



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 14, 2018 REPORT NO. HO-18-092

HEARING DATE: November 21, 2018

SUBJECT: RAINTREE TERRACE II CDP/TMW. Process Three Decision

PROJECT NUMBER: [488263](#)

OWNER/APPLICANT: Raintree Residential, LLC. / Michael Kootchick

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit and Tentative Map Waiver for the demolition of two existing single dwelling units and the construction of 18 new residential condominium units that includes two on-site affordable units, including a request to waive the requirement to underground existing overhead utilities, at 392-396 Sycamore Road in the San Ysidro Community Plan area?

Staff Recommendations: APPROVE Coastal Development Permit No. 1720437 and APPROVE Tentative Map Waiver No. 1848946.

Community Planning Group Recommendation: On October 17, 2016, the San Ysidro Community Planning Group voted unanimously, 11-0-0 to recommend approval of the proposed project without conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, section 15332, In-Fill Development Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 23, 2018, and the opportunity to appeal that determination ended September 7, 2018 (Attachment 8).

BACKGROUND

The Raintree Residential project site is located on the east side of Sycamore Road, south of Sunrise Drive, at 392-396 Sycamore Road, within the San Ysidro Community Plan area (Attachment 3). The project site is designated for multi-dwelling residential use, and is in the RM-1-1 Zone, the Coastal Overlay Zone (non-appealable Area 2), the Coastal Height Overlay Zone, the Parking Impact Overlay Zone, and FAA Part 77 Notification Area.

The project site is bounded by single-dwelling residential development to the north and multi-dwelling residential to the south, east and west. The site has been previously graded and developed with two residential dwelling units that were constructed in 1926 and 1959. A historical assessment was performed, and City staff has determined that the property and associated structures would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction and is not associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project requires a Coastal Development Permit for the demolition of existing structures and construction of 18 dwelling units within the Coastal Overlay Zone (non-appealable area) pursuant to [SDMC Section 126.0707\(a\)](#), and a Tentative Map Waiver for the creation of 18 condominium units for individual ownership pursuant to [SDMC Section 125.0122](#). Per [SDMC 112.0103](#), both actions will be consolidated and processed according to Process Three, with the Hearing Officer as the decision maker.

DISCUSSION

The project proposes a Tentative Map Waiver and Coastal Development Permit, decision Process 3, for the demolition of two residential dwelling units and construction of 18, residential condominiums units. The project proposes to construct six, three-story buildings, totaling 38,220 square feet, comprised of 12, four-bedroom units and six, three-bedroom units, and a total of 45 on-site parking spaces in the form of garages and nine parallel parking spaces. The project includes a waiver of requirement to underground existing overhead utilities.

The 1.00-acre site is entitled to a maximum density of 15 units in accordance with [SDMC Section 131.0406\(b\)\(1\)](#). The project is utilizing a 20-percent density bonus in accordance with [SDMC Section 143.0715\(a\)](#) and Table 143-07B to increase the total density to 18 dwelling units and will provide 16 market rate units and two affordable low-income housing units on-site for rent at a 30-percent of 60-percent area median income (AMI).

Development Incentive for Affordable Housing Density Bonus -The City allows for development incentives requested by the applicant, consistent with density bonus as set forth in SDMC Section 143.0740. The applicant is entitled to an incentive, in the form of a deviation to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and California Government Code (CGC) Section 65915(d)(1). CGC Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with State law, no discretionary actions are required for such a density bonus or deviation request, provided applicable regulations are met. The applicant is requesting one affordable housing incentive, in the form of a deviation, to increase the maximum Floor Area Ratio (FAR) per SDMC Table 131-04G, from 0.75 to 0.87. The incentive is consistent with the intent of the Affordable Housing Regulations. There is no substantial evidence pursuant to SDMC or the CGC section to deny the applicant's request for the incentive.

Community Plan

The project site is located within the San Ysidro Community Plan in an area designated for Low Medium Residential Density, 10-15 dwelling units per acre. Based on the project acreage and residential density recommended for the project site, 10 to 15 dwelling units would be allowed on site by the community plan. In order to achieve the number of dwelling units proposed, the project is utilizing a 20-percent density bonus of three (3) additional units for a total of 18 dwelling units and will set aside two affordable low-income house units on-site for rent at a 30-percent of 60-percent AMI. The San Ysidro Community Plan's vision, promotes opportunities for market rate, upscale housing, and affordable housing. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with the Land Development Code, the San Ysidro Community Plan, and the General Plan. Staff has provided draft findings (Attachment 4 & 6) and conditions (Attachment 5 & 6), and Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1720437 and APPROVE Tentative Map Waiver No. 1848946, with modifications.
2. Deny Coastal Development Permit No. 1720437 and APPROVE Tentative Map Waiver No. 1848946, if the findings required to approve the project cannot be affirmed.

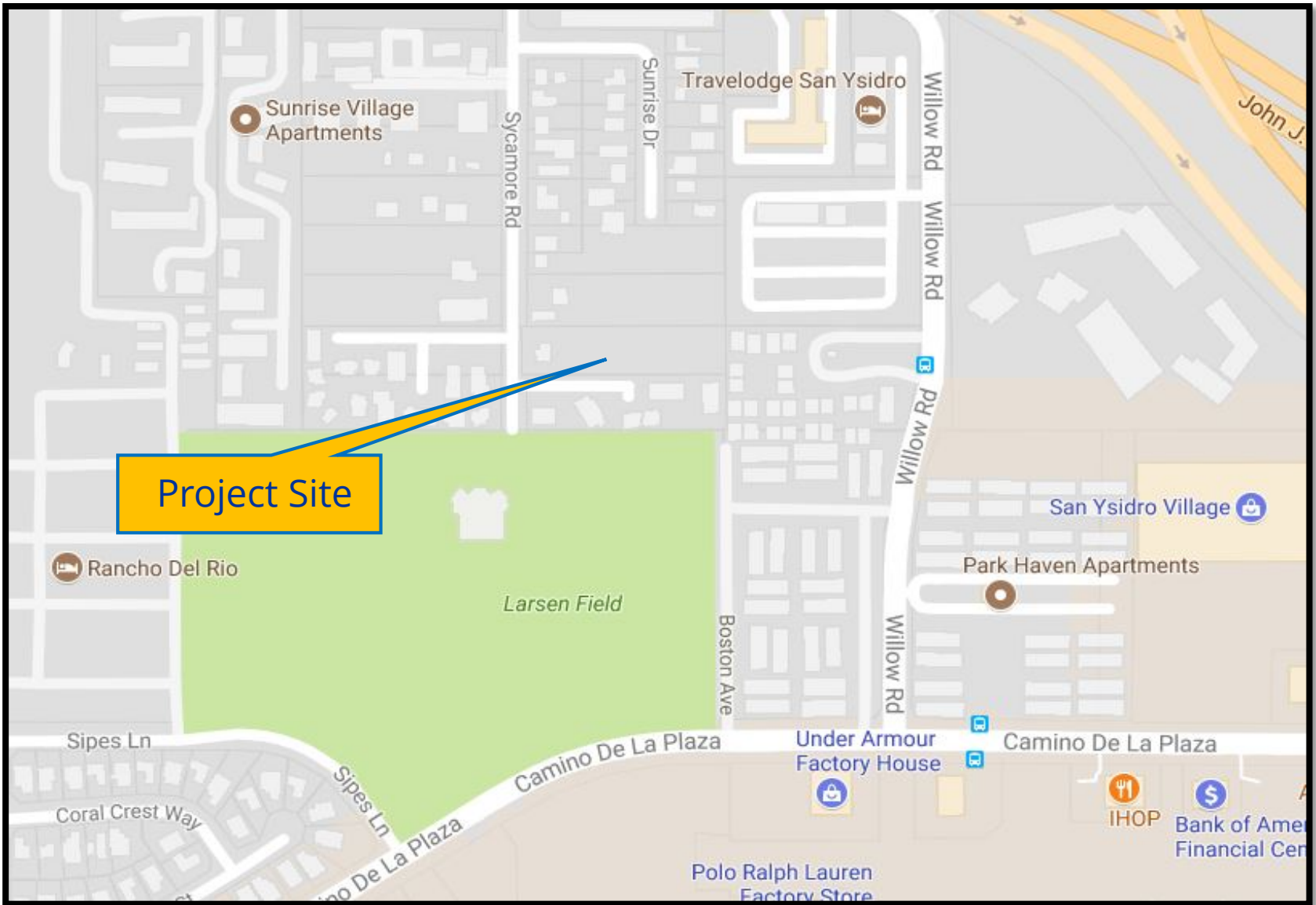
Respectfully submitted,



Hugo Castaneda, Development Project Manager

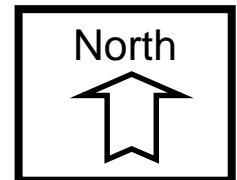
Attachments:

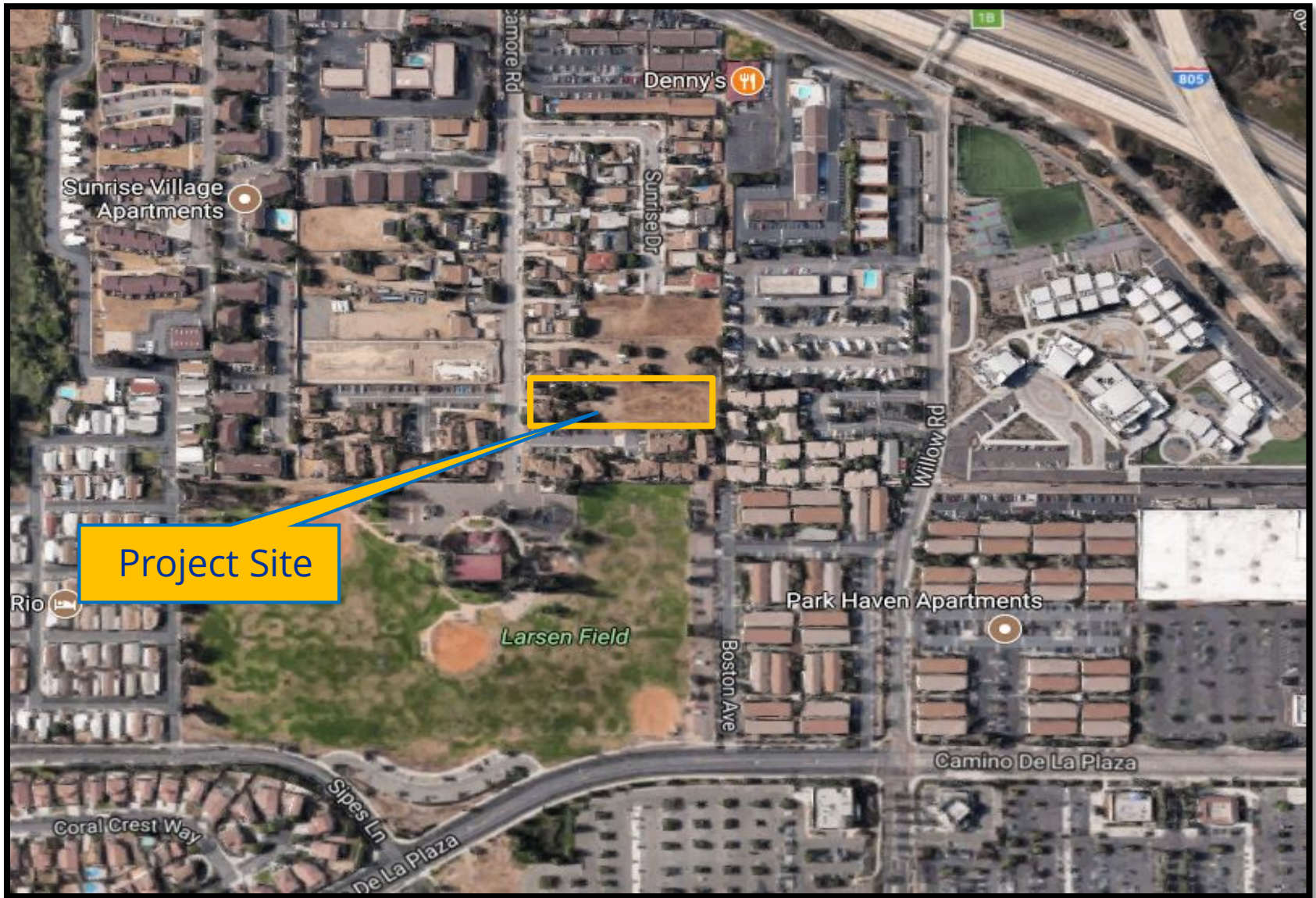
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution and Conditions
7. Community Planning Group Recommendation
8. Environmental Exemption and Notice of Right to Appeal Environmental Determination
9. Ownership Disclosure Statement
10. Project Plans
11. Map Exhibit



Project Location Map

Raintree Terrace II CDP- TMW / 392-396 Sycamore Road
PROJECT NO. 488263

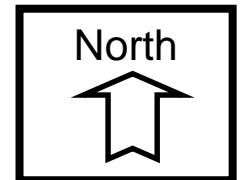


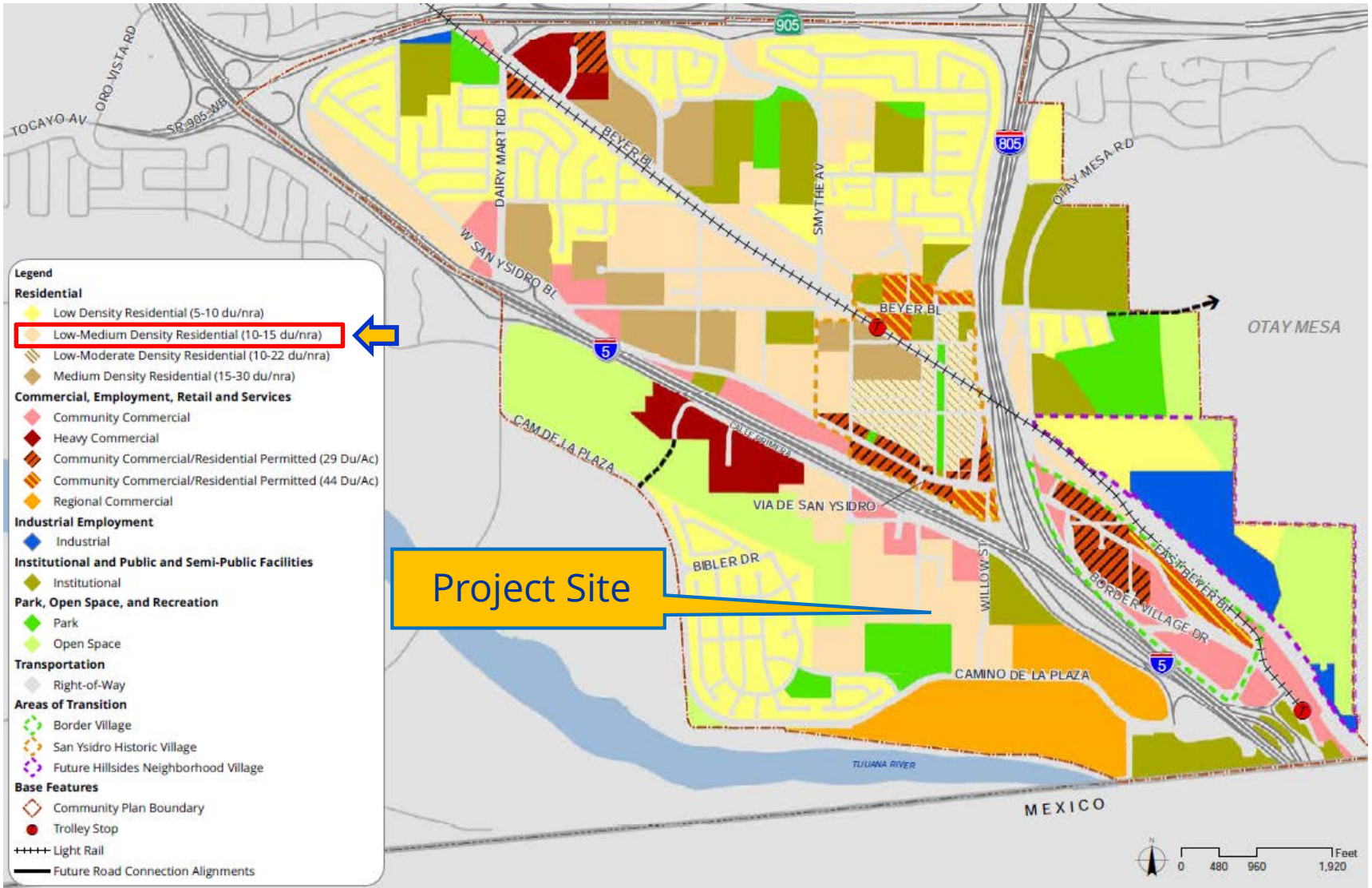


Aerial Photo

Raintree Terrace II CDP- TMW / 392-396 Sycamore Road

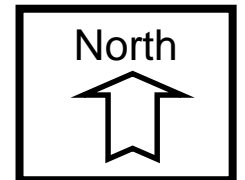
PROJECT NO. 488263





Land Use Map

Raintree Terrace II CDP- TMW / 392-396 Sycamore Road
 PROJECT NO. 488263



HEARING OFFICER
RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT No. 1720437
RAINTREE TERRACE II CDP/TMW PROJECT NO. 488263

WHEREAS, RAINTREE RESIDENTIAL, LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two existing single dwelling units and construct 18 residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1720437), on portions of a 1.00-acre site;

WHEREAS, the project site is located at 392-396 Sycamore Road in the RM-1-1 zone of the San Ysidro Community Plan area;

WHEREAS, the project site is legally described as Lot A-110 of Addition No. 1 to San Ysidro, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1194, filed in the office of the County Recorder of said San Diego County, July 13, 1909;

WHEREAS, on August 23, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 21, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1720437 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 1720437:

FINDINGS:

Coastal Development Permit Findings, San Diego Municipal Code Section 126.0708:

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units, this includes a 20-percent density bonus of three units and two affordable low-income housing units within a single lot. The project includes a waiver of the requirement to underground existing offsite overhead utilities. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone, within the San Ysidro Community Plan area.

