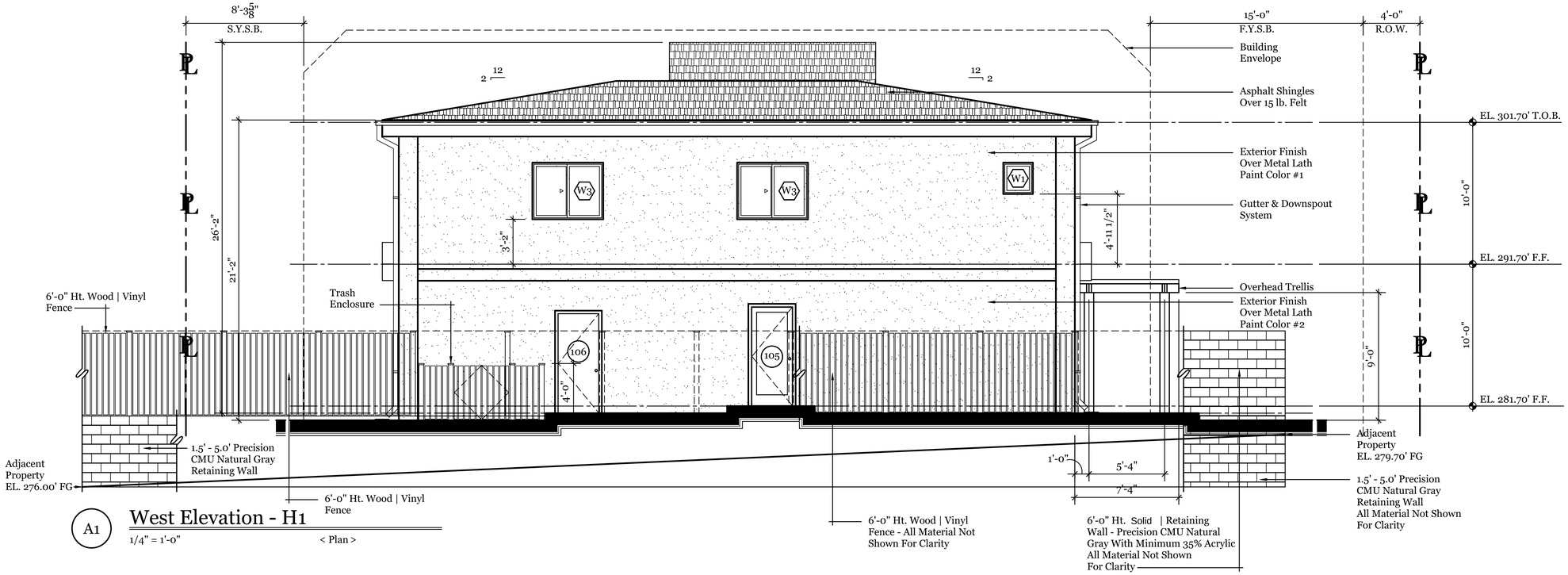
Sheet Number: A1.12

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C1 **East Elevation - H1**

1/4" = 1'-0" < Plan >



A1 **West Elevation - H1**

1/4" = 1'-0" < Plan >

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H1 - Three Bedroom
Building Elevations

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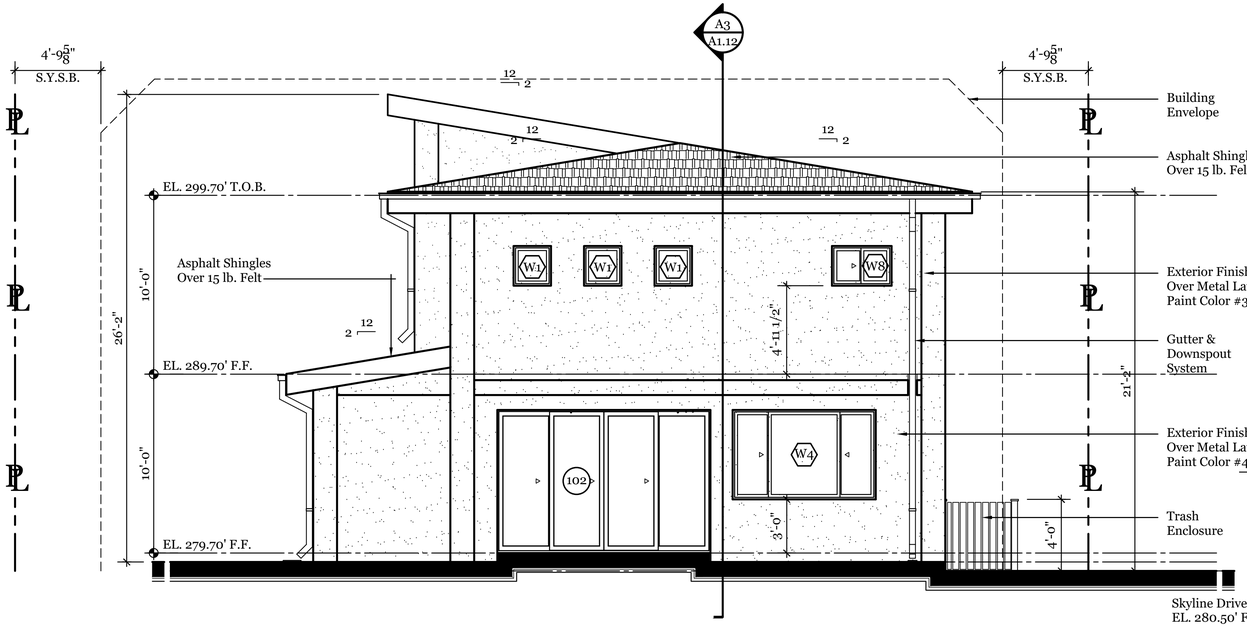
Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

Sheet Number: A1.13

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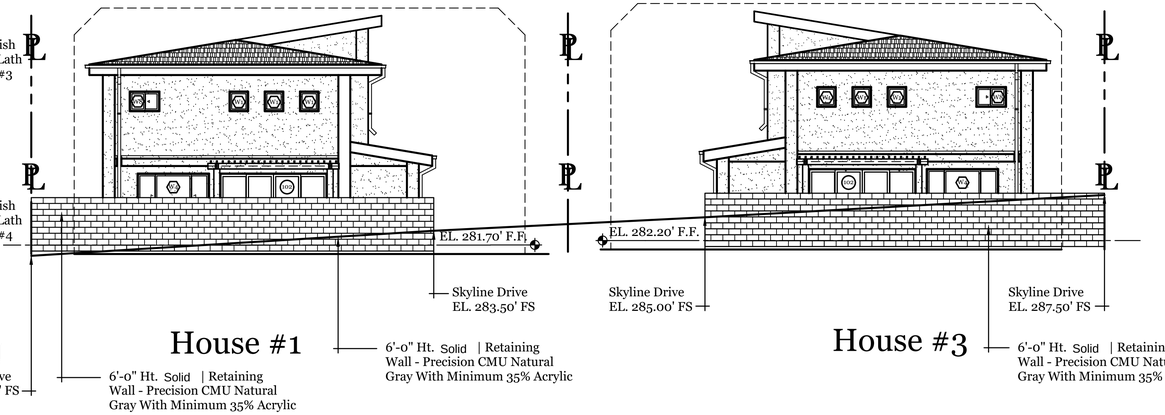
The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

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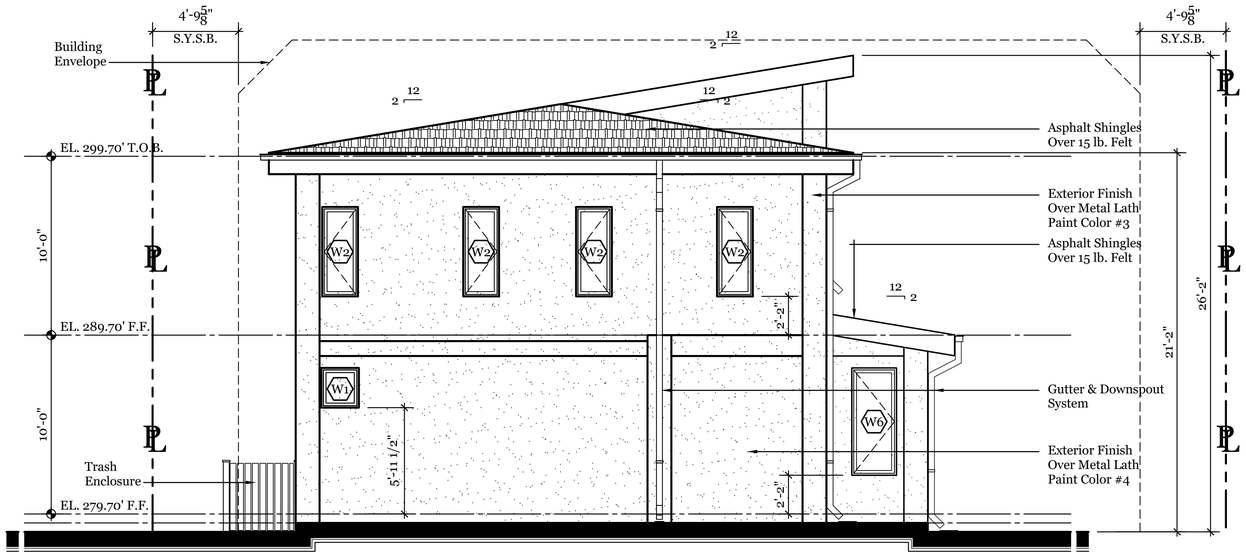
C1 North Elevation - H2

1/4" = 1'-0" < Plan >



C3 South Wall Elevation - H1 & H3

1/8" = 1'-0" < Plan >



A1 South Elevation - H2

1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H2 - Three Bedroom
Building Elevations

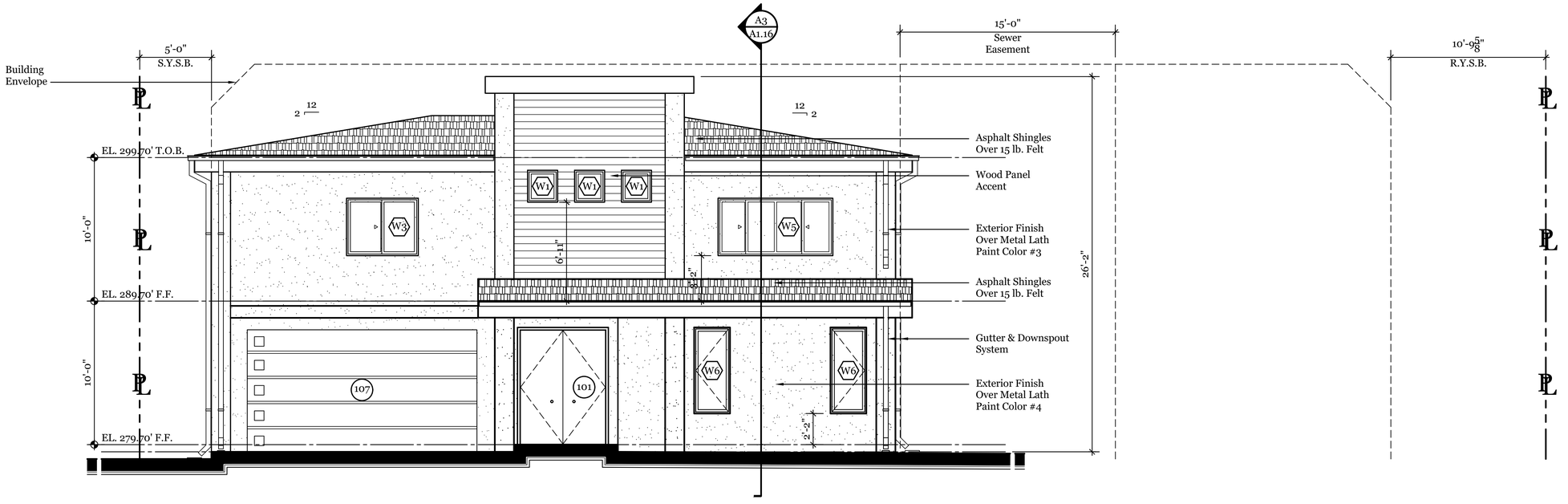
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C-38144
RENEWAL: 11-30-25
STATE OF CALIFORNIA

Date: January 15, 2025
Drawn By: MDR
Reviewed By: MDR
Scale: As Noted

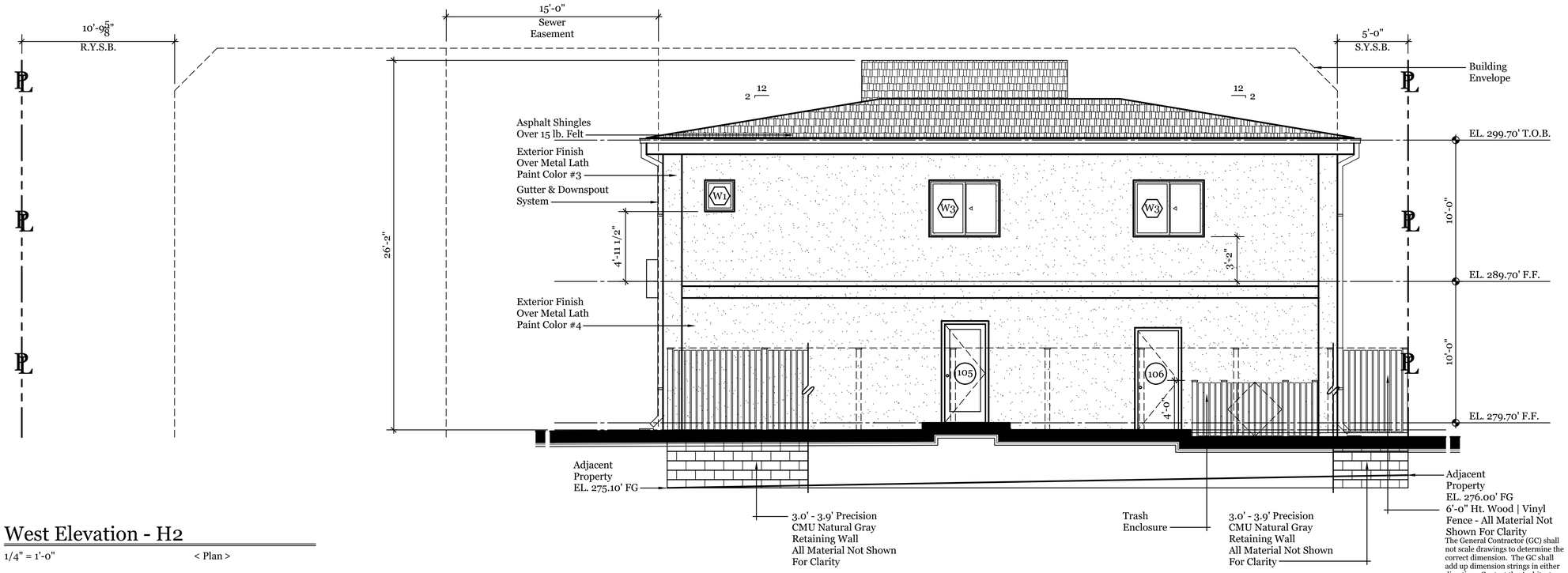
Sheet Number: A1.14

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C1 East Elevation - H2

1/4" = 1'-0" < Plan >



A1 West Elevation - H2

1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H2 - Three Bedroom
Building Elevations