The proposed project is approximately five miles from the shoreline, and not located between the sea and the first public roadway paralleling the sea. Project site is surrounded by residential land uses on all sides of the property and the proposed development will occur on private property. The property is not identified in the City's adopted Tijuana River Valley LCP Land Use Plan as an existing or proposed public accessway. Further, there are no public accessways or view corridors designated or proposed within the Tijuana River Valley LCP Land Use Plan, nor within the San Ysidro Community Plan, therefore the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units, this includes a 20-percent density bonus of three units and two affordable low-income housing units within a single lot. The project includes a waiver of the requirement to underground existing offsite overhead utilities. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone, within the San Ysidro Community Plan area.

The proposed project is located in a built, urban environment, and surrounded on all sides by single and multi-dwelling unit development and does not contain nor is adjacent to any environmental sensitive lands or Multi-Habitat Planning Area (MHPA) lands. The project was determined to be exempt from the California Environmental Quality Act (CEQA) under section 15332. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project proposes to demolish two existing single dwelling units for the construction of 18 new residential condominium units. The underlying zoning of the property allows for the development of 15 units. Project is requesting a 20-percent density bonus of three additional units for a total of 18 dwelling units. In exchange for increased density, the applicant will provide two affordable low-income housing units for rent at a maximum of 30-percent of 60-percent area median income (AMI), totaling approximately 38,220 square feet in area.

The site is located within the San Ysidro Community Plan area. The goals, policies and requirements of the California Coastal Act for the Coastal Zone portion of the San Ysidro community are addressed in both the San Ysidro Community Plan and the Tijuana River Valley Local Coastal Program (LCP) Land Use Plan. As designed, the San Ysidro Community Plan is intended to provide the specific land use, development intensity and circulation system recommendations for this area. The Tijuana River Valley LCP Land Use Plan provides the companion planning document to ensure that coastal resources are addressed comprehensively for the area and incorporates all the resource protection measures and basic land use policies for the San Ysidro Community Planning Area.

The project is consistent with the Housing Element policy HE-B. 12, which encourages and promotes the use of available Housing Density Bonus Programs. The San Ysidro Community Plan designates the proposed 1.0-acre site for Low Medium Residential Density and allows 10-15 dwelling unit on-site. The project is utilizing a 20-percent density bonus to increase the total density to 18 dwelling units and shall provide 16 market rate units and two on-site affordable, low-income housing units. The City allows for development incentives requested by the applicant, consistent with density bonus as set forth in SDMC Section 143.0740. The applicant is entitled to an incentive, in the form of a deviation to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting one affordable housing incentive, in the form of a deviation, to increase the maximum Floor Area Ratio (FAR) per SDMC Table 131-04G, from 0.75 to 0.87. The incentive is consistent with the intent of the Affordable Housing Regulations. There is no substantial evidence pursuant to SDMC or the Government Code section to deny the applicant's request for the incentive. As such,

the proposed demolition and construction of the multi-dwelling residential project is consistent with this land use designation.

The certified Tijuana River Valley Local Coastal Program (LCP) Land Use Plan policies for areas outside the MHPA are intended to protect landforms, provide visually appealing open space and protect biological systems of community importance. As described in Coastal Development Permit Finding 2 above, this site is outside the MHPA, and does not contain environmentally sensitive lands or other susceptible features. The proposed development will conform with applicable development regulations. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units, this includes a 20-percent density bonus of three units and two affordable low-income housing units within a single lot. The project includes a waiver of the requirement to underground existing offsite overhead utilities. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone, within the San Ysidro Community Plan area.

The property is located within an established residential neighborhood, approximately five miles from the Pacific Ocean coastline. This property is not located between the sea and the first public roadway, as the Tijuana River Valley is located between the site and the sea/shoreline. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1720437 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1720437, a copy of which is attached hereto and made a part hereof.

Hugo Castaneda
Development Project Manager
Development Services

Adopted on: November 21, 2018

IO#: 24006686

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
 PERMIT CLERK
 MAIL STATION 501

INTERNAL ORDER NUMBER: 24006686

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1720437
RAINTREE TERRACE II CDP/TMW - PROJECT NO. 488263
 HEARING OFFICER

This Coastal Development Permit No. 1720437 is granted by the HEARING OFFICER of the City of San Diego to Raintree Residential, LLC, a Delaware Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 125.0440. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone and the Coastal Overlay zone (non-appealable) within the San Ysidro Community Plan area. The project site is legally described as: Lot A-110 of Addition No. 1 to San Ysidro, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1194, filed in the office of the County Recorder of said San Diego County, July 13, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing single-family dwelling units and construct 18 condominium dwelling units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 21, 2018, on file in the Development Services Department.

The project shall include:

- a. The demolition of two existing single-family structures;
- b. The construction of 18 dwelling units comprised of 12, four-bedroom units and six, three-bedroom units with attached garages within six, three-unit, three-story buildings. This includes three (3) density bonus units and two (2) two affordable dwelling units.
- c. An Affordable Housing Density Bonus Incentive in the form of a Floor Area Ratio deviation from 0.75 to 0.87, as allowed under the State Density Bonus provisions;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and

- f. 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 December 7, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to issuance of any building permits associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [SDMC] [Affordable Housing Density Bonus Regulations]. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement] - drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust - that incorporates applicable affordability conditions consistent with the SDMC; specifically including that, in exchange for the City's approval of the Project, which contains a 20% density bonus (three units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with one incentive or concession granted as part of Project approval, the Owner/Permittee shall provide two units with rents of no more than 30% of 60% of AMI, so as to be considered affordable to low income households, for no fewer than 55 years.

ENGINEERING REQUIREMENTS:

13. The Coastal Development Permit shall comply with all Conditions of the Certificate of Compliance for the Tentative Map Waiver No.1848946.

14. The project proposes to export 200 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrain/curb outlet in the Sycamore Road Right-of-Way, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 20-foot driveway per current City Standards, adjacent to the site on Sycamore Road, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of existing southern driveway and replace it with curb, gutter and sidewalk per City Standard, adjacent to the site on Sycamore Road, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb with curb and gutter per current City Standards, adjacent to the site on Sycamore Road, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Sycamore Road, satisfactory to the City Engineer.
22. 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.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
24. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
25. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
26. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
28. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

30. 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 Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

32. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

PLANNING/DESIGN REQUIREMENTS:

34. Prior to framing inspections, a Pad Elevation Certificate shall be provided to the field inspector.

35. 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.

36. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

37. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map Waiver in its sales office for consideration by each prospective buyer.

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. A minimum of 41 off -street automobile parking spaces (45 provided) and two motorcycle (two provided) shall be permanently maintained on the property within the approximate location shown on the Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

40. All existing driveways shall be closed and replaced with full-height curb, gutter, and sidewalk, and the proposed new driveway shall be SDG-160 to the satisfaction of the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

43. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

44. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the HEARING OFFICER of the City of San Diego on November 21, 2018 and Resolution No. XXXX

DRAFT

Coastal Development Permit No.: 1720437
Date of Approval: November 21, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Hugo Castaneda
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.

**Raintree Residential, LLC, a Delaware
Limited Liability Company**
Owner/Permittee

By _____
NAME:
TITLE:

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 1848946 FOR
RAINTREE TERRACE II CDP/TMW- PROJECT NO. 488263

WHEREAS, Raintree Residential, LLC, a Delaware Limited Liability Company, Subdivider, and Alta Consultants, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 1848946, to waive the requirement for a Tentative Map for the creation of 18 residential condominium units, and to waive the requirements to underground existing offsite overhead utilities. The project site is located at 392-396 Sycamore Road, in the RM-1-1 zone, and the Coastal Overlay zone (non-appealable), within the San Ysidro Community Plan area. The property is legally described as Lot A-110 of Addition No. 1 to San Ysidro, in the City of San Diego, County of San Diego, State of California, according to Map No. 1194, filed in the office of the County Recorder of said San Diego County, July 13, 1909; and

WHEREAS, the Map proposes the subdivision of a 1.00-acre site into 18 residential condominium unit development; and

WHEREAS, on August 23, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15332 (In-Fill Development Projects); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) based on that the subdivision for condominium creation involves a short span of overhead facilities (less

than a full block in length) and would not represent a logical extension to an underground facility;
and

WHEREAS, on November 21, 2018, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1848946, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (tentative map waiver), and 144.0240 (underground utilities waiver) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same;
NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 1848946:

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units, this includes a 20-percent density bonus of three units and two affordable low-income housing units, within a single lot. The project includes a request to waive the requirement to underground existing offsite overhead utilities. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone, within the San Ysidro Community Plan area. The proposed Tentative Map Waiver is to create residential condominium units for individual ownership.

The proposed project is consistent with the land use residential designation of the San Ysidro Community Plan. The Community Plan designates the project site Low Medium Residential Density and allows 10-15 dwelling units per acre (Per San Ysidro Community Plan Figure 2-2 pg. 33), or 10-15 units allowed on site. The density per the RM-1-1 base zone allows a maximum of 15 dwelling units on site with no required minimum density. Project is utilizing a 20-percent density bonus to increase the total density to 18 dwelling units and shall provide 16 market rate units and two on-site affordable, low-income housing units for rent at a maximum of 30-percent of 60-percent area median income (AMI) in accordance with San Diego Municipal Code (SDMC) Section 143.0710 and Table 143-07B. Also, California Government Code (CGC) Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with State law, no discretionary actions are required for a density bonus or deviation request, provided applicable regulations are met. The San Ysidro Community Plan's vision, promotes opportunities for market rate, upscale housing, and affordable housing. Therefore, the proposed demolition and construction of the multi-dwelling residential project is consistent with this land use designation. Also, the proposed

subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units. The project is utilizing a 20-percent density bonus to increase the total density to 18 units and shall provide 16 market rate units and two on-site affordable low-income housing units. The project conforms to the development regulations of the RM-1-1 Zone and the Affordable Housing Regulations in accordance with SDMC, Section 143.0710.

In accordance with SDMC Table 143-07B, the project would be allowed one incentive. The applicant is entitled to an incentive, in the form of a deviation to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting one affordable housing incentive, in the form of a deviation, to increase the maximum Floor Area Ratio (FAR) per SDMC Table 131-04G, from 0.75 to 0.87. The incentive is consistent with the intent of the Affordable Housing Regulations. There is no substantial evidence pursuant to SDMC or the Government Code section to deny the applicant's request for the incentive.

The neighborhood currently contains SDG&E power poles within the public right-of-way along Sycamore Road. The City's undergrounding Master Plan designates the site within Block 8X1, and is estimated for construction in June 2034. The proposed subdivision utilities shall be undergrounded, and the project includes a request to waive the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public right-of-way. In conformance with SDMC Section 144.0240(b)(5), the waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B) as follows: The conversion involves a short span of overhead facility (less than a block in length) and would not represent a logical extension to an underground facility. The project does not propose any other deviations from the applicable regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulation of the Land Development Code.

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units. The project site is an interior lot located in a developed, urban neighborhood and surrounded by single-dwelling residential development to the north and multi-dwelling residential to the south, east and west. The 1-00-acre site is zoned RM-1-1 and is entitled to a maximum density of 15 residential dwelling units in accordance with SDMC Section 131.0406(b)(1). The project is utilizing a 20-percent density bonus in accordance with SDMC Section 143.0715(a) and Table 143-07B to increase the total density

to 18 dwelling units and shall provide 16 market rate units and two on-site affordable, low-income housing units for rent at a maximum of 30-percent of 60-percent AMI. The property is served by existing public utilities and there are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Therefore, the site is physically suitable for the type and density of development.

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units, this includes three density bonus units and two low income affordable dwelling units, within a single lot. The project includes a request to waive the requirement to underground existing offsite overhead utilities. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone, within the San Ysidro Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership.

This site is located in a developed, urban neighborhood and is surrounded by similar development. The site does not contain nor is adjacent to any watercourses, sensitive biological resources, Multiple Habitat Planning Area (MHPA) lands or Environmentally Sensitive Lands (ESL). The project is exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units. The project has been reviewed and is in compliance with the SDMC and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with SDMC regulations. The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code regulations and permitted requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

f. 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 proposes to demolish two existing single dwelling units and construct 18 new residential condominium units, this includes three density bonus units and two affordable low-income housing units, within a single lot. The project includes a request to waive the requirement to underground existing offsite overhead utilities. The 1.00-acre site is located at 392-396 Sycamore Road in the RM-1-1 zone, within the San Ysidro Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership.

The proposed project does not contain any easements acquired by the public at large for access through or use of property within the subdivision. The site has frontage on and is accessed from the existing developed Sycamore Road right of way. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. Each unit is exposed on two sides (east and west) to ensure passive cooling through cross-ventilation for the interior spaces. Therefore, the design of the proposed subdivision provides sufficient future passive or natural heating and cooling opportunities.

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

The project proposes to demolish two existing single dwelling units and construct 18 new residential condominium units. The project site is located in the RM-1-1 Zone, within the San Ysidro Community Plan. The project is utilizing a 20-percent density bonus to increase the total density to 18 units and shall provide 16 market rate units and two on-site affordable, low-income housing units, and will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of 18 residential condominium units is consistent with the housing needs anticipated for the San Ysidro community.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1848946 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Raintree Residential, LLC, a Delaware Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Hugo Castaneda
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 24006686

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1848946
RAINTREE TERRACE II CDP/TMW - PROJECT NO. 488263
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Tentative Map Waiver will expire December 7, 2021.
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 Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Tentative Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, 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 Certificate of Compliance shall conform to the provisions of Coastal Development Permit No. 1720437.
6. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.
7. 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 the Subdivider of any claim, action, or proceeding, or if the 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 bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

8. Prior to the recordation of the Certificate of Compliance, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide

affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).

9. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

ENGINEERING

10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Tentative Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
13. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Sycamore Road.

PUBLIC UTILITIES

14. Prior to issuance of any building permits, the Subdivider shall obtain a 15' private water easement in favor of Subdivider's lot for maintenance per Exhibit "A".
15. Prior to issuance of any building permits, the Subdivider shall dedicate an additional 1' of water easement to already existing 23' wide water easement within per Exhibit "A".
16. Prior to issuance of any building permits, the Subdivider shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities (fire service), medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way or easement.
17. The proposed 6" sewer later under driveway shall be private. Prior to issuance of any building permits, the Subdivider shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for the proposed private 6" sewer lateral located in driveway.
18. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

GEOLOGY

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

INFORMATION:

- The approval of this Tentative Map Waiver by the Hearing Officer 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 U.S.C. § 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 Waiver 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 Waiver, may protest the imposition within 90 days of the approval of this Tentative Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006686



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 1

Project Name: Raintree Terrace II - CDP/TM		Project Number: 488263	Distribution Date: 07/21/2016	
Project Scope/Location: SAN YSIDRO (Process 3) Tentative Map and Coastal Development Permit for the demolition of two residential dwelling units for the creation of 18 residential condominiums; 3 density bonus units and 10% affordable units and to waive the requirements to under ground existing utilities at 392-396 Sycamore Rd. The 1.00 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the San Ysidro Community Plan Area. Council District 8.				
Applicant Name: Gary Taylor			Applicant Phone Number: (619) 280-7613	
Project Manager: Mezo, Renee	Phone Number: (619) 446-5001	Fax Number: (619) 446-5245	E-mail Address: RMezo@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): <div style="font-size: 2em; font-family: cursive; text-align: center; margin-top: 20px;">NO ISSUES.</div>				
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Raintree Terrace II - CDP/TM		Project Number: 488263	Distribution Date: 07/21/2016
Project Scope/Location: SAN YSIDRO (Process 3) Tentative Map and Coastal Development Permit for the demolition of two residential dwelling units for the creation of 18 residential condominiums; 3 density bonus units and 10% affordable units and to waive the requirements to under ground existing utilities at 392-396 Sycamore Rd. The 1.00 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the San Ysidro Community Plan Area. Council District 8.			
Applicant Name: Gary Taylor		Applicant Phone Number: (619) 280-7613	
Project Manager: Mezo, Renee	Phone Number: (619) 446-5001	Fax Number: (619) 446-5245	E-mail Address: RMezo@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 11	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: NO CONDITIONS			
NAME: MICHAEL R. FREEDMAN		TITLE: CHAIRMAN	
SIGNATURE: <i>Michael R. Freedman</i>		DATE: 10/17/2016	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: Raintree Terrace II CDP/TMW/488263

SCH No.: N/A

Project Location-Specific: 392-396 Sycamore Road, San Diego, CA 92173

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Tentative Map Waiver (TMW) and Coastal Development Permit (CDP) for the demolition of two residential dwelling units and creation of 18 residential condominium units, consisting of 3 and 4-bedroom units, in 6 buildings. The project would include 3 density bonus units and 2 affordable units, with attached 2-car garages. The 1.00-acre site is designated for low-medium residential density (10-15 du/ac) per the San Ysidro Community Plan and is zoned RM-1-1. The project is also located within the Parking Impact Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, and the Federal Aviation Administration (FAA) Part 77 Notification Area. (Legal Description: Lot A-110 of Addition No. 1 of San Ysidro Map 1194).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Gary Taylor, Gary Taylor and Associates, 3241 Adams Avenue, San Diego, California 92116, (619) 280-7613

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

ATTACHMENT 8

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 Senior Planner
Signature/Title

September 10, 2018
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

Date of Notice: August 23, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006686

PROJECT NAME / NUMBER: Raintree Terrace II CDP/TMW/488263

COMMUNITY PLAN AREA: San Ysidro Community Plan

COUNCIL DISTRICT: 8

LOCATION: 392-396 Sycamore Road, San Diego, CA 92173

PROJECT DESCRIPTION: The project proposes a Tentative Map Waiver (TMW) and Coastal Development Permit (CDP) for the demolition of two residential dwelling units and creation of 18 residential condominium units, consisting of 3 and 4-bedroom units, in 6 buildings. The project would include 3 density bonus units and 2 affordable units, with attached 2-car garages. The 1.00-acre site is designated for low-medium residential density (10-15 du/ac) per the San Ysidro Community Plan and is zoned RM-1-1. The project is also located within the Parking Impact Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, and the Federal Aviation Administration (FAA) Part 77 Notification Area. (Legal Description: Lot A-110 of Addition No. 1 of San Ysidro Map 1194)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for the development of 18 residential condominium units would be consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Hugo Castaneda

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

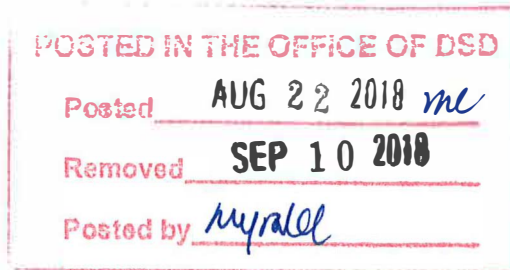
PHONE NUMBER / EMAIL:

(619) 446-5220/ HCastaneda@sandiego.gov

On August 23, 2018, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 7, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.





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

Ownership Disclosure Statement

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 _____ **Project No. For City Use Only** _____

RAINTREE TERRACE II

Project Address:

392 SYCAMORE ROAD SAN DIEGO, CA 92173

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). **A signature is required of at least one of the corporate officers or partners who own the property.** Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
RAINTREG RESIDENTIAL LLC

Owner Tenant/Lessee

Street Address:
11855 SORRENTO VALLEY RD

City/State/Zip:
SAN DIEGO, CA 92121

Phone No: 619 904 3417 Fax No: _____

Name of Corporate Officer/Partner (type or print):
MICHAEL KOOTCHICK

Title (type or print):
MANAGER

Signature:  Date: 5-1-16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

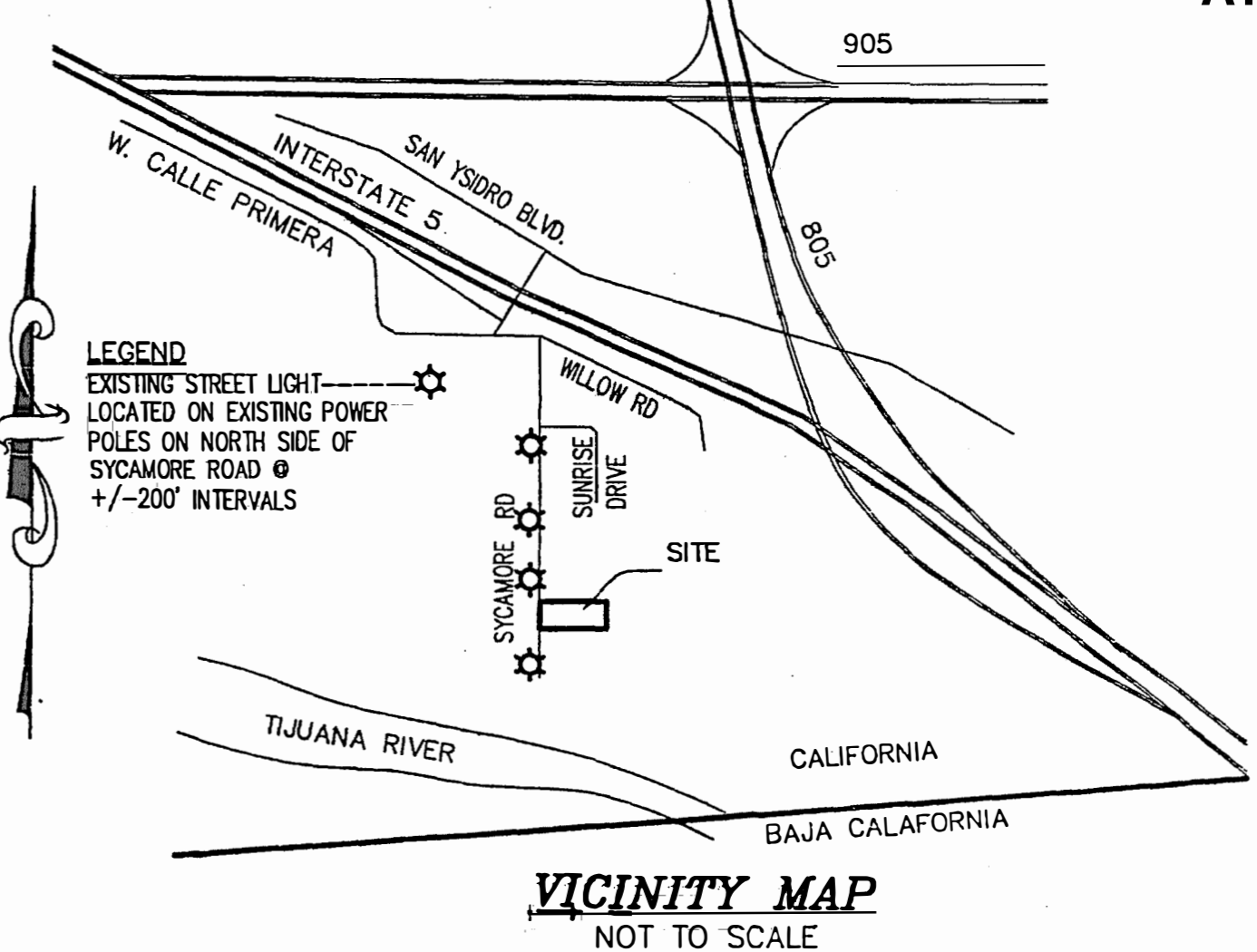
Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

X



FIRE DEPARTMENT NOTES

- Existing fire hydrant location is shown on Site Plan.
- Provide building address numbers, visible and legible from the street fronting the property per FHPS Policy P-00-6.
- Post indicator values, fire department connections, and alarm bell are to be located on the address / access side of the structure.
- Provide fire access roadway signs or red curbs in accordance with Policy A-08-1.

CONSULTANTS

AGENT / DESIGN CONSULTANT: Gary Taylor and Associates Inc. 3241 Adams Ave San Diego, CA 92116 (619) 280-7613 fax 280-7616

CIVIL / SURVEY: Alta Consultants 1283 East Main Street #109 El Cajon, CA 92021 (858) 581-6101 fax (619) 749-8806

GEOTECHNICAL: Allied Earth Technology 7915 Silverton Ave Suite 317 San Diego, CA 92126 (858) 586-1665 fax (858) 586-1650

LANDSCAPE: Hutter Designs, Inc. 3645 Ruffin Road #235 San Diego, CA 92123 (619) 337-4044 fax (619) 342-8528

GENERAL NOTES

- No existing easements on site
- No existing or proposed bus / transit stops

FINDINGS
DEVELOPMENT INCENTIVES

CDP/TM Project No. **Raintree Terrace II San Ysidro**

A 'Development Incentive' is proposed and is consistent with State Density Bonus Law

Since the allowed density is being increase by 3 units it will be necessary to have additional allowed floor area to:

- Allow sufficient floor area to accommodate the necessary square footage in all of the 18 living units.
 - The living units that are being proposed are in a large family oriented area where three and four bedrooms are the preferred mix. The increased floor area will allow both three and four bedroom units to be constructed.
- FINDINGS:**
- The project will be compatible with existing and planned development in the area.
 - The additional three units and the increase in floor area will result in identifiable, financially sufficient project and actual overall cost reductions.

DESCRIPTIVE STATEMENT

The project is proposing to construct a multi-family housing project totaling 18 living units on a one acre level site in the San Ysidro area of San Diego. The property is a zoned RM 1-1 and is located in the Coastal Zone. Each unit is a 3 level residence with an attached 2-car garage. There will be 6 three bedroom 1,680 square foot units and 12 four bedroom 1,745 square foot units. There are 36 parking spaces in garages and 6 on site parking spaces.

DESIGN STATEMENT

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. The design of each structure with the opportunity through building materials, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

Pavers in turnaround area: Fire Apparatus Access Roads shall be designed and maintained to support the imposed loads of fire apparatus (75,000 lb) and shall be surfaced so as to provide all weather driving capabilities. CFC 503.2.3.

SITE KEY NOTES

- PROPOSED CURB/GUTTER AND SIDEWALK (to be replaced per city std)
- 10' STREET R.O.W. (previous dedication R-276903 17626-B)
- NEW 20' DRIVEWAY (per city std)
- EXISTING DRIVEWAY (to be removed and restored to city std)
- PAVED DRIVE - See Landscape & Drainage Plans for special paving requirements
- COMMON OPEN SPACE - (2) areas shown at 225 sf each (450 sf total) to meet minimum requirements. see Landscape Plan for features.
- 10' x 10' VISIBILITY AREA - No obstruction including landscaping or solid walls in the visibility area shall exceed 36" in height.
- (3) REFUSE / RECYCLCLE / STORAGE ENCLOSURES - see Sheet 4
- TYPICAL 2-CAR GARAGE Interior dimensions 19'wide x 19' length.
- UTILITIES: ELEC, GAS METERS, CATV, TELE, AC UNITS, WATER SUBMETERS
- 9' X 22' OPEN PARKING SPACE (9)
- 6' HEIGHT PROPERTY LINE FENCE. (reduce to 3' at front setback)
- RETAINING WALL AND FENCE AT PROPERTY TO 6' HEIGHT See grading plan for retaining wall height (less than 3' in height)
- CONCRETE WALKWAY - See Landscape Plans
- (2) 3' x 8' MOTORCYCLE SPACES
- PRIVATE FIRE HYDRANT
- VEHICLE CHARGING STATION (1) COMMON BUILDING 2
- INDICATES 60 SF PRIVATE OPEN SPACE - also see Sheet 2
- TYPICAL LINE OF BALCONY AT SECOND FLOOR
- PROPOSED STREET LIGHT
- INDICATES PARKING SPACE NUMBERING
- SIDEWALK UNDER DRAIN PER CITY STD

SETBACKS

(A) MIN. FRONT 15' STD. FRONT 20' SHOWN
(B) SIDE 5'/10% SHOWN 8'/15%
(C) REAR 15' SHOWN 15'

PROJECT DATA

REQUESTING: Coastal Development Permit and Tentative Map for a multi-family Residential Development.

DESCRIPTION: (18) 3 and 4 bedroom townhouse style living units with attached 2-car garages in (6) 3-unit Buildings. Includes (20%) 3 density bonus units. (10%) 2 units with be affordable

SUMMARY: This project is located in the San Ysidro area of the City of San Diego. The existing site contains 2 houses built in 1928 & 1958. Demo Application #473391 has cleared the historic portion of the application. The surrounding developments are multi-unit as well as some remaining single family units.

OWNER: Raintree Residential LLC 11855 Sorrento Valley Rd. #523 San Diego, CA 92121 (619) 804-3417

JOB ADDRESS: 392 Sycamore Road San Diego, CA 92173

COMMUNITY: San Ysidro A.P.N. 666-170-08-00

SITE AREA: Gross area 1.0016 Acres / 43,630 sf Right of way area -1,050 = 42,580 sf

LEGAL: Lot A-110 of Addition No. 1 to San Ysidro Map1194

ZONE: RM 1-1, Coastal, FHSZ, Coastal Height Limit, PIOZ-Coastal

DENSITY: 1 unit per 3,000 sf = 15 units + 20% (3 units) state density bonus program administered by the San Diego Housing commission

CONSTRUCTION: Type V B (fire sprinklered) OCCUPANCY: R-2

FLOOR AREA RATIO: Allowed .75 / 32,725 sf
Shown .87 / 38,220 sf
Deviation to FAR is an Incentive provided per SDMC 143.0740

PARKING: Spaces required 18 x 2.25 = 41
Spaces shown 45 (36 in garages)

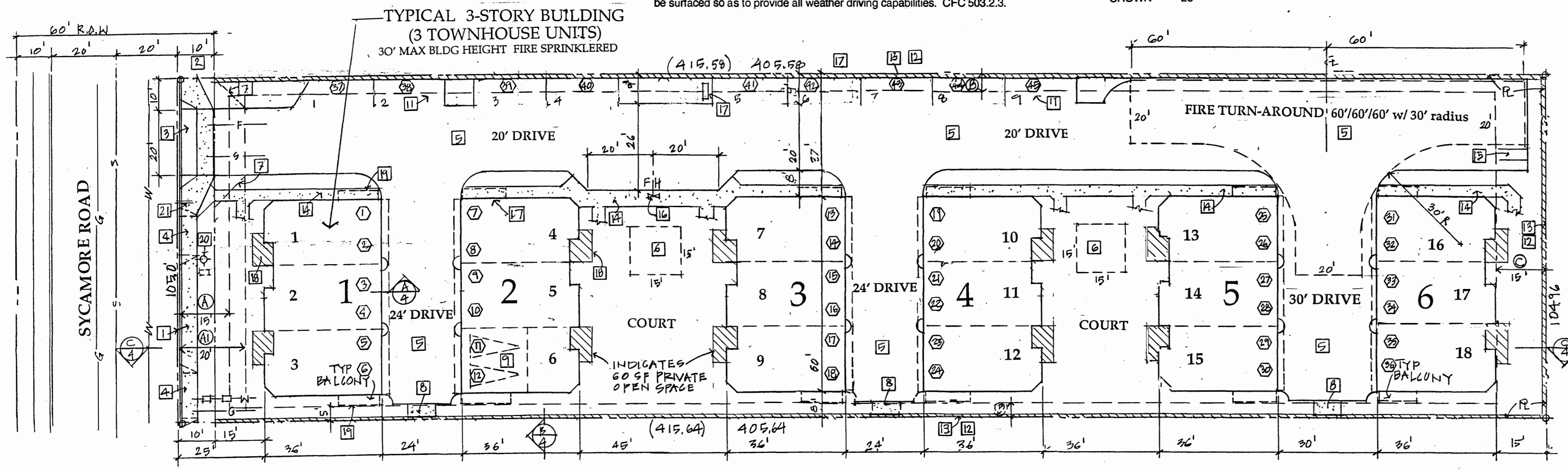
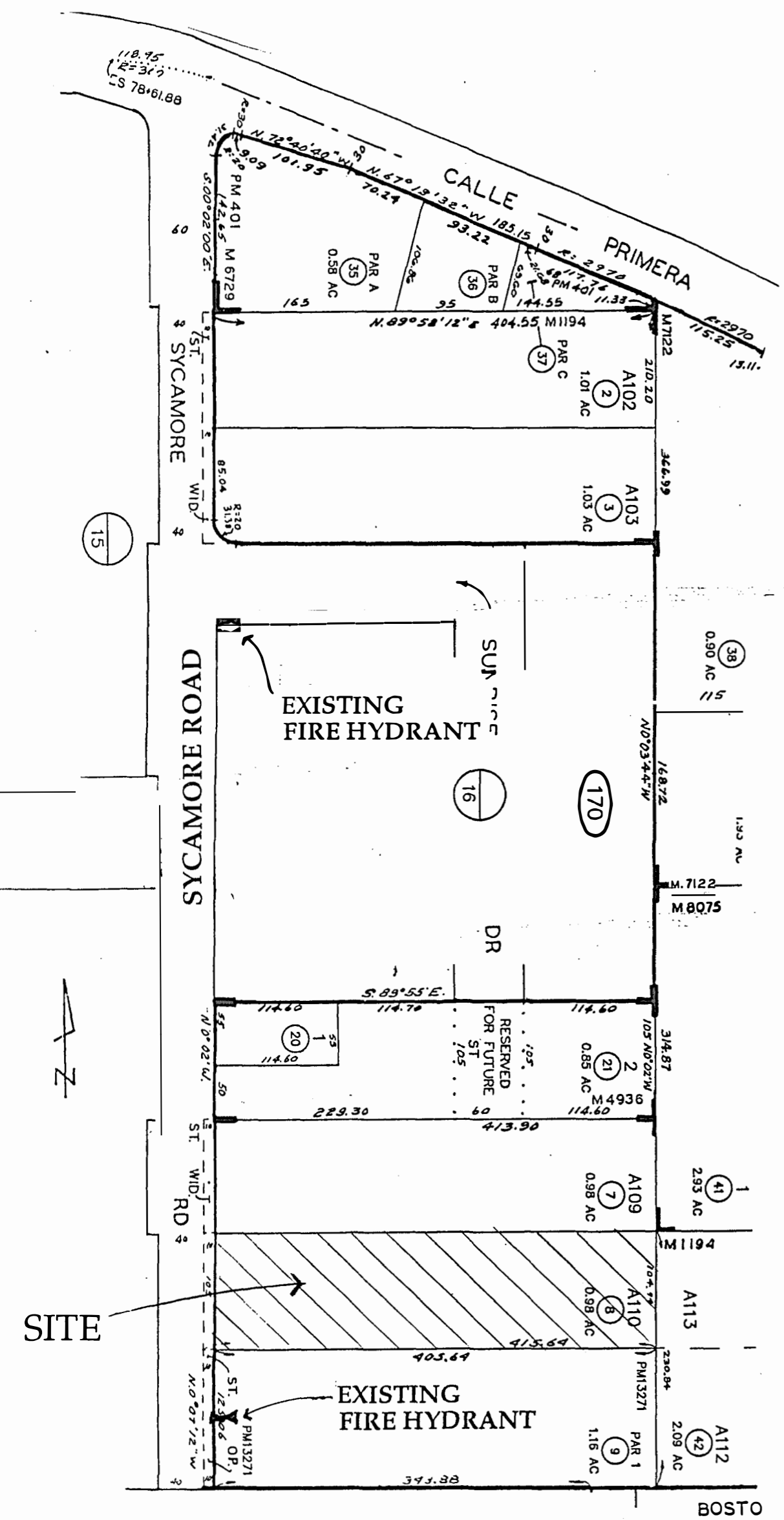
ACCESSIBILITY: Per Chapter 11A 2010 CBC - Condominium with less than 4 units are exempt from the accessibility regulations. A Tentative Map is being processed concurrently.