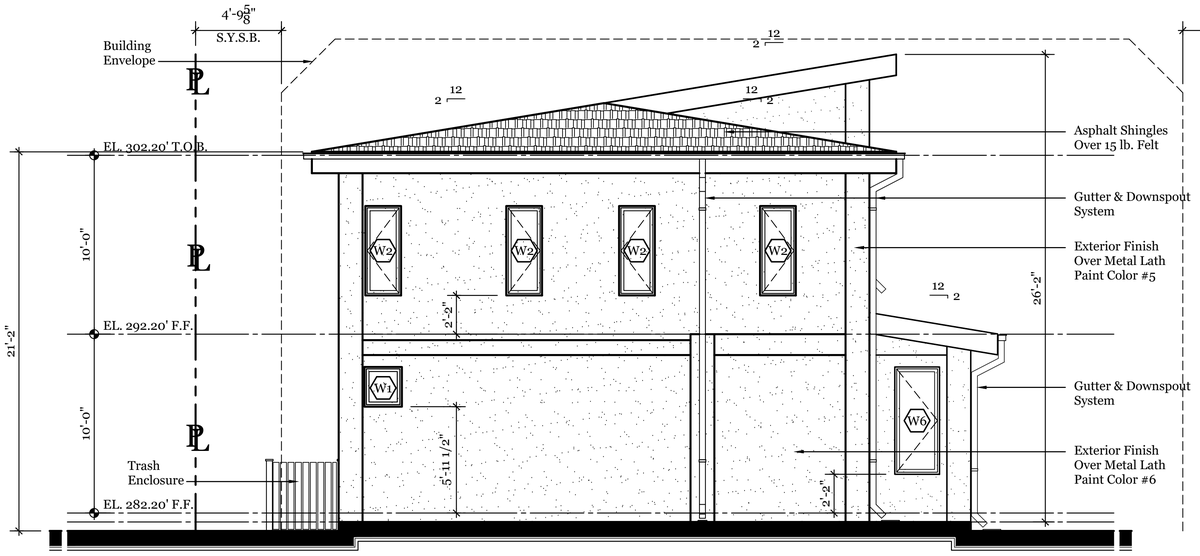
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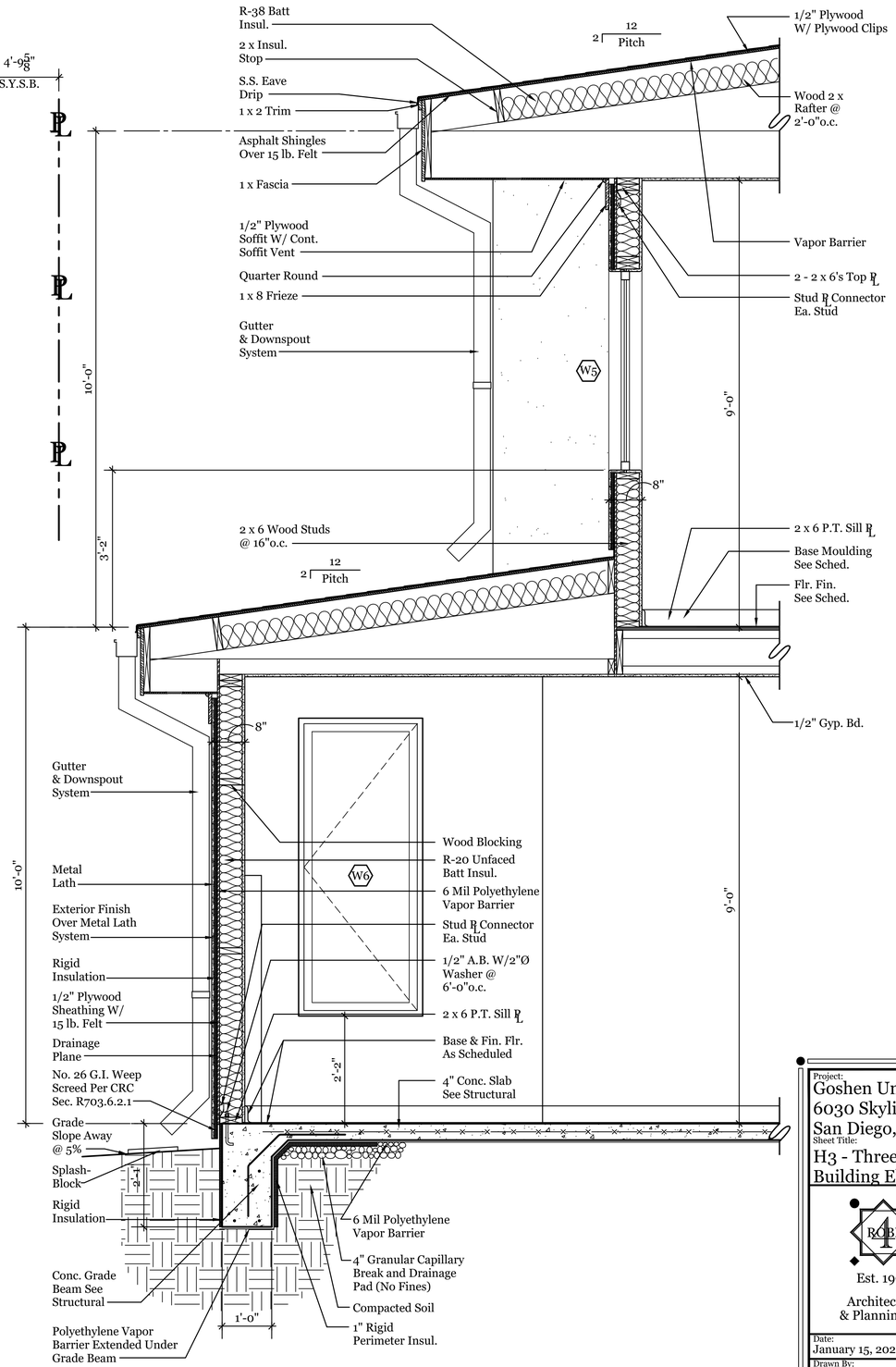
Date: January 15, 2025
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Reviewed By: MDR
Scale: As Noted