UNIT DATA: (12) 4 Bedroom / 3 Bath units 1,745 sf plus 2-car attached Garage 400 sf
(6) 3 Bedroom / 3 Bath units 1,680 sf plus 2-car attached Garage 400 sf

AREA DATA: Each 3-unit Building - Living Area 5,170 sf
Garage Area 1,200 sf
Enclosed Area 6,370 sf
Total Enclosed Area 6 buildings = 38,220 sf

DENSITY BONUS / INCLUSIONARY HOUSING: Requesting a 20 percent density increase of 3 additional units for a total of 18. In exchange 2 unit with be provided with rents affordable to low-income households (rents at 30% of 60% AMI).

RAINTREE TERRACE II
MULTI-FAMILY RESIDENTIAL
392 SYCAMORE RD. SAN DIEGO, CA 92173



N SITE PLAN 1"=20'

NOTES:

- SEE SURVEY FOR EXISTING CONDITIONS
- SEE GRADING PLAN FOR EXISTING AND PROPOSED GRADES AND ELEVATIONS, DRAINAGE AND UTILITIES
- SEE LANDSCAPE PLAN FOR WALKWAYS AND PLANTED AREAS

RAINTREE TERRACE II
MULTI-FAMILY RESIDENTIAL
392 SYCAMORE RD. SAN DIEGO, CA 92173

TM / COASTAL DEVELOPMENT PERMIT
392 SYCAMORE RD. SAN YSIDRO

REVISION 8 05/17/18
REVISION 7 03/12/18
REVISION 6 01/15/18
REVISION 5 08/21/17
REVISION 4 05/15/17
REVISION 3 02/01/17
REVISION 2 11/01/16
REVISION 1 07/20/16

ORIG. DATE 05/01/16

SITE PLAN PROJECT DATA

sheet 1 of 2
pts # 488263

RAINTREE TERRACE II @ 392 SYCAMORE ROAD

PRE-DEVELOPMENT TOPOGRAPHY

LEGAL DESCRIPTION

LOT A-110 OF ADDITION NO. 1 TO SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1194.

PROJECT ADDRESS

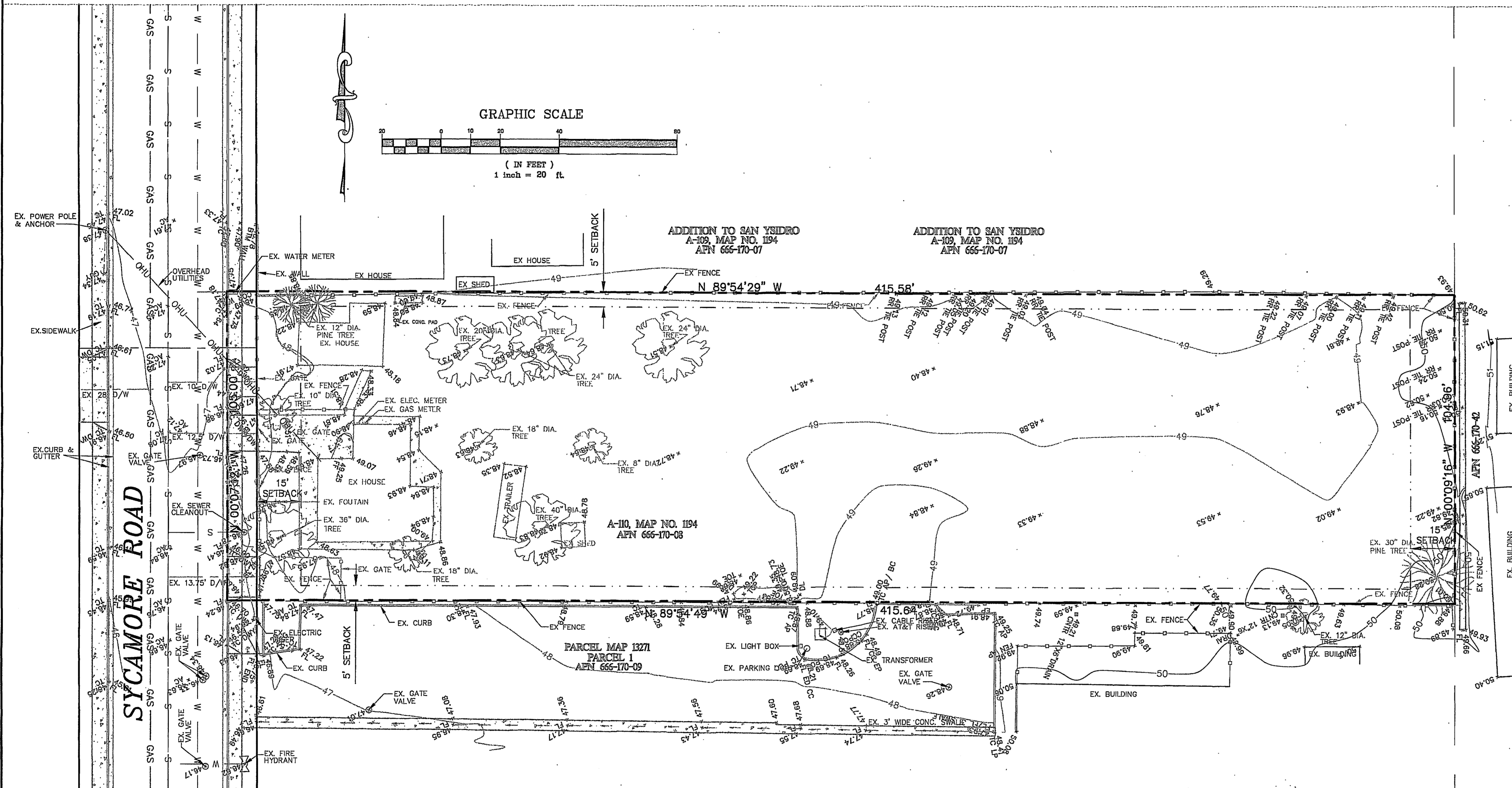
307 SYCAMORE ROAD, SAN DIEGO, CA 92173

LEGEND:

EX. STRUCTURES.....	
EX. SPOT ELEVATION.....	* (58.9)
EX. CONCRETE.....	
EX. CURB & GUTTER.....	
EX. RET WALL.....	
EX. FENCE.....	
EX. OVERHEAD UTILITIES.....	OHU
EX. SEWER MAIN.....	S S
EX. WATER MAIN.....	W W
EX. EASEMENT.....	
EX. LOT LINES.....	
STREET CL.....	
RIGHT-OF-WAY.....	
SITE BOUNDARY.....	
BUILDING SETBACK LINE.....	

ABBREVIATIONS:

FINISHED GRADE.....	FG
GRADE BREAK.....	GB
HIGH POINT.....	HP
TOP OF CURB.....	TC
PAD ELEVATION.....	PAD
FINISH FLOOR.....	FF
FINISH FLOOR GARAGE.....	FFG
PIPE INVERT.....	IE
TOP OF GRATE.....	TG
FLOW LINE.....	FL
TOP OF WALL.....	TW
BOTTOM OF WALL.....	BW
TOP OF FOOTING.....	TF
TOP OF BERM.....	TB



REFERENCE DRAWINGS

15007-6-D MAP NO. 1194

BENCHMARK

NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM

OWNER/APPLICANT

RAINTREE RESIDENTIAL LLC
11855 SORRENTO VALLEY ROAD, SUITE 523
SAN DIEGO, CA 92121
(619) 804-3417

PREPARED BY:

Firm: ALTA CONSULTANTS
Name: BARTOLOME J. PASTOR
1283 EAST MAIN STREET, SUITE 109
EL CAJON, CA., 92021
Phone #: (858) 967-5693
FAX #: (619) 749-8806

Bartolome J. Pastor
BARTOLOME J. PASTOR DATE: 4/6/16
RCE 38606, EXP. 3/31/2017



TM / COASTAL DEVELOPMENT PERMIT
392 SYCAMORE RD.
SAN YSIDRO

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REVISION 7	03/12/18
REVISION 6	01/15/18
REVISION 5	08/21/17
REVISION 4	05/15/17
REVISION 3	02/01/17
REVISION 2	11/01/16
REVISION 1	07/20/16

ORIG. DATE 05/01/16

Project Name: RAIN TREE TERRACE II
Sheet Title: PRE-DEVELOPMENT TOPOGRAPHY

SURVEY - EXISTING CONDITIONS

sheet 1A
pts #

488263

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1885 EAST MAIN STREET, SUITE 109, EL CAJON, CA 92021 (619) 561-8101 Fax (619) 749-8806
JOB NO. 285-14, DATE APRIL 15, 2016

Plumbing fixtures and fittings

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

DOMESTIC WATER CALCULATIONS

SITE PRESSURE STATIC	84 PSI	
PRESSURE DROP THROUGH MAIN-METER	10 PSI	
PRESSURE DROP THROUGH BACK FLOW PREVENTOR	14 PSI	
STATIC PRESSURE LOSS	34 FT. X 1/2.31	14.7 PSI
MINIMUM RESIDUAL PRESSURE REQUIRED		20 PSI
TOTAL PRESSURE DROP		58.7 PSI
PRESSURE AVAILABLE FOR PIPE FRICTION LOSS		11.3 PSI
ACTUAL LENGTH OF LONGEST RUN		500 FEET
EQUIVALENT LENGTH OF LONGEST RUN	500 X 1.25	625 FT

MAX. PRESSURE LOSS PER 100 FT. $\frac{11.3 \text{ PSI} \times 100}{625 \text{ FT.}} = 1.8 \text{ PSI PER 100 FT.}$

(USE MAX.-8 FPS FOR CW MAINS - 5 FPS FOR HW MAINS)

UNITS 1B & 3B:

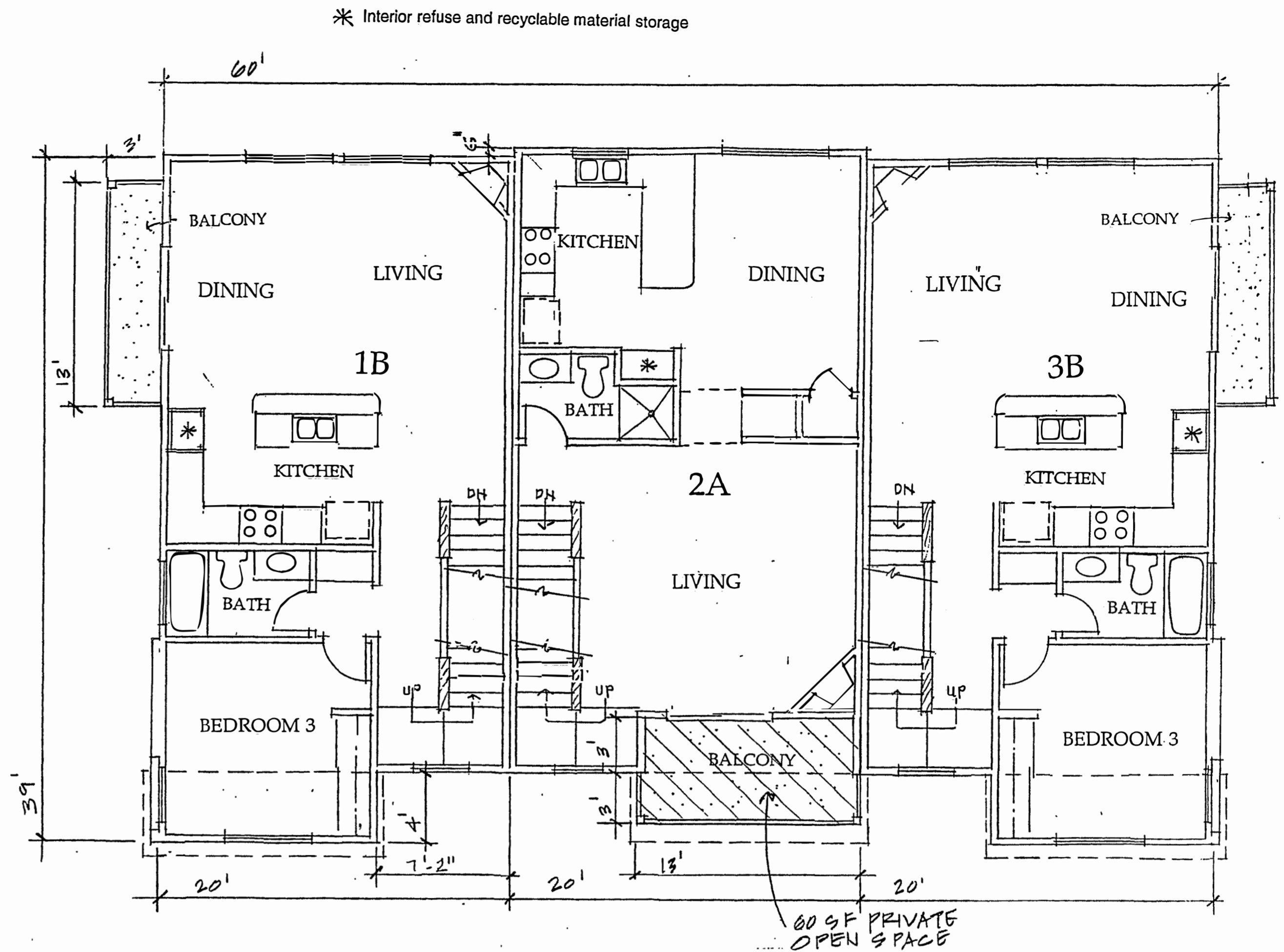
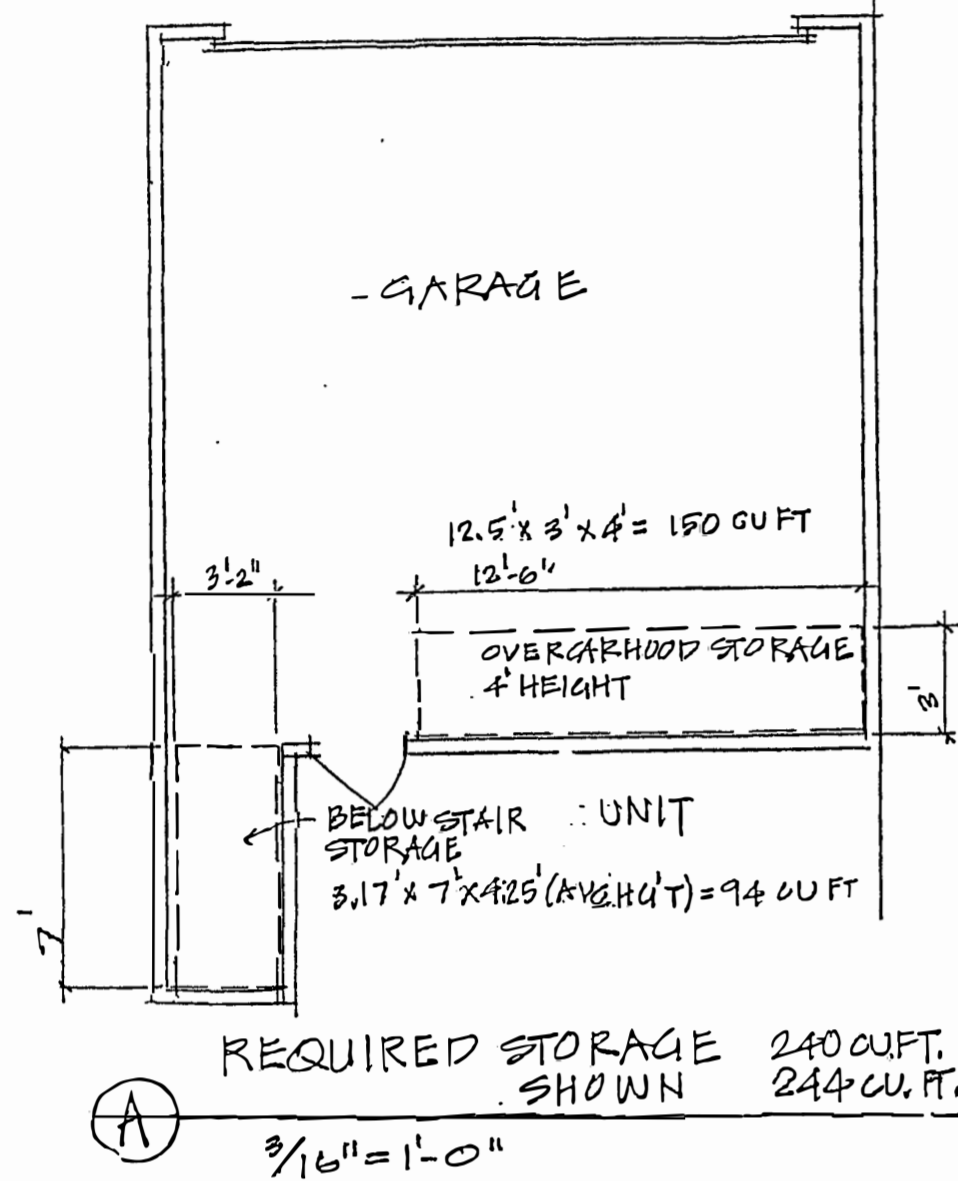
DESIGN FIXTURE UNIT: FIXTURES 2013 CPC	FIXTURE FOR SINGLE UNIT CW	NO. OF FIXTURE	CF TOTAL FOR SINGLE FIXTURE	FIXTURE FOR SINGLE UNIT HW	HW TOTAL FIXTURE	FIXTURE FOR SINGLE UNIT SANITARY	WASTE TOTAL FIXTURE
LAVATORY	1	4	3	.75	3	1	4
WATER CLOSET (TANK TYPE)	2.5	4	7.5	—	—	3	9
BATHTUB	4	3	12	3	9	2	6
KITCHEN SINK	1.5	1	1.5	1.125	1.125	2	2
CLOTH WASHER	4	1	4	3	3	3	3
DISHWASHER	1.5	1	1.5	1.125	1.125	2	2
			29.5F.U. CW		17.25F.U. HW		26F.U. WASTE

UNIT 2A:

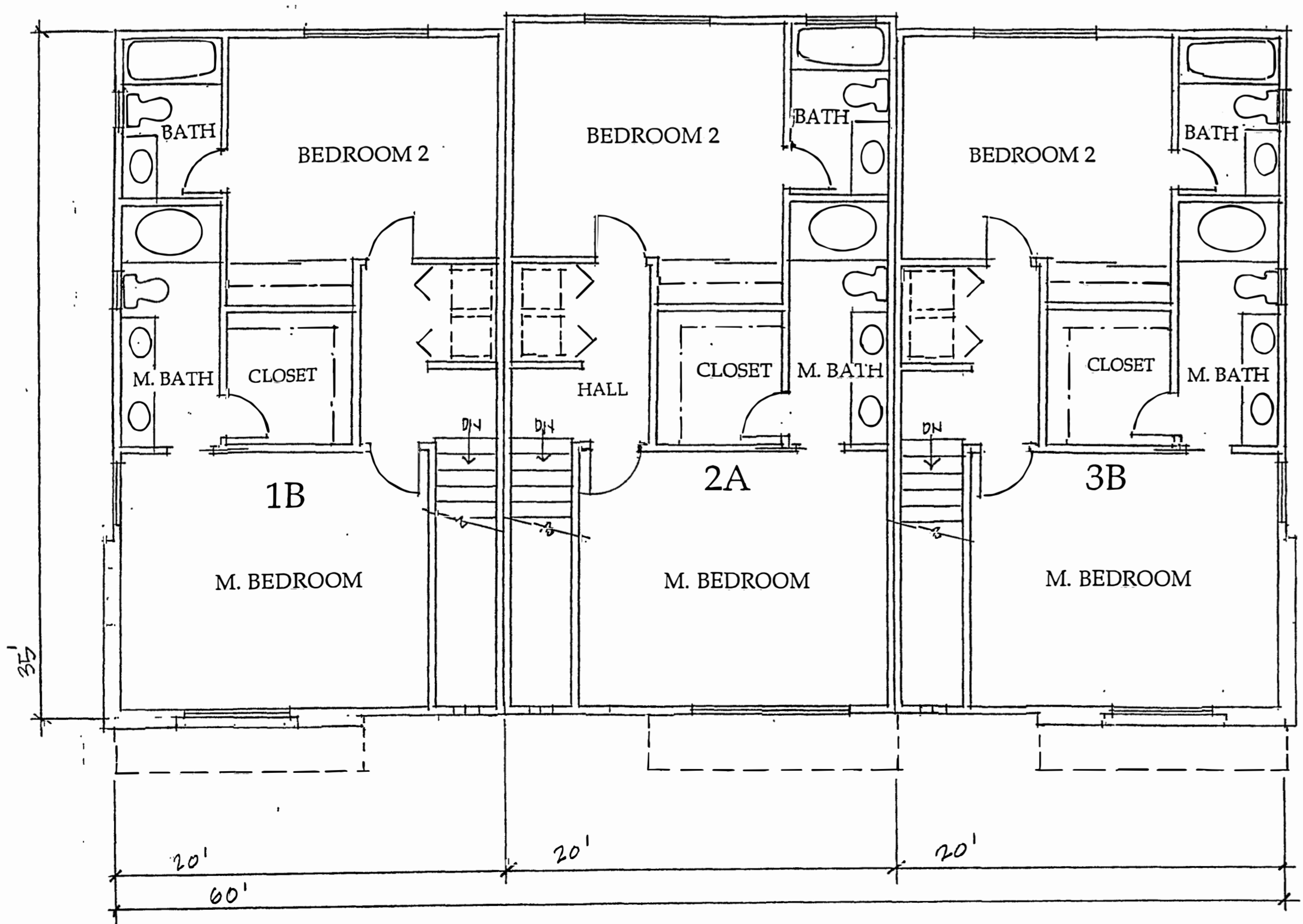
DESIGN FIXTURE UNIT: FIXTURES 2013 CPC	FIXTURE FOR SINGLE UNIT CW	NO. OF FIXTURE	CF TOTAL FOR SINGLE FIXTURE	FIXTURE FOR SINGLE UNIT HW	HW TOTAL FIXTURE	FIXTURE FOR SINGLE UNIT SANITARY	WASTE TOTAL FIXTURE
LAVATORY	1	4	3	.75	3.0	1	4
WATER CLOSET (TANK TYPE)	2.5	3	7.5	—	—	3	9
BATHTUB	4	2	8	3	6	2	4
SHOWER	2	1	2	1.5	1.5	2	2
KITCHEN SINK	1.5	1	1.5	1.125	1.125	2	2
CLOTH WASHER	4	1	4	3	3	3	3
DISHWASHER	1.5	1	1.5	1.125	1.125	2	2
			28.5F.U.		15.75F.U.		26F.U.

UNIT TYPE A	(6) 3 Bedroom / 3 Bath units plus 2-car attached Garage	1,680 sf
UNIT TYPE B	(12) 4 Bedroom / 3 Bath units plus 2-car attached Garage	1,745 sf

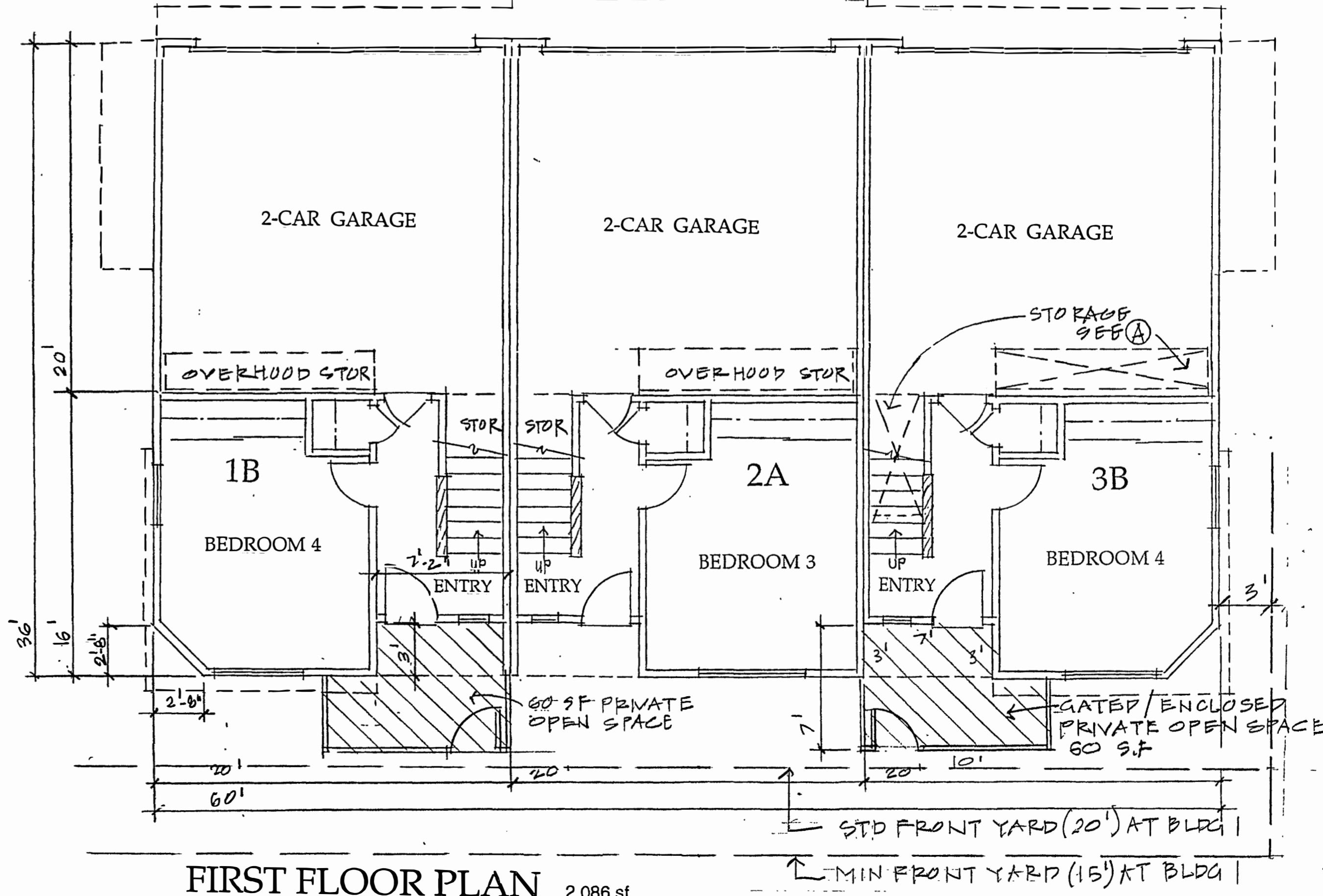
AREA DATA: Each 3-unit Building - Living Area 5,170 sf
Garage Area 1,200 sf
Enclosed Area 6,370 sf
Total Enclosed Area 6 buildings = 38,220 sf



SECOND FLOOR PLAN 2,174 sf



THIRD FLOOR PLAN 2,110 sf



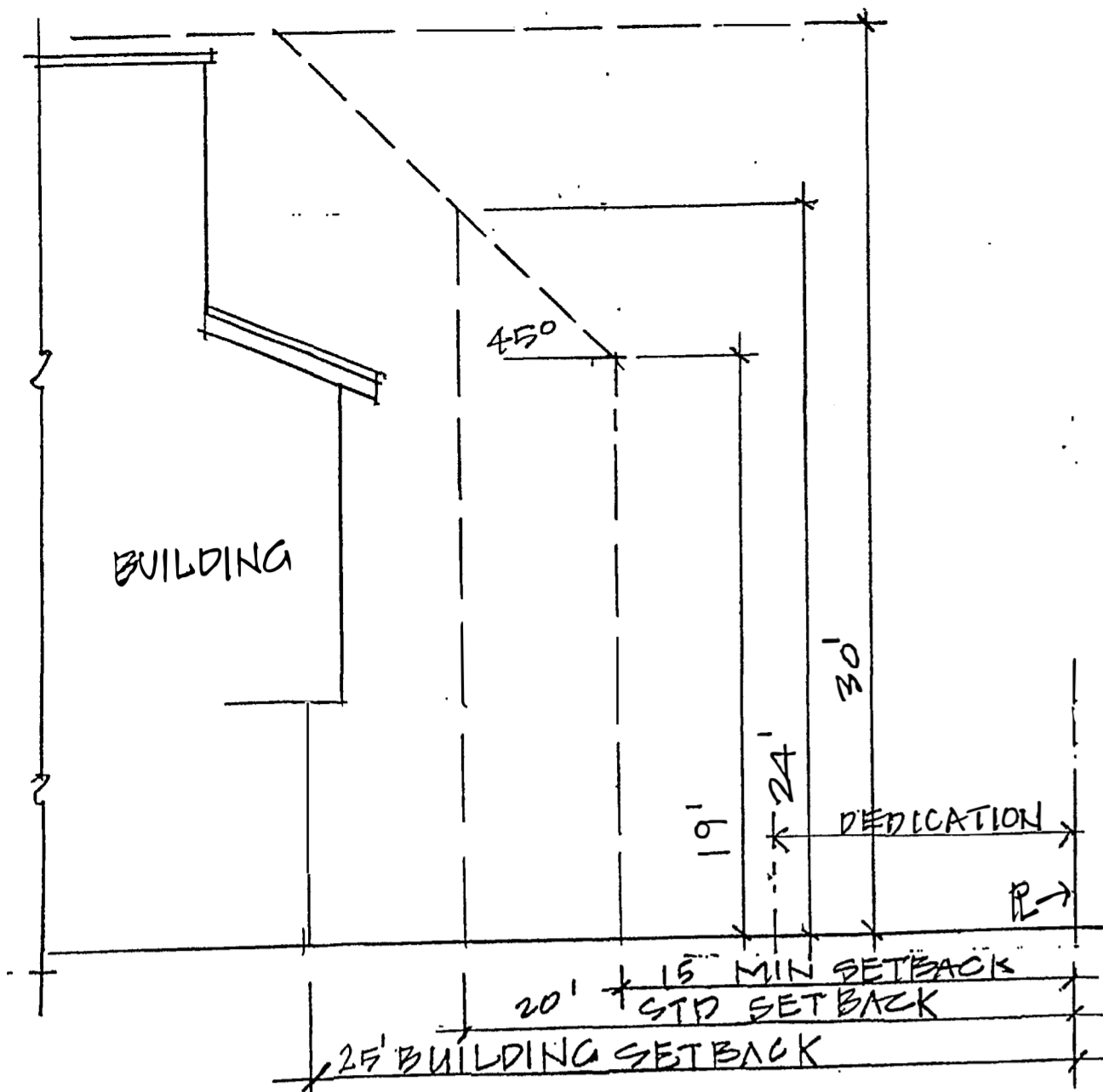
FIRST FLOOR PLAN 2,086 sf

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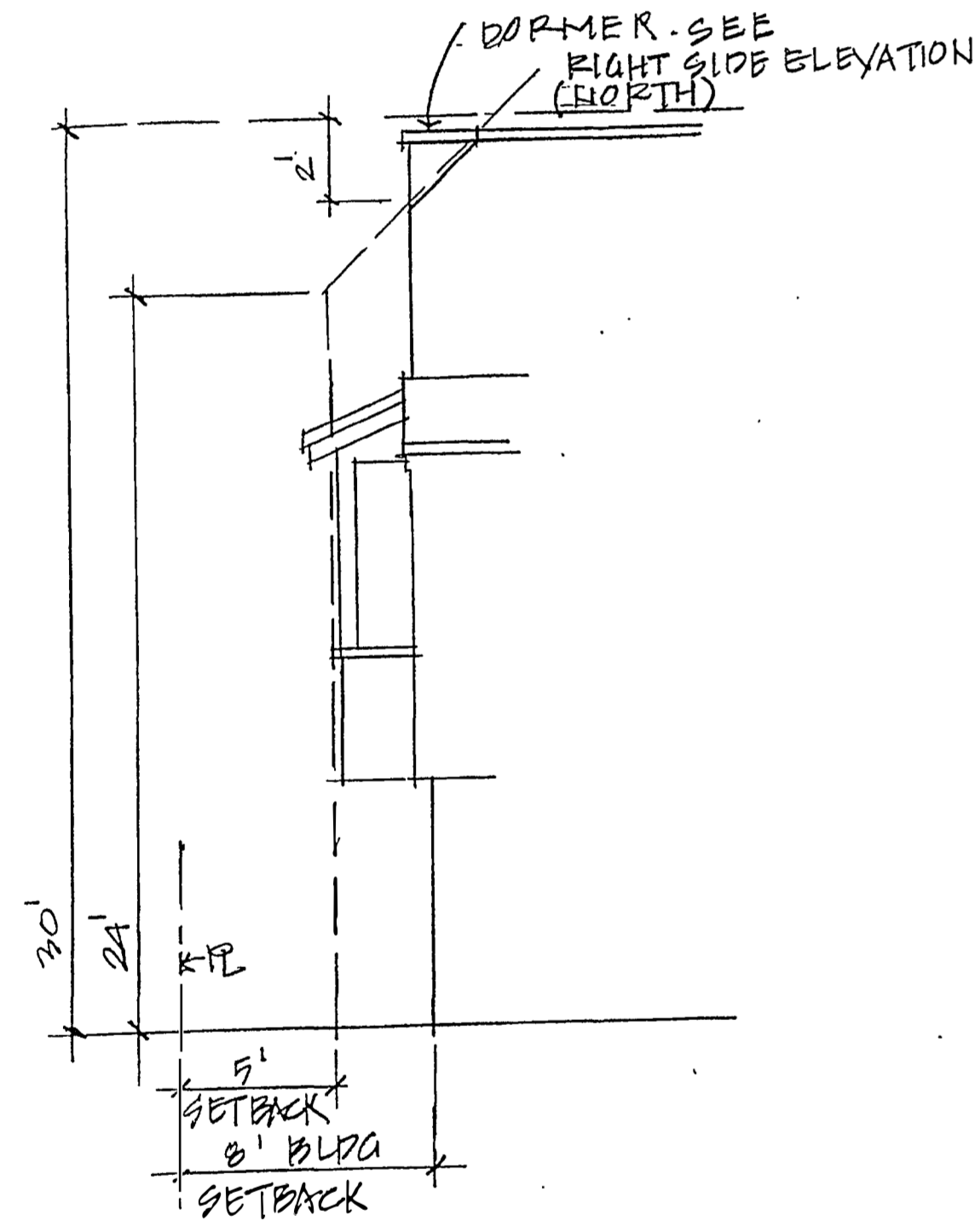
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ORIG. DATE 05/01/16