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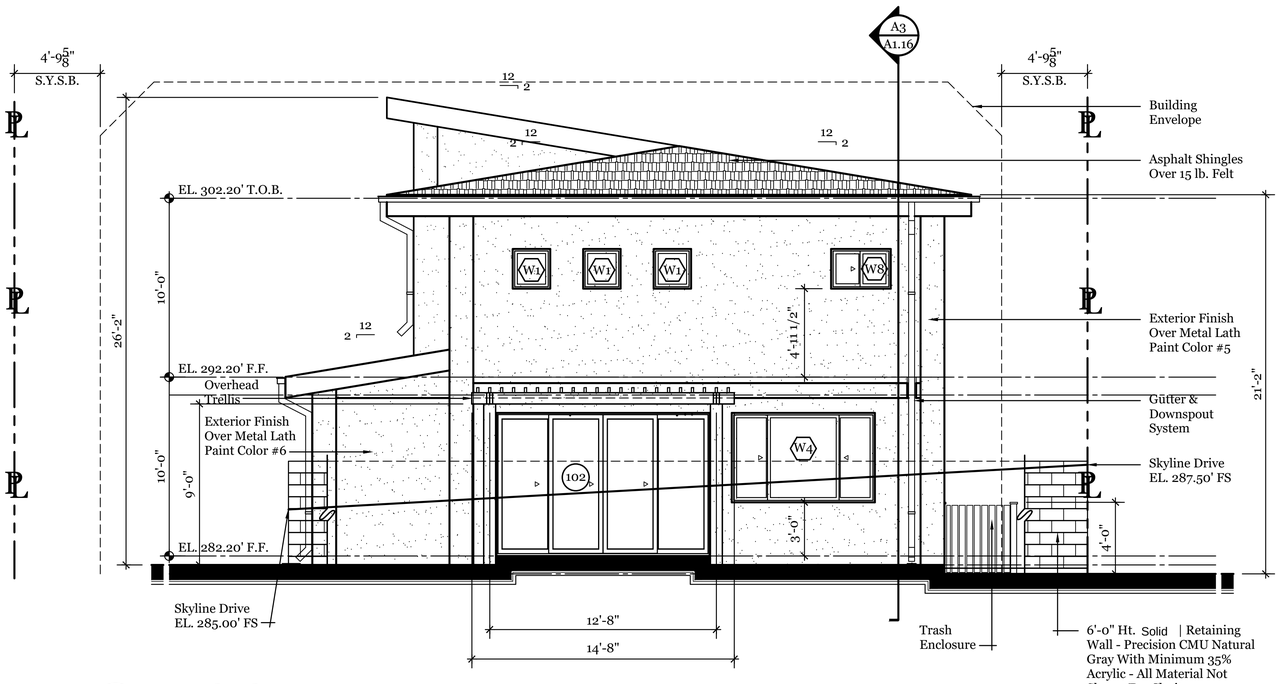
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C1 **North Elevation - H3**
1/4" = 1'-0" < Plan >



A3 **Wall Section - H1, H2, H3, H4 - Typ.**
3/4" = 1'-0" < Sec1 >



A1 **South Elevation - H3**
1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H3 - Three Bedroom Building Elevations

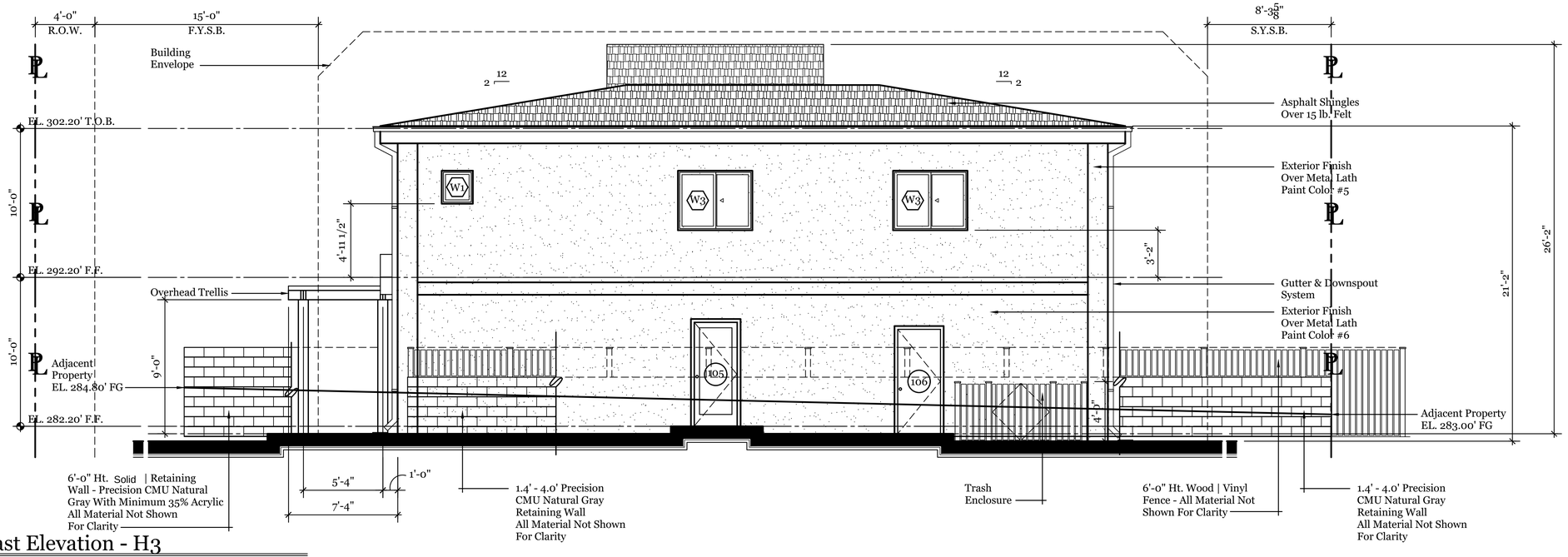
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Sheet Number: A1.16
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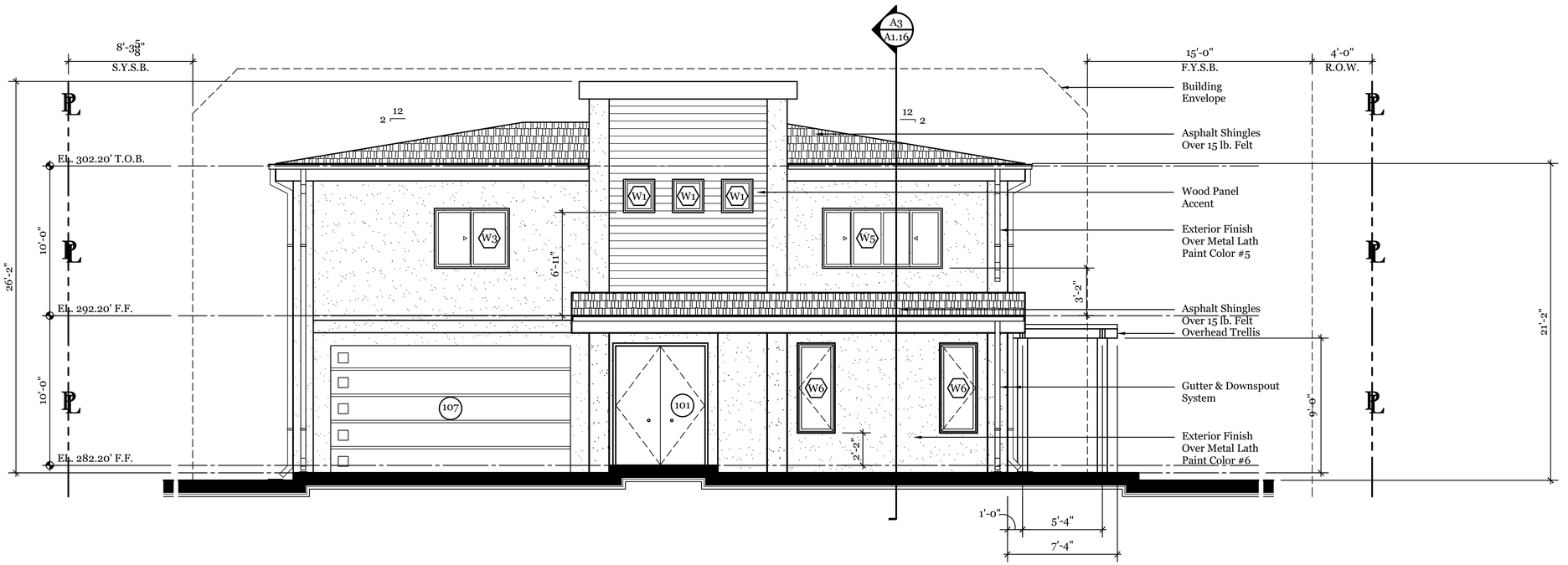
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C1

East Elevation - H3

1/4" = 1'-0" < Plan >



A1

West Elevation - H3

1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
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6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H3 - Three Bedroom
Building Elevations