FLOOR PLANS



ANGLED BUILDING ENVELOPE AT FRONT
3/16"=1'-0"



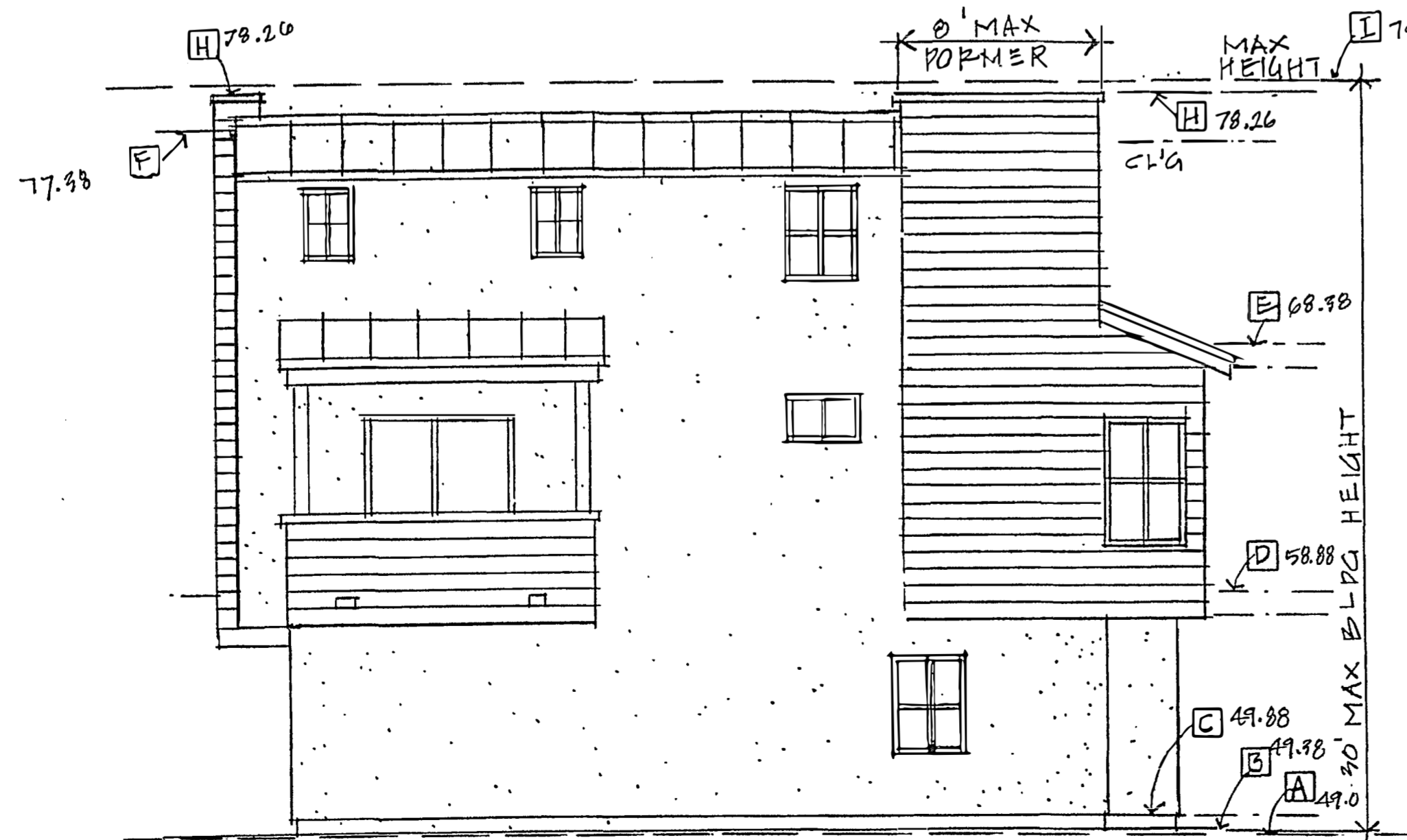
ANGLED BUILDING ENVELOPE AT SIDE SETBACK ON NORTH SIDE

BUILDING 1-6

A	EXISTING GRADE WITHIN 5'	49.00'
B	PROPOSED GRADE WITHIN 5'	49.38
C	FIRST FLOOR ELEVATION	49.88
D	SECOND FLOOR ELEVATION	58.88
E	THIRD FLOOR ELEVATION	68.38
F	ROOF LOW POINT	77.38
G	ROOF HIGH POINT	77.88
H	ROOF FEATURE HIGH POINT	78.26
I	30' MAX. BUILDING HEIGHT	79.00
J	ROOF AT SECOND FLOOR ROOFS	68.38
K	ROOF AT FIRST FLOOR ROOFS	58.88



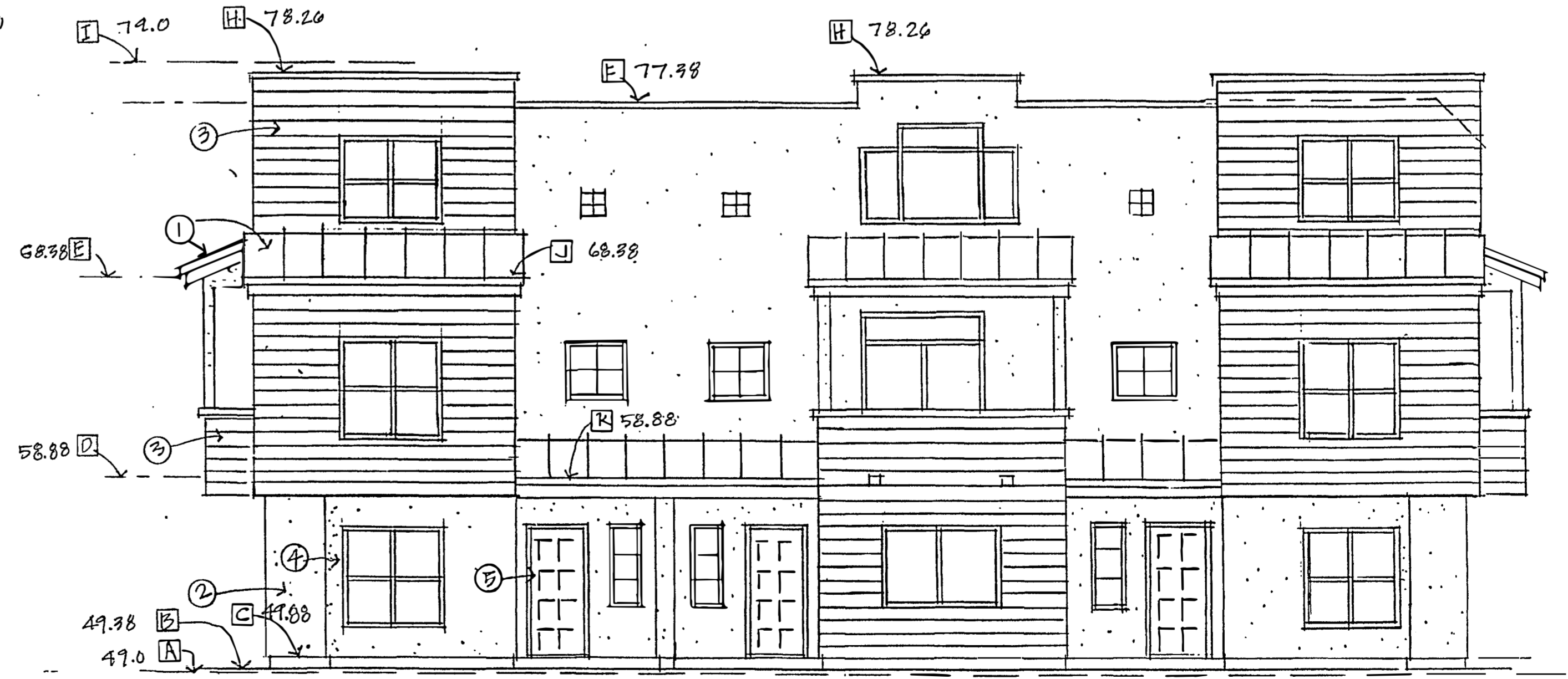
SOUTH SIDE RIGHT-SIDE ELEVATION



NORTH SIDE LEFT-SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION 3/16"=1'-0"

KEY NOTES BUILDING 1, 3 & 5

- ① METAL ROOFING: Color 1 match Behr - Hiking trail
- ② STUCCO: Color 2 match Behr - Sand Castle
- ③ SIDING: Color 3 match Behr - Hidden Forest
- ④ VINYL WINDOW FRAMES: Dark bronze
- ⑤ DOORS: Color 4 match Behr - Hidden Forest

KEY NOTES BUILDING 2, 4 & 6

- ① METAL ROOFING: Color 1 match Behr - Mission Stone
- ② STUCCO: Color 2 match Behr - Adobe White
- ③ SIDING: Color 3 match Behr - Olive Spring
- ④ VINYL WINDOW FRAMES: Dark bronze
- ⑤ DOORS: Color 4 match Behr - Olive Spring

RAIN TREE TERRACE II
 MULTI-FAMILY RESIDENTIAL
 292 SYCAMORE RD. SAN DIEGO, CA 92173

TM / COASTAL
 DEVELOPMENT
 PERMIT
 392 SYCAMORE RD.
 SAN YSIDRO

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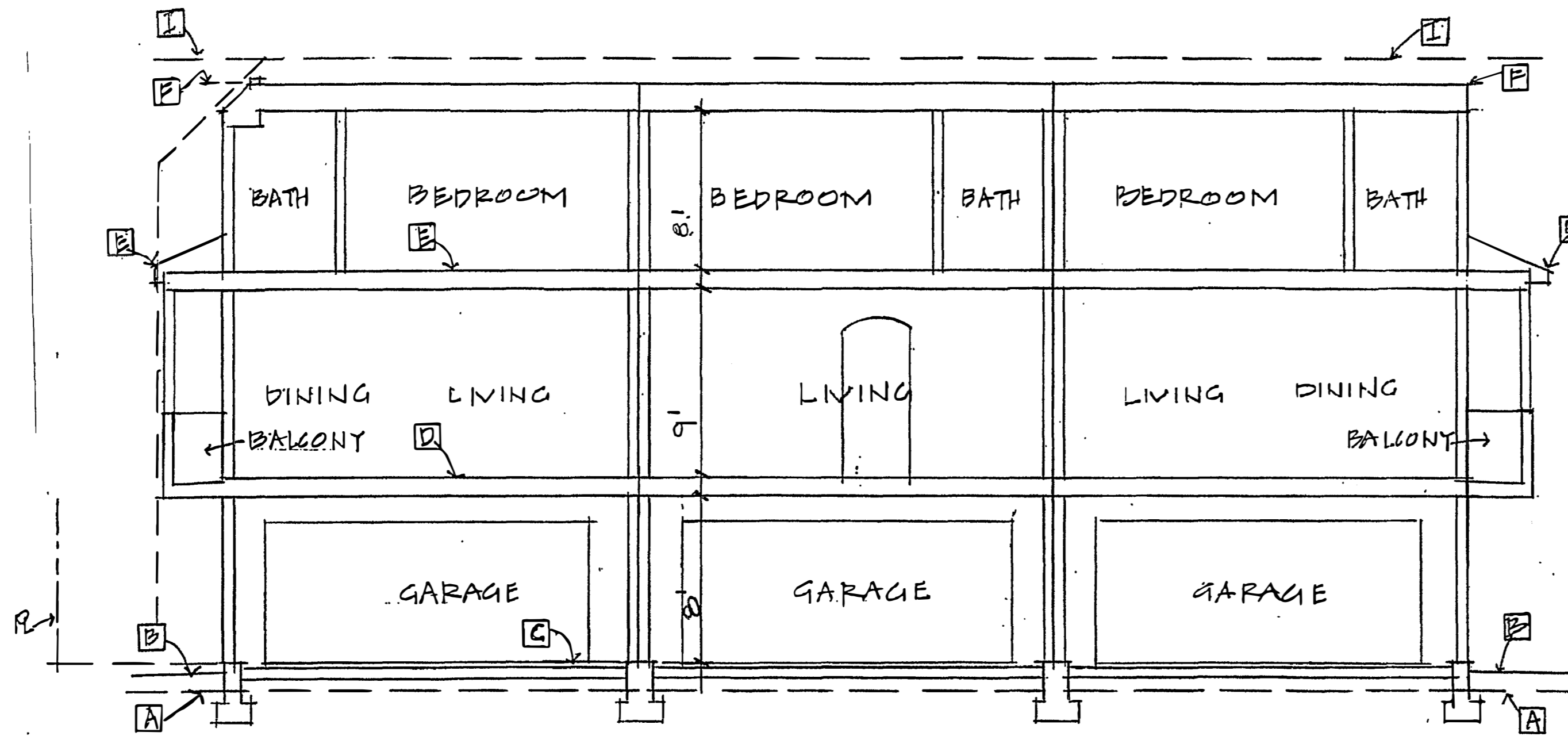
ORIG. DATE 05/01/16

EXTERIOR ELEVATIONS

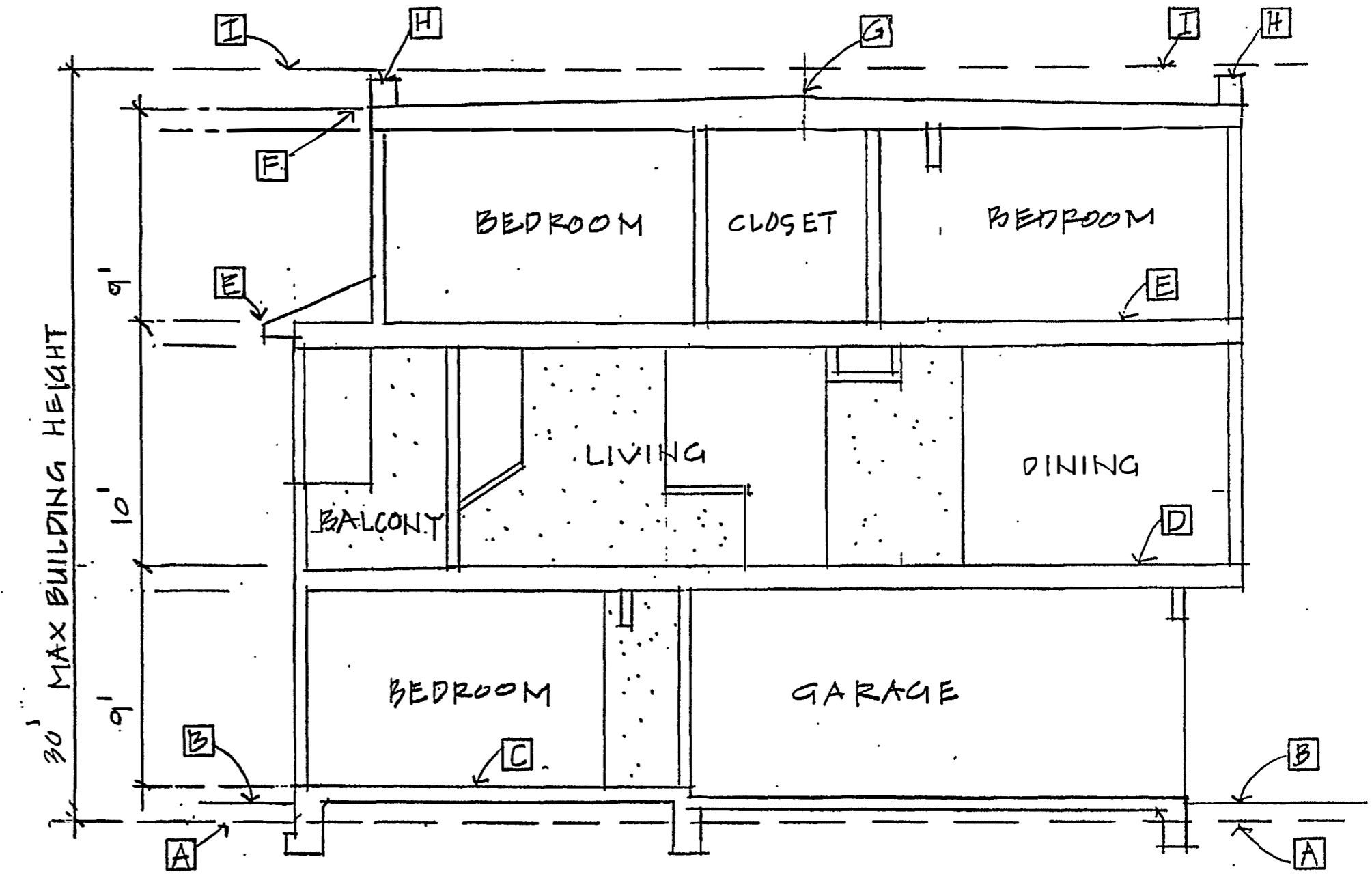
sheet pts # 3

BUILDING 1-G

A	EXISTING GRADE WITHIN 5'	49.00'
B	PROPOSED GRADE WITHIN 5'	49.38
C	FIRST FLOOR ELEVATION	49.88
D	SECOND FLOOR ELEVATION	58.88
E	THIRD FLOOR ELEVATION	68.38
F	ROOF LOW POINT	77.38
G	ROOF HIGH POINT	77.88
H	ROOF FEATURE HIGH POINT	78.26
I	30' MAX. BUILDING HEIGHT	79.00
J	ROOF AT SECOND FLOOR ROOFS	68.38
K	ROOF AT FIRST FLOOR ROOFS	58.88



(B) SECTION
 3/16"=1'-0"



(A) SECTION
 3/16"=1'-0"

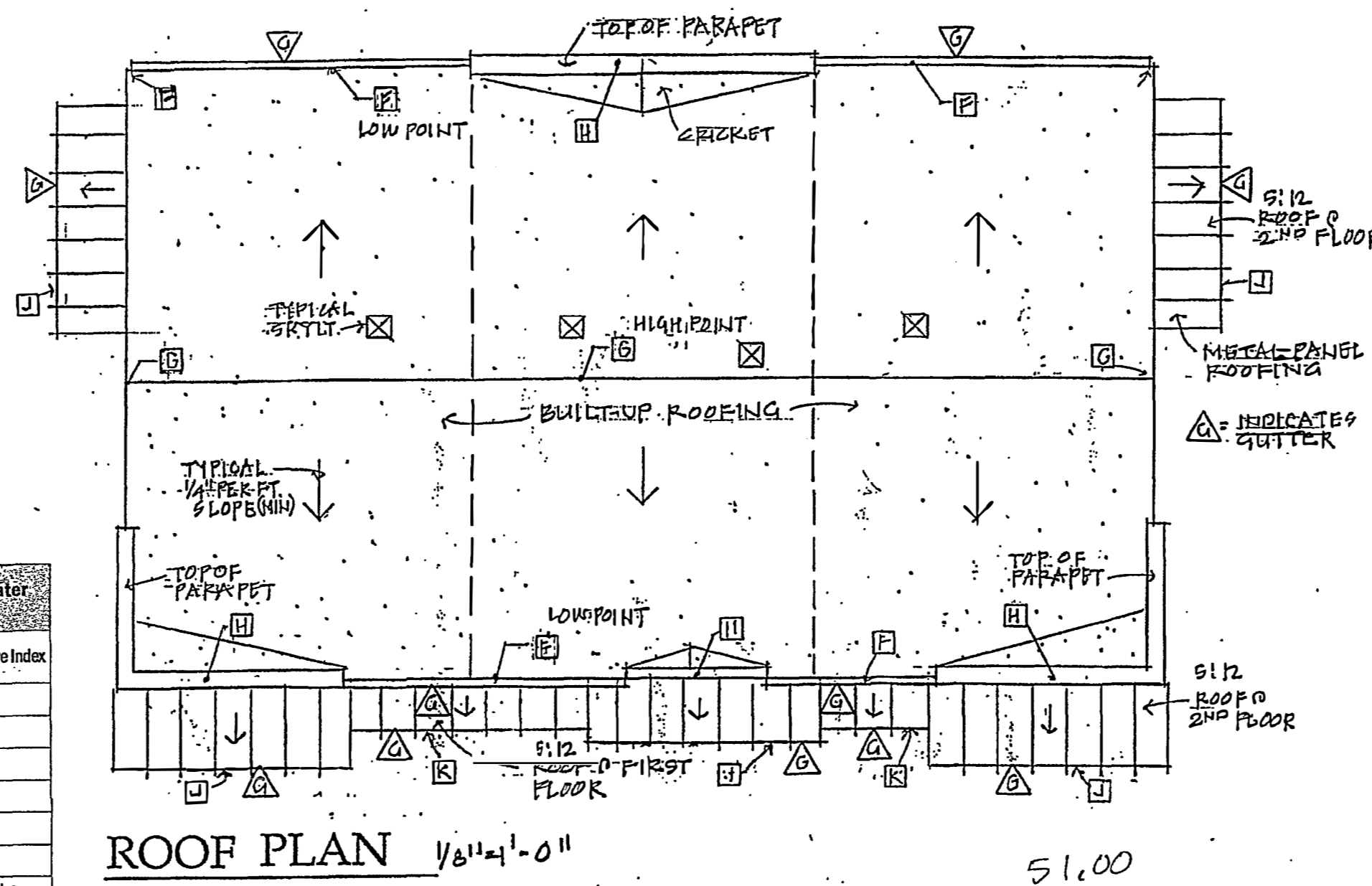
BUILDING 1-G

A	EXISTING GRADE WITHIN 5'	49.00'
B	PROPOSED GRADE WITHIN 5'	49.38
C	FIRST FLOOR ELEVATION	49.88
D	SECOND FLOOR ELEVATION	58.88
E	THIRD FLOOR ELEVATION	68.38
F	ROOF LOW POINT	77.38
G	ROOF HIGH POINT	77.88
H	ROOF FEATURE HIGH POINT	78.26
I	30' MAX. BUILDING HEIGHT	79.00
J	ROOF AT SECOND FLOOR ROOFS	68.38
K	ROOF AT FIRST FLOOR ROOFS	58.88

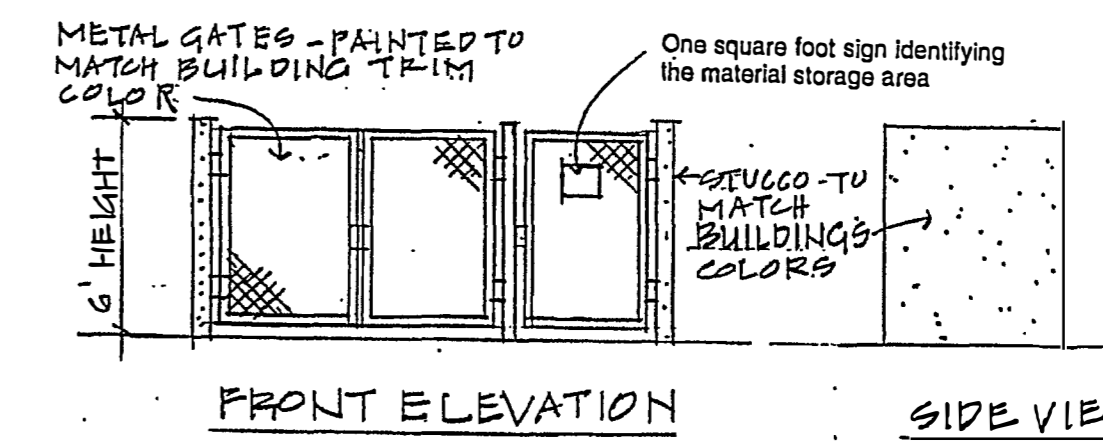
Table 1 - Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16

Source: Adapted from the California Green Building Standards Code (CALGreen) Title 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A4.106.5.1.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.
 CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.
 Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.



ROOF PLAN 1/8"=1'-0"



FRONT ELEVATION

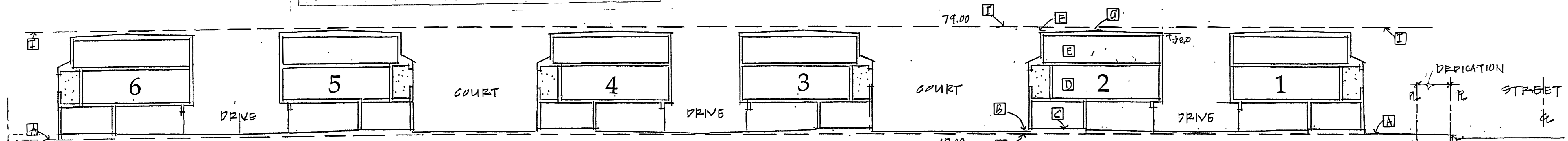
SIDE VIEW

REQUIREMENTS
 REFUSE 40 SF
 RECYCLE 40 SF
 STORAGE 10 SF
 TOTAL REQ'D 192 SF

TOTAL SHOWN
 3 (3) 65 SF = 195 SF

REFUSE/RECYCLE/MATERIAL STORAGE ENCLOSURE
 3/16"=1'-0"

(3) PLACES 65 SF EACH
 (3) SHOWN ON SITE PLAN

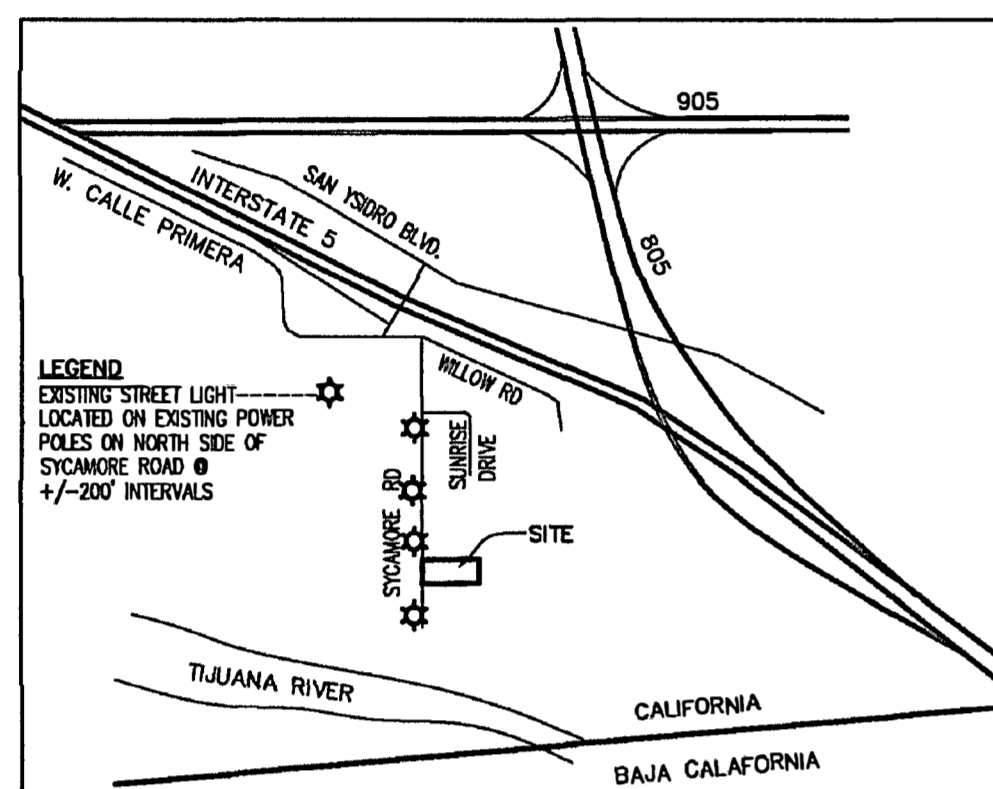


(C) CROSS SECTION 1/8"=1'-0"

BUILDING 1-G

A	EXISTING GRADE WITHIN 5'	49.00'
B	PROPOSED GRADE WITHIN 5'	49.38
C	FIRST FLOOR ELEVATION	49.88
D	SECOND FLOOR ELEVATION	58.88
E	THIRD FLOOR ELEVATION	68.38
F	ROOF LOW POINT	77.38
G	ROOF HIGH POINT	77.88
H	ROOF FEATURE HIGH POINT	78.26
I	30' MAX. BUILDING HEIGHT	79.00
J	ROOF AT SECOND FLOOR ROOFS	68.38
K	ROOF AT FIRST FLOOR ROOFS	58.88

Prior to framing inspections, a Pad Elevation Certificate shall be provided to the field inspector.



Vicinity Map



MINIMUM TREE SEPARATION DISTANCE:

DRIVEWAYS - 10 FEET
 TRAFFIC SIGNAL, STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, POLES, ETC.) - 10 FEET

IRRIGATION NOTE:

1. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

NOTE:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF 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.
 2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 3. A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL VJA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

MAINTENANCE NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER / HOMEOWNER'S ASSOCIATION. 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

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = Maximum Applied Water Allowance per year (gallons).
 ET_o = Reference Evapotranspiration (inches)
 0.7 = ET Adjustment Factor
 LA = Landscape Area including Special Landscape Area (square feet)
 0.62 = Conversion factor
 SLA = Special Landscape Area (square feet)
 0.3 = Additional ET adjustment Factor for Special Landscape Area

Show Values:
 ET_o = 47.0 in./yr.
 LA = 6,166 Sq. Ft.
 SLA = 0 Sq. Ft.
 MAWA = (ET_o) (0.62) (0.55 x LA) + (0.3 X SLA)
 MAWA = (47.0) (0.62) (0.55 X 6,166) = 98,822
 MAWA = 98,822 Gallons per Year

ESTIMATED TOTAL WATER USE

ETWU = Estimated Total Water Use per year (gallons).
 ET_o = Reference Evapotranspiration (inches)
 PF = Plant Factor from Wucols (U.C. extension)
 HA = Hydrozone Area (high, med, low water use areas)
 SLA = Special Landscape Area
 0.62 = Conversion factor
 IE = Irrigation Efficiency (minimum 0.71)
 ETWU = (ET_o) (0.62) (PF x HA/IE) + SLA
 ETWU = (47.0) (0.62) (4 x 6,166 / .75) = 95,828
 ETWU = 95,828 Gallons per Year

NOTE:

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
 2. TREE ROOT BARRIERS "DEEP ROOT U8-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL

PLANT LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	TIPUANA TIPU TIPU TREE	24" BOX	8'x4'
	TRISTANIA CONFERTA BRISBANE BOX TREE	24" BOX	8'x4'

THEME TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	RHUS LANCEA AFRICAN SUMAC	24" BOX	10'x8'
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN ELM	24" BOX	10'x8'

ACCENT TREES

	CASSIA LEPTOPHYLLA - GOLD MEDALLION TREE	24" BOX	9'x4'
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX	6'x3'
	MAGNOLIA 'LITTLE GEM' MAGNOLIA	24" BOX	9'x4'

PARKING LOT

	CALLISTEMON CITRINUS LEMON BOTTLEBRUSH	24" BOX	6'x3'
	AGONIS FLEXUOSA PEPPERMINT TREE	24" BOX	6'x3'

COLUMNAR ACCENTS

	STRELITZIA NICOLAI GIANT BIRD OF PARADISE	15 GAL 24" BOX	4'x2' 6'x3'
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SHRUBS

LARGE ACCENT SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	COLEONEMA PULCHERUM PINK BREATH OF HEAVEN	5 GAL	18"x18"
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL	18"x18"
	LIGUSTRUM TEXANUM TEXAS PRIVET	5 GAL	18"x18"
	PHOTINIA FRASERII PHOTINIA	5 GAL	30"x30"
	RHAPHIOLEPIS INDICA 'PINK LADY' PINK INDIA HAWTHORN	5 GAL	16"x16"

MEDIUM ACCENT SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL	18"x18"
	CEANOTHUS G.H. 'YANKEE POINT' CEANOTHUS	5 GAL	18"x18"
	COMPROSA R. VARIEGATA VARIEGATED MIRROR PLANT	5 GAL	2'x18"
	CALLISTEMON CIT. 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL	18"x18"
	JUNIPERUS CHIN. 'TAMARISCIFOLIA' TAMARIX JUNIPER	18"x18"	
	MYRTUS COMMUNIS COMPACTA COMPACT MYRTLE	5 GAL	15"x15"
	PHORMIUM TENAX 'ATROPURPUREUM' PURPLE NEW ZEALAND FLAX	5 GAL	4'x4'
	NERIUM OLEANDER 'PETITE PINK' DWARF OLEANDER	5 GAL	24"x24"
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL	18"x18"

SMALL ACCENT SHRUBS

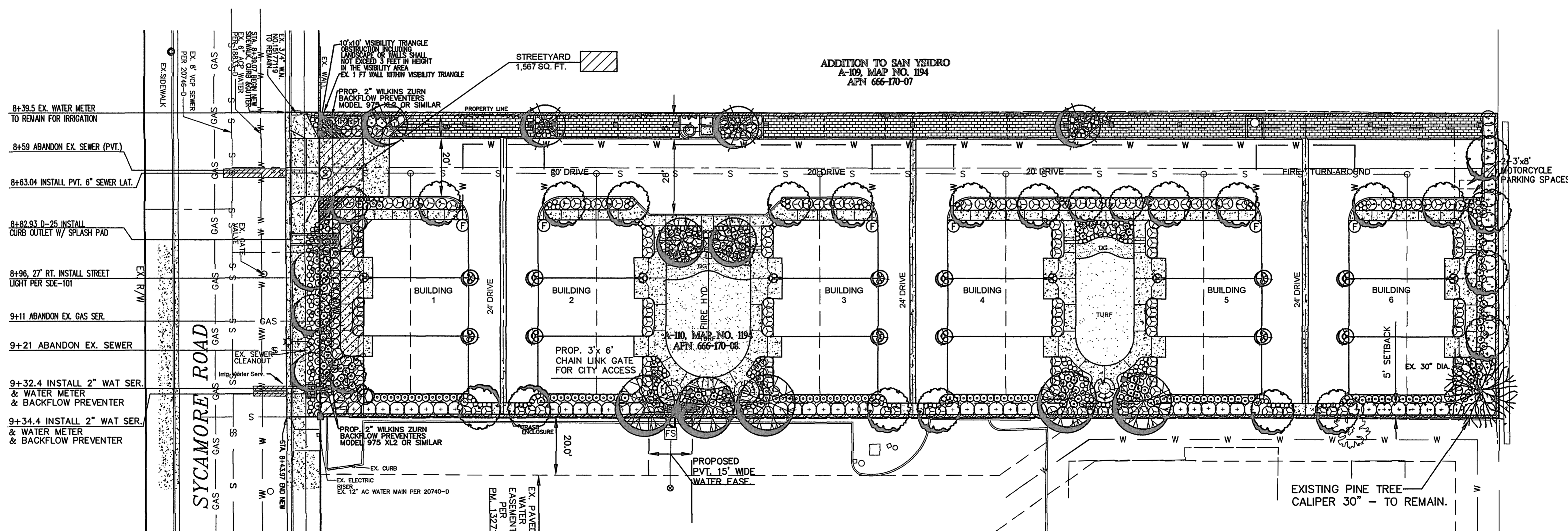
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	CUPHEA HYSSOPIFOLIA SUMMER HEATHER	5 GAL	12"x12"
	FESTUCA OVINA BLUE FESCUE	1 GAL	12"x12"
	NANDINA DOMESTICA 'HARBOR DWARF' HEAVENLY BAMBOO HYBRID	5 GAL	12"x12"
	LEYMUS CONDENSATUS CANYON PRINCE WILD RYE	1 GAL	12"x12"
	TULBAGHIA VIOLACEA SYMBOLY GARLIC	1 GAL	12"x12"