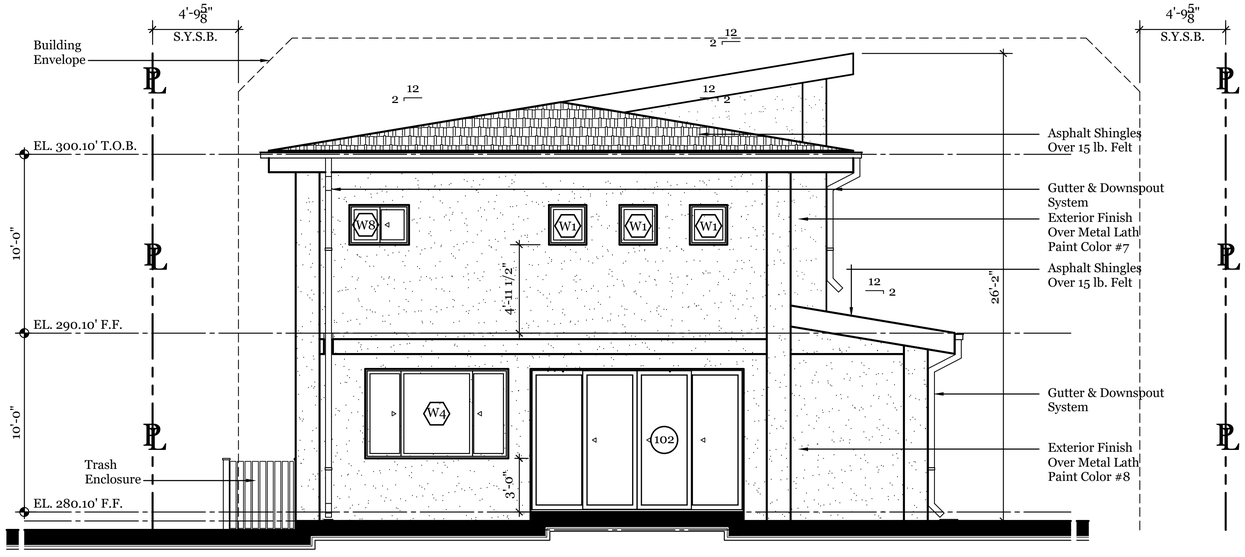
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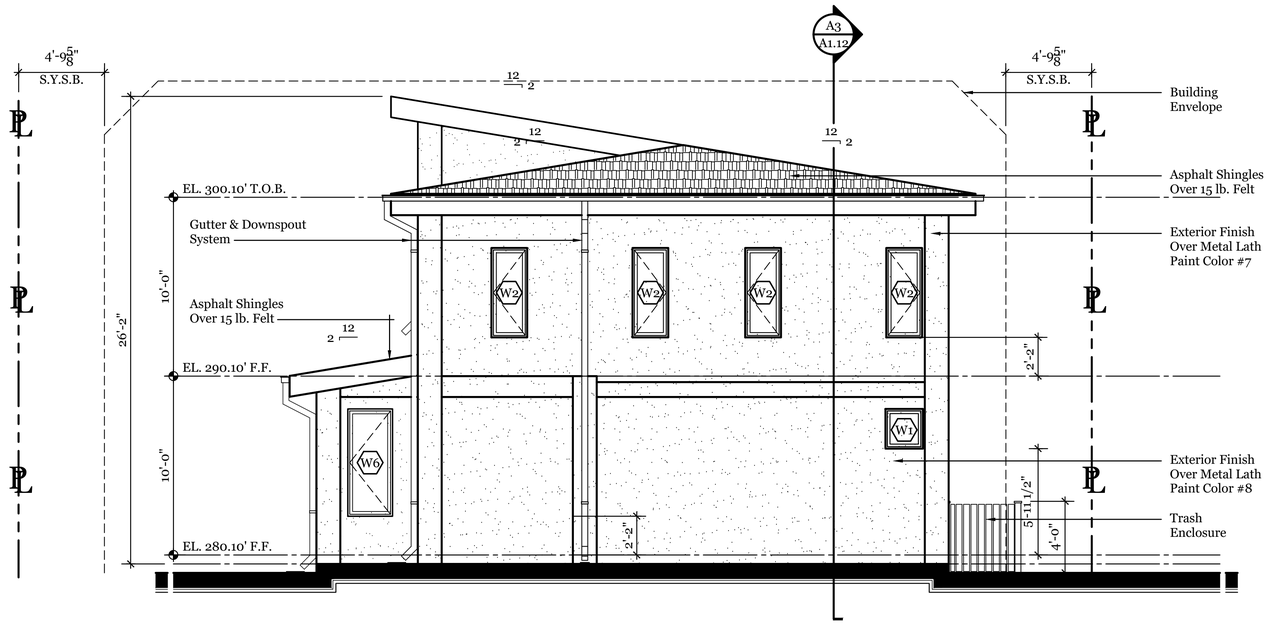
Sheet Number:
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C1 North Elevation - H4

1/4" = 1'-0" < Plan >



A1 South Elevation - H4

1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

Project:
Goshen Unlimited | Skyline Homes
6030 Skyline Drive
San Diego, CA 92114

Sheet Title:
H4 - Three Bedroom
Building Elevations

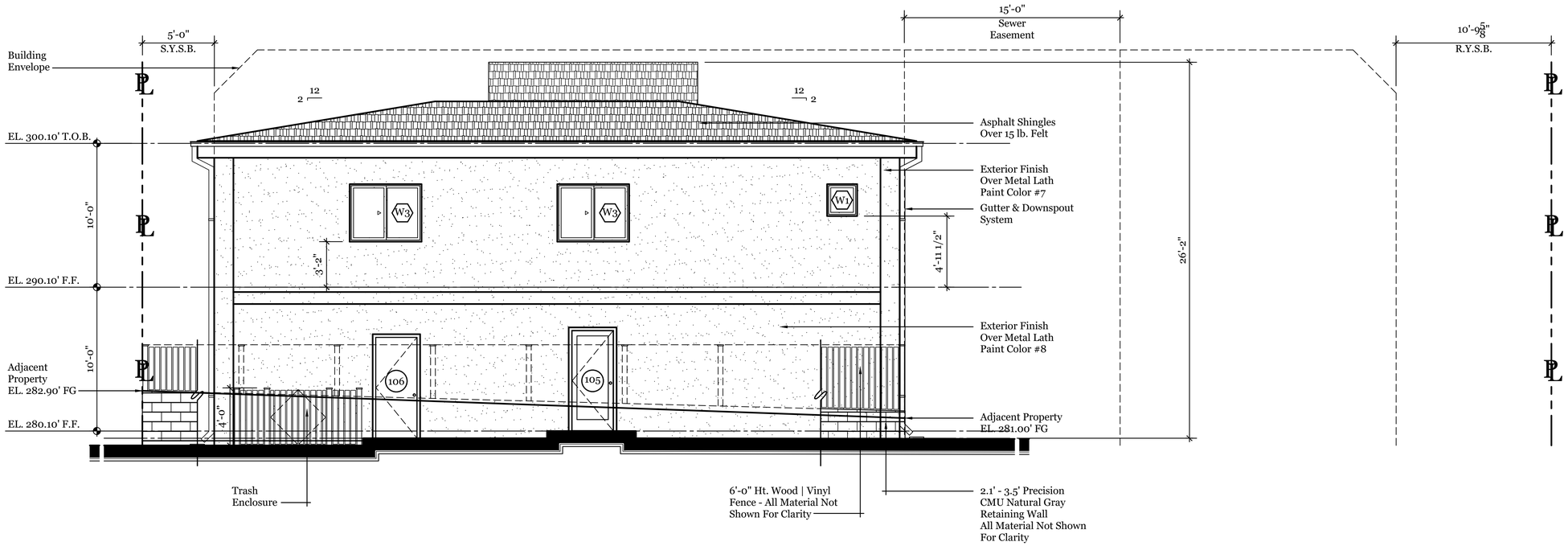
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Scale: As Noted

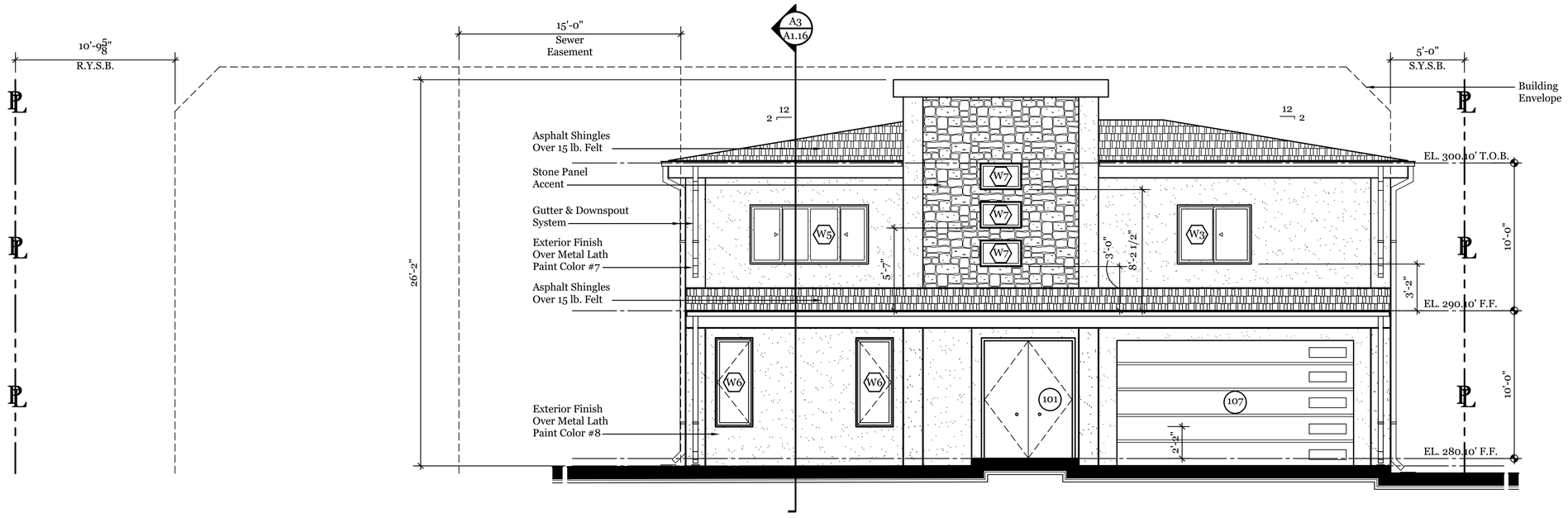
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C1 East Elevation - H4

1/4" = 1'-0" < Plan >



A1 West Elevation - H4

1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

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Sheet Title:
H4 - Three Bedroom
Building Elevations

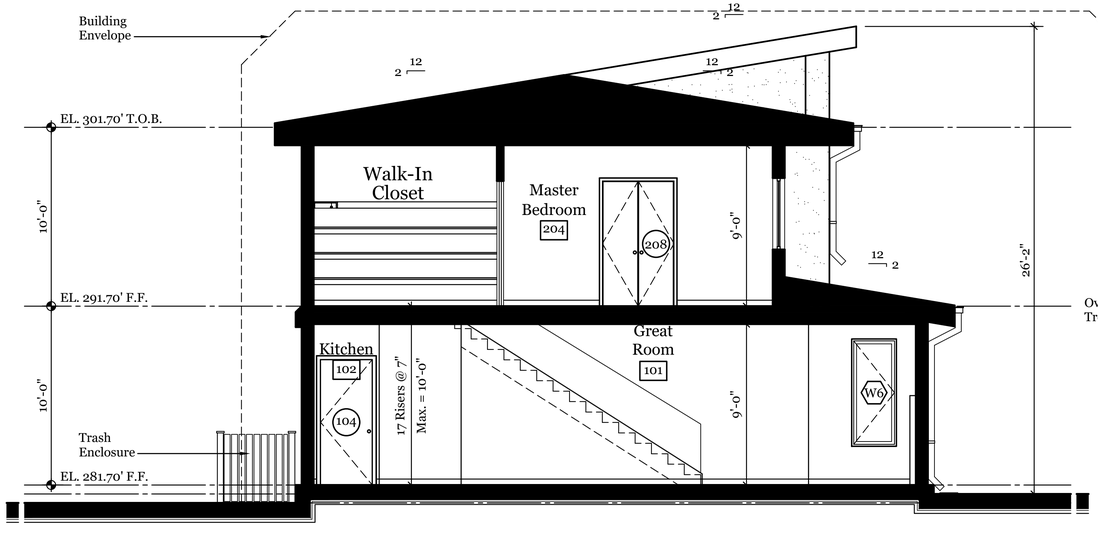
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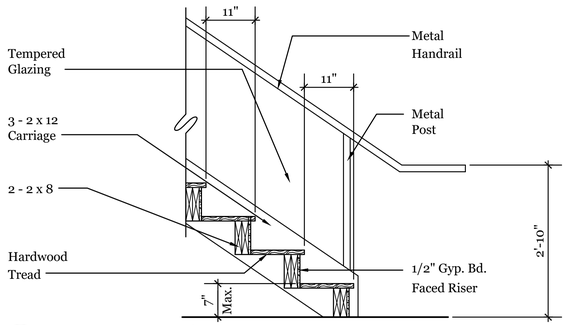
C1 **Building Section - H1**

1/4" = 1'-0" < Plan >



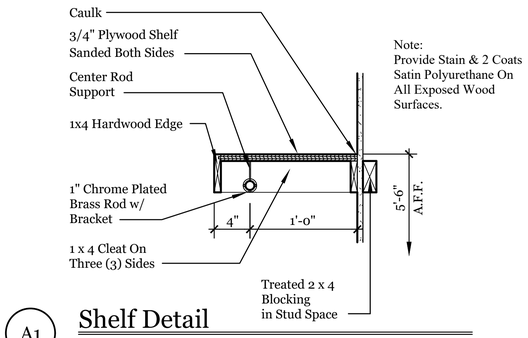
C3 **Building Section - H1**

1/4" = 1'-0" < Plan >



B1 **Stair Detail**

3/4" = 1'-0" < Sec1 >

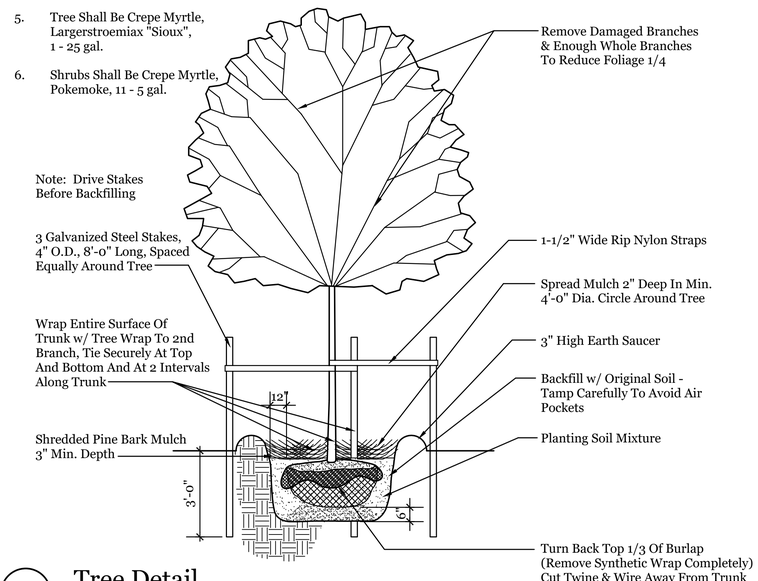


A1 **Shelf Detail**

1 - 1/2" = 1'-0" < Det2 >

Notes:

1. All Exposed Exterior Concrete Shall Be 4,000 psi.
2. Provide 1/2" Expansion Joint w/ Non-Extruding Filler @ 20'-0" o.c. Max. @ All Concrete Sidewalks.
3. Depth Of Hole Should Be Equal To Height Of Root Ball
4. Width Of Hole Should Be Min. Of 2'-0" Wider Than Root Ball
5. Tree Shall Be Crepe Myrtle, Largerstroemiax "Sioux", 1 - 25 gal.
6. Shrubs Shall Be Crepe Myrtle, Pokemoke, 11 - 5 gal.



A2 **Tree Detail**

3/4" = 1'-0" < Sec1 >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

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Sheet Title:
H1 - Building Sections & Details

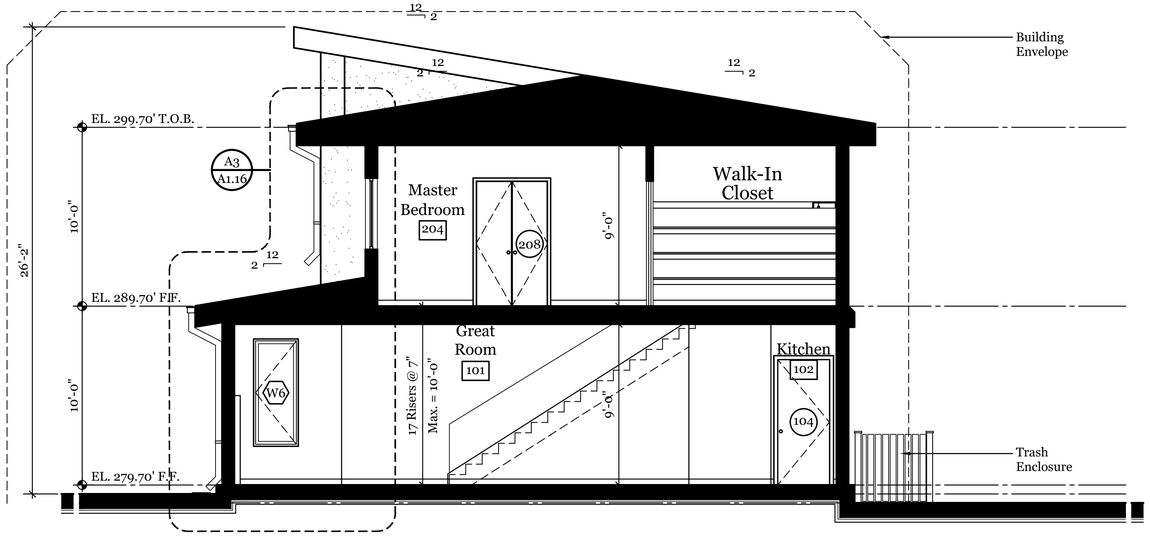
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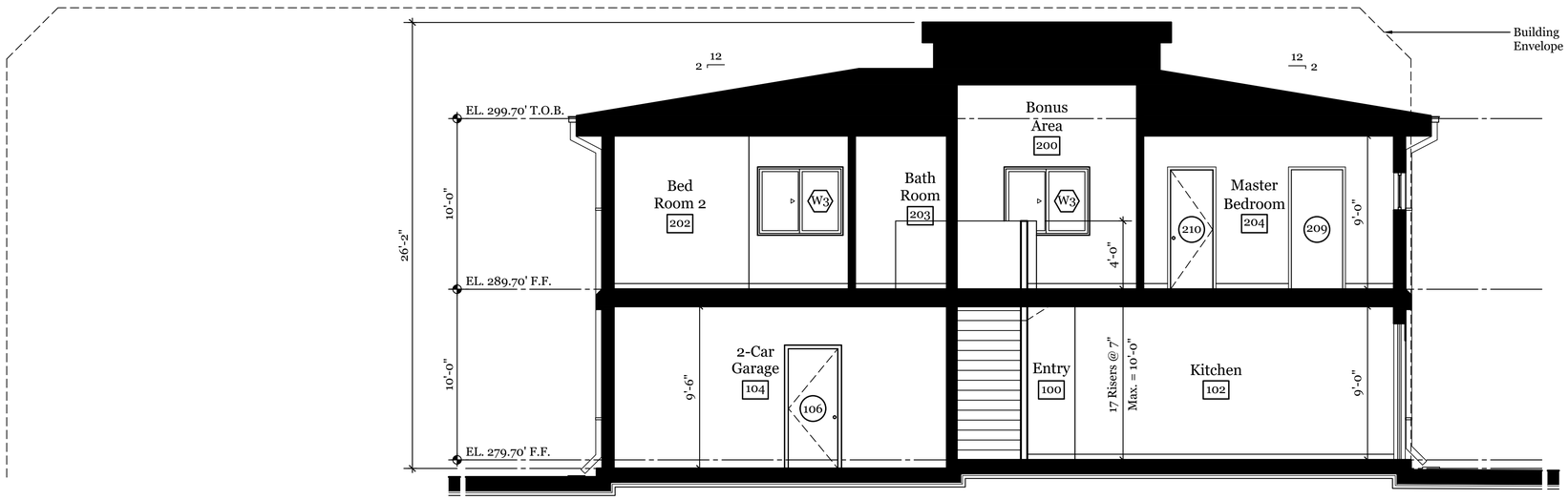
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C1 **Building Section - H2**

1/4" = 1'-0" < Plan >



A1 **Building Section - H2**

1/4" = 1'-0" < Plan >

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Sheet Title:
H2 - Building Sections

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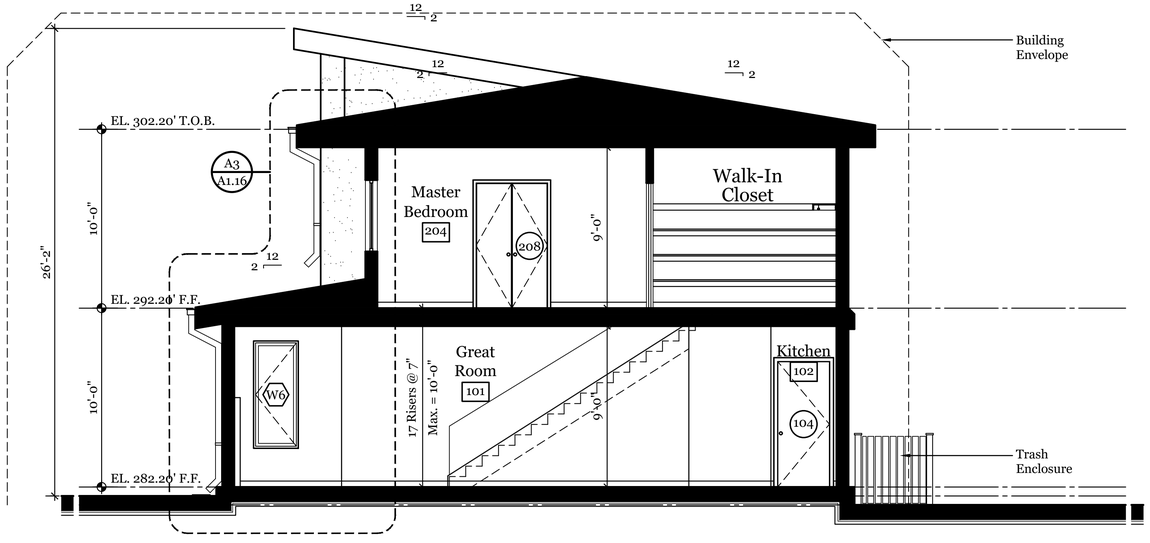
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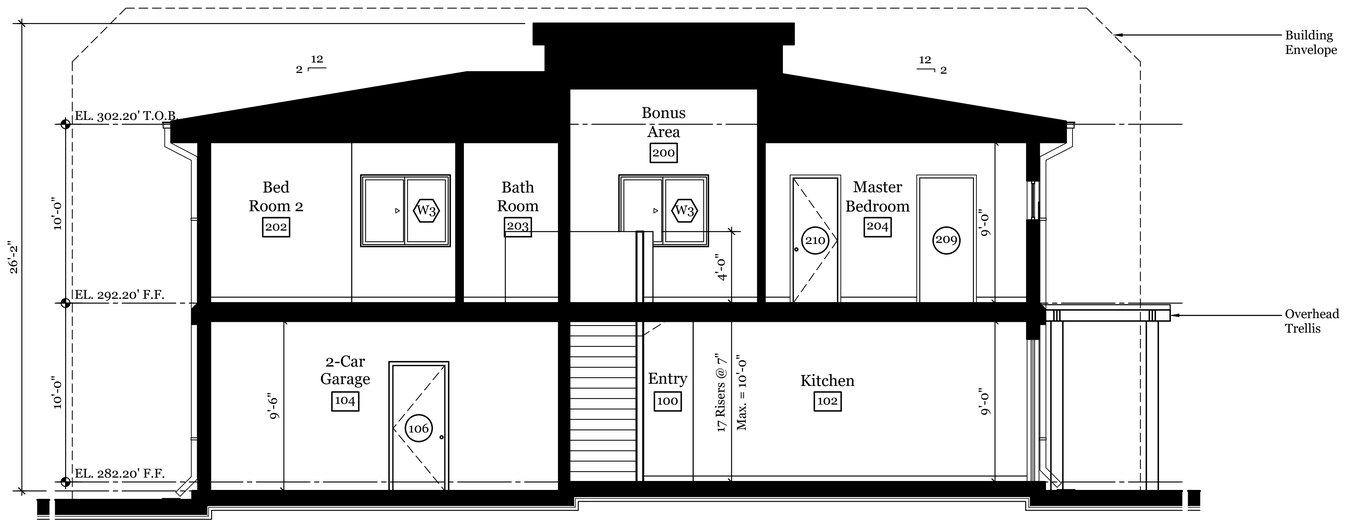
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C1 **Building Section - H3**

1/4" = 1'-0" < Plan >



A1 **Building Section - H3**

1/4" = 1'-0" < Plan >

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Sheet Title:
H3 - Building Sections

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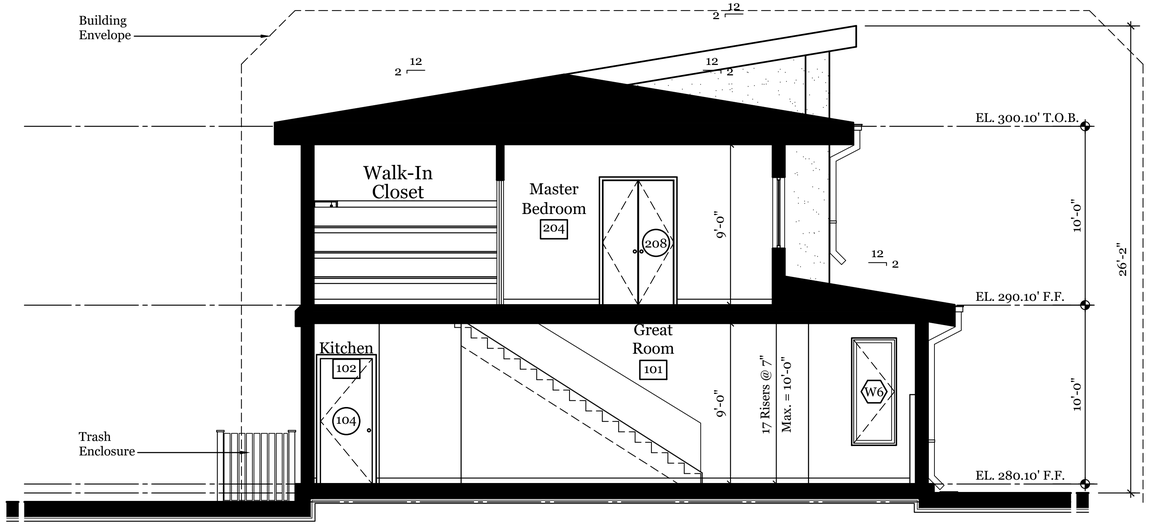
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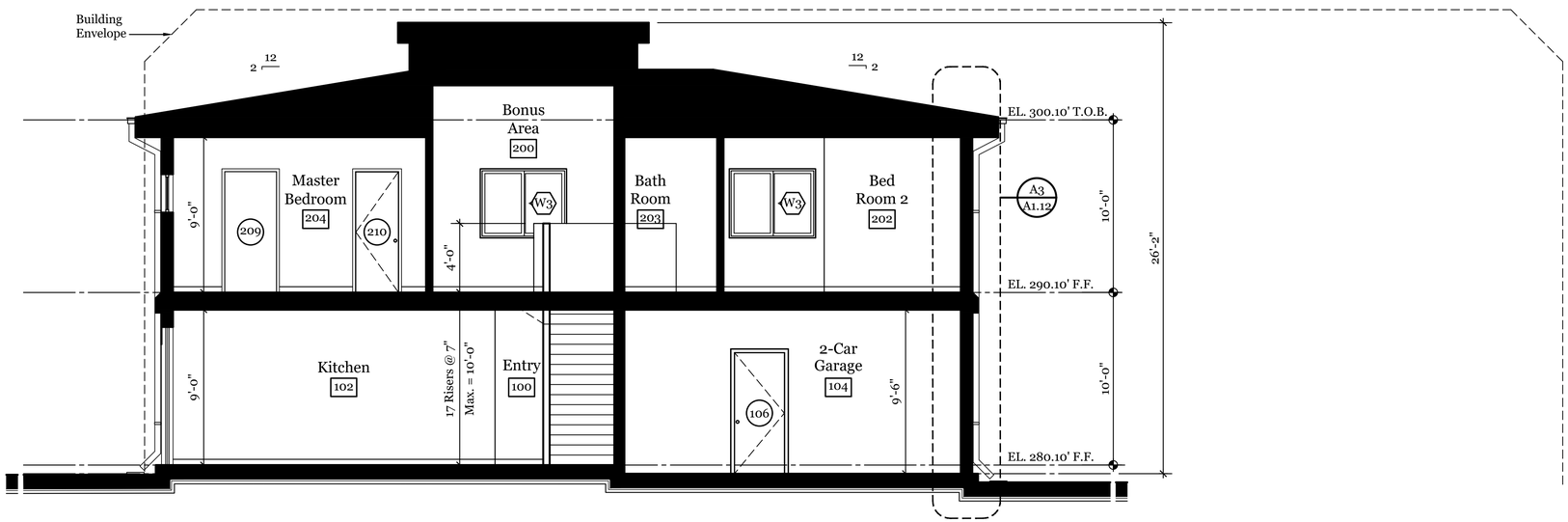
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C1 **Building Section - H4**

1/4" = 1'-0" < Plan >



A1 **Building Section - H4**

1/4" = 1'-0" < Plan >

The General Contractor (GC) shall not scale drawings to determine the correct dimension. The GC shall add up dimension strings in either direction. Contact the Architect if a discrepancy exists, to receive verification.

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Sheet Title:
H4 - Building Sections

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