GROUND COVER

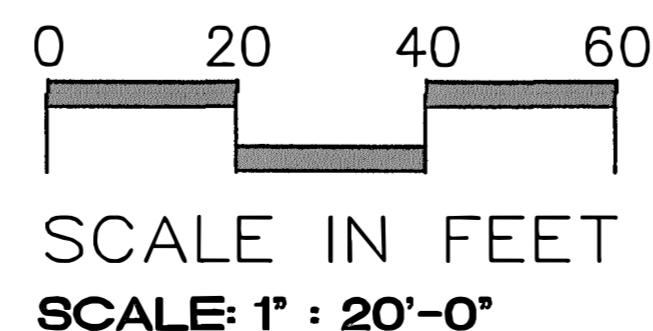
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	ARTIFICIAL TURF		SYN LAWN OR EQUAL

VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	5 GAL	-
	DISTICTIS BUCCINATORIA RED TRUMPET VINE	5 GAL	-



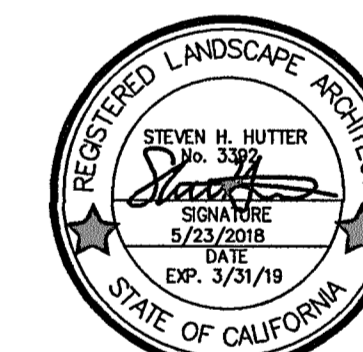
LANDSCAPE DEVELOPMENT PLAN



RAINTREE TERRACE
 MULTI-FAMILY RESIDENTIAL
 392 SYCAMORE ROAD
 SAN YSIDRO, CA 92173



Hutter Designs, Inc.
 Landscape Architects
 3645 Ruffin Road, Ste. 235
 San Diego, Ca 92123
 T: (619) 337-4044
 F: (619) 342-8528

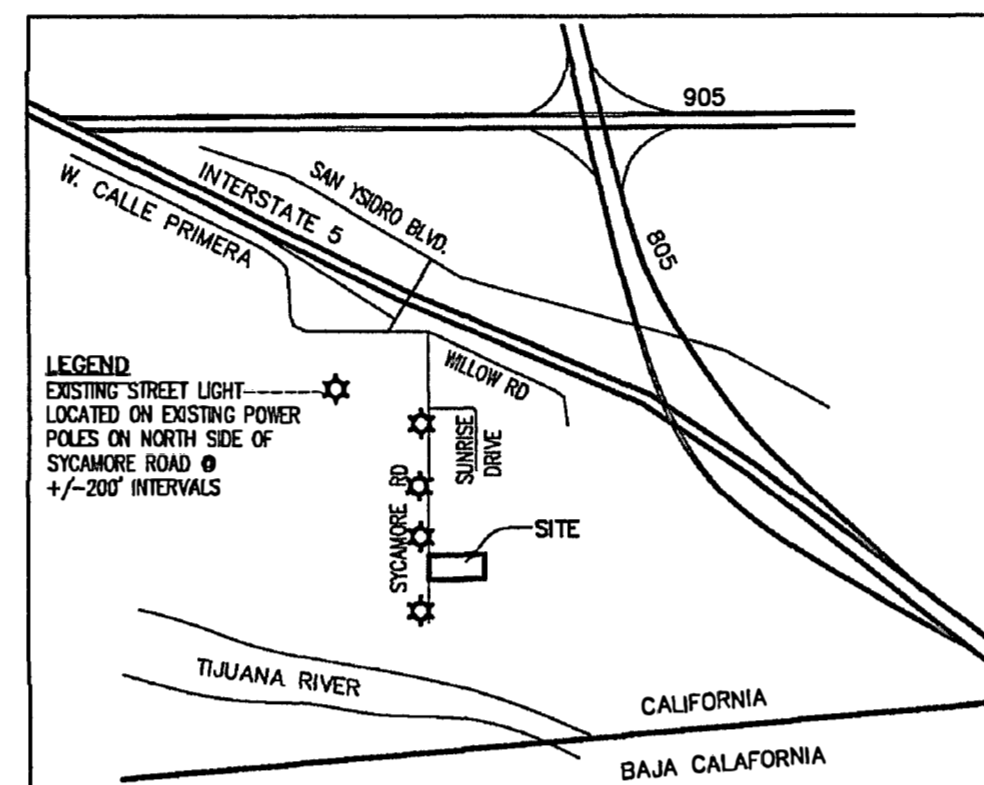


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ORIG. DATE 05/01/16

LANDSCAPE DEVELOPMENT PLAN
 sheet 5
 pts # 488263



Vicinity Map



LANDSCAPE CALCULATIONS

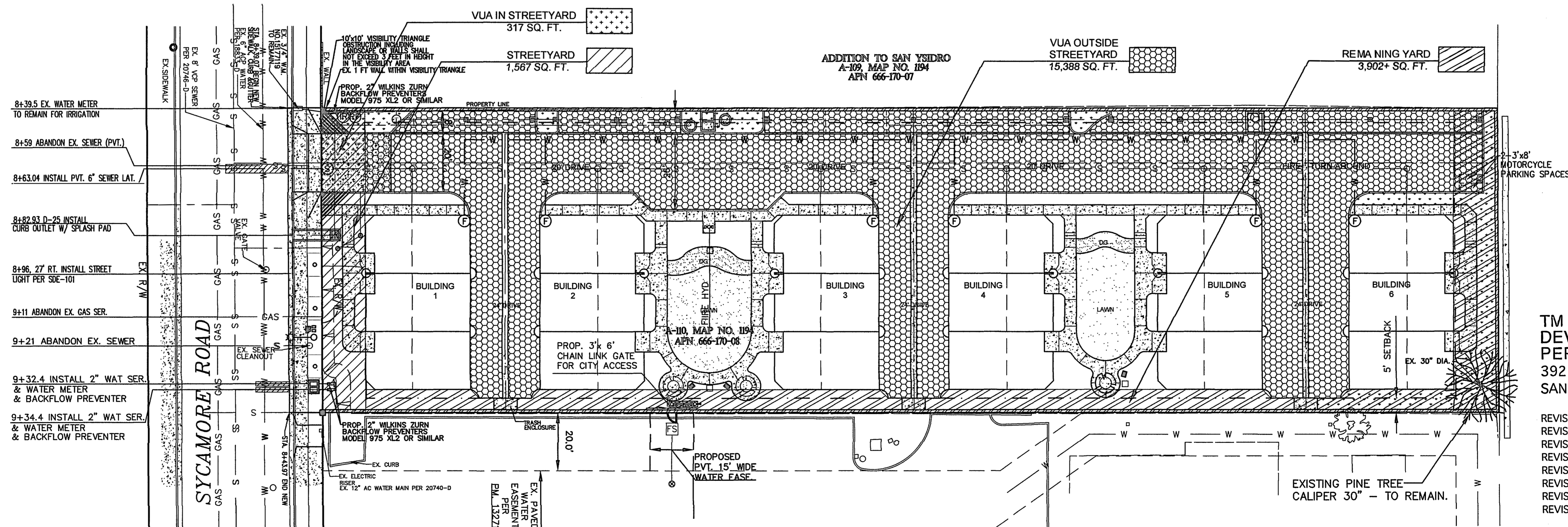
STREET TREES IN PUBLIC RIGHT OF WAY	
LENGTH OF STREET FRONTAGE	105'
STREET TREES REQUIRED (@ 30' o.c.)	3.5
STREET TREES PROVIDED	3.0

STREET YARD	
SYCAMORE ROAD	
TOTAL AREA	1,567 SF
PLANTING AREA REQ'D (50%)	784 SF
PLANTING AREA PROVIDED	800 SF
PLANT POINTS REQUIRED (.05 PTS/SF)	78 PTS
PLANT POINTS PROVIDED	90+ PTS
PTS ACHIEVED W/ TREES (50% MIN)	40 PTS

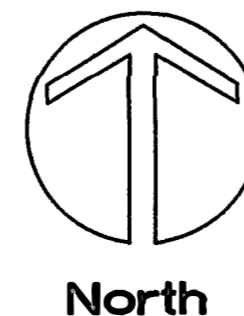
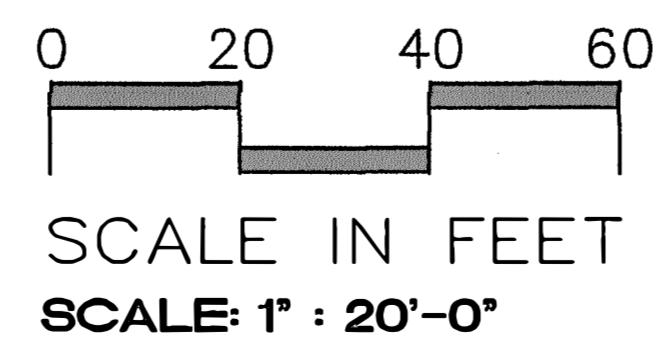
VEHICLE USE AREA	
(OUTSIDE THE STREET YARD)	
TOTAL AREA	16,320 SF
PLANTING AREA REQ'D (3%)	489 SF
PLANTING AREA PROVIDED	900+ SF
PLANT POINTS REQUIRED (.03 PTS/SF)	477 PTS
PLANT POINTS PROVIDED	550+ PTS

VEHICLE USE AREA	
(INSIDE THE STREET YARD)	
TOTAL AREA	317 SF
40 SQ. FT. PER TREE PROVIDED	16 PTS
PLANT POINTS REQUIRED (.05 PTS/SF)	40+ PTS
PLANT POINTS PROVIDED	40+ PTS
(1) TREE WITHIN 30' OF EACH PARKING SPACE.	PROVIDED

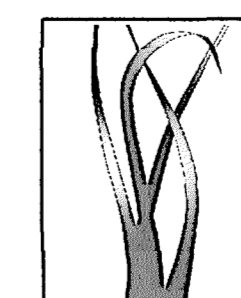
REMAINING YARD	
TOTAL AREA	3,902 SF
PLANTING AREA REQ'D (30%)	1,171 SF
PLANTING AREA PROVIDED	3,000+ SF
PLANT POINTS REQUIRED (.05 PTS/SF)	195 PTS
PLANT POINTS PROVIDED	400+ PTS
60 PTS. REQUIRED FOR EACH RESIDENTIAL BUILDING	PROVIDED



LANDSCAPE AREA DIAGRAM



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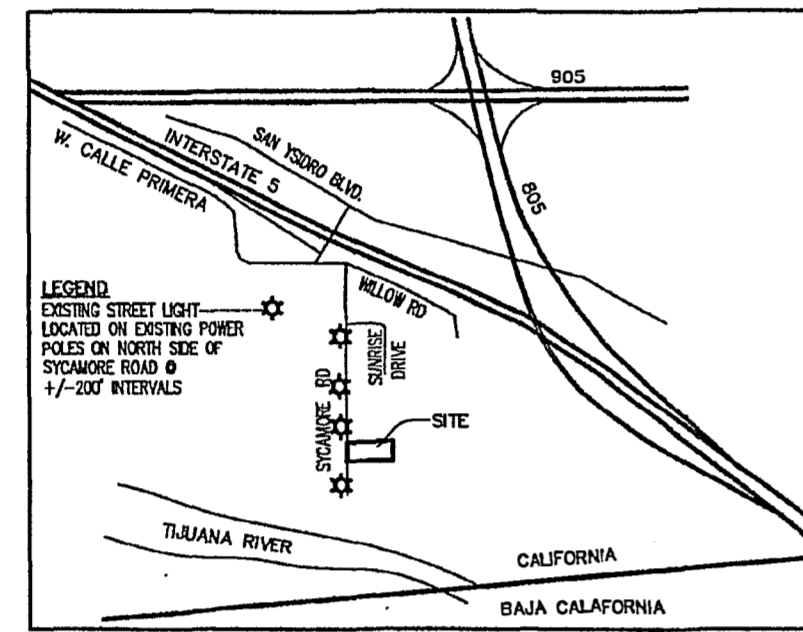
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LANDSCAPE AREA DIAGRAM
 sheet # **5A**
 pts # **488263**



Vicinity Map

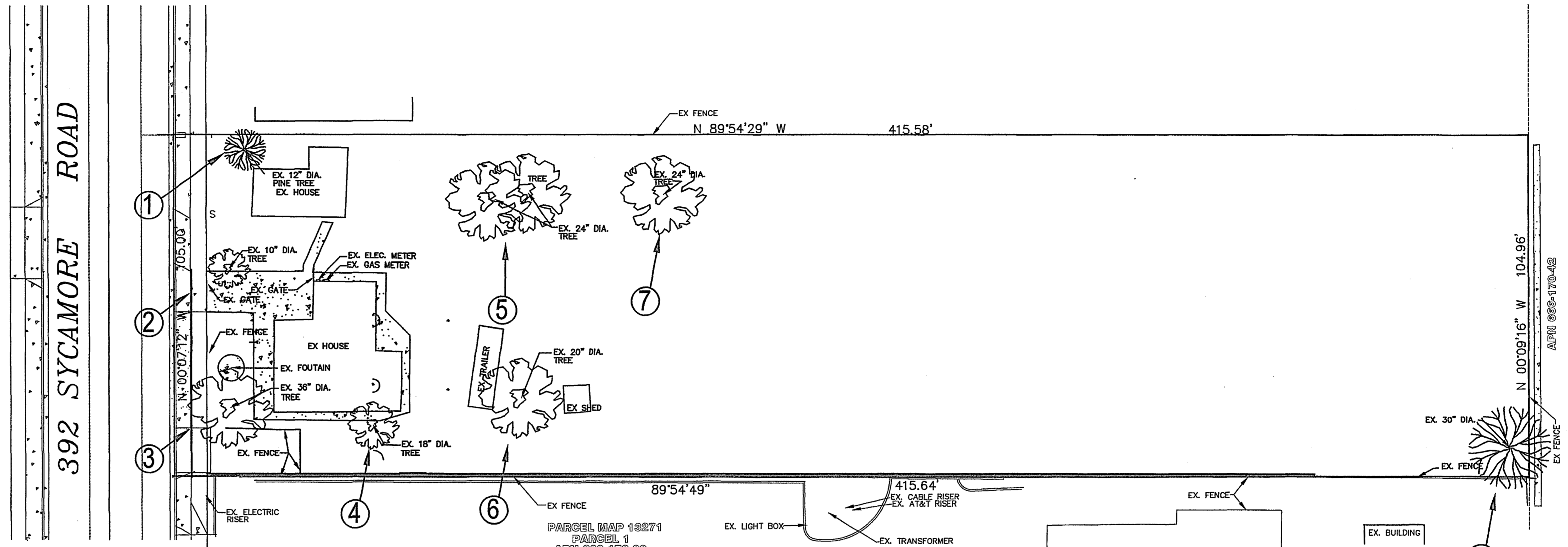


PHOTO NO, LOCATION & DIRECTION

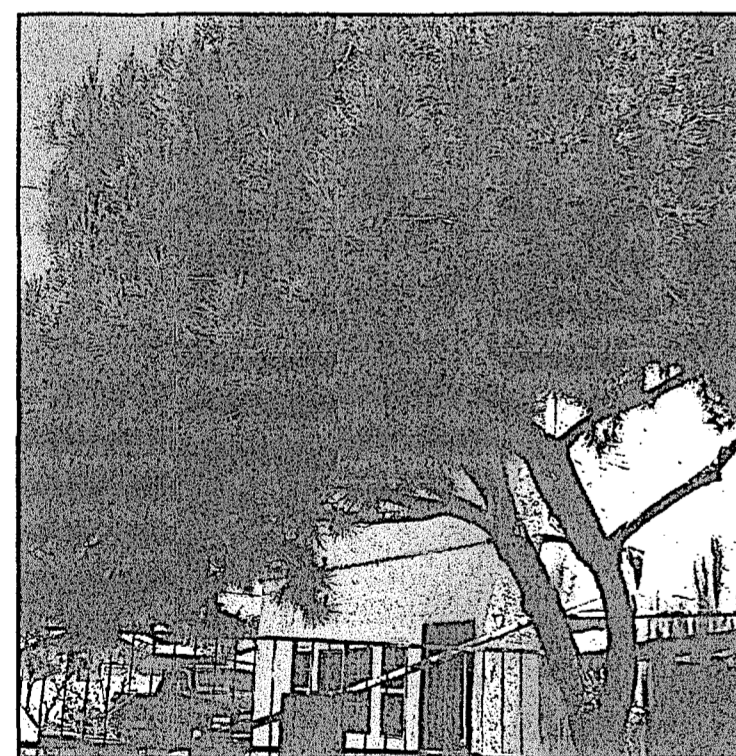
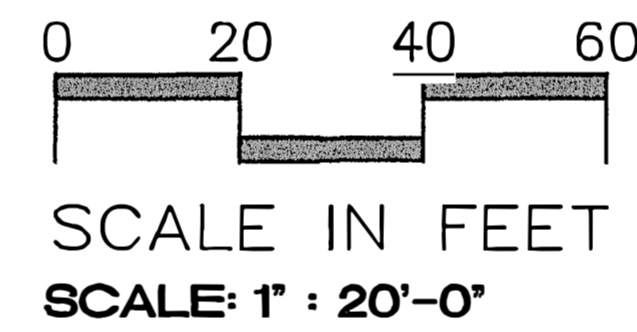


PHOTO 1- ITALIAN STONE PINE CALIPER 12" - TO BE REMOVED.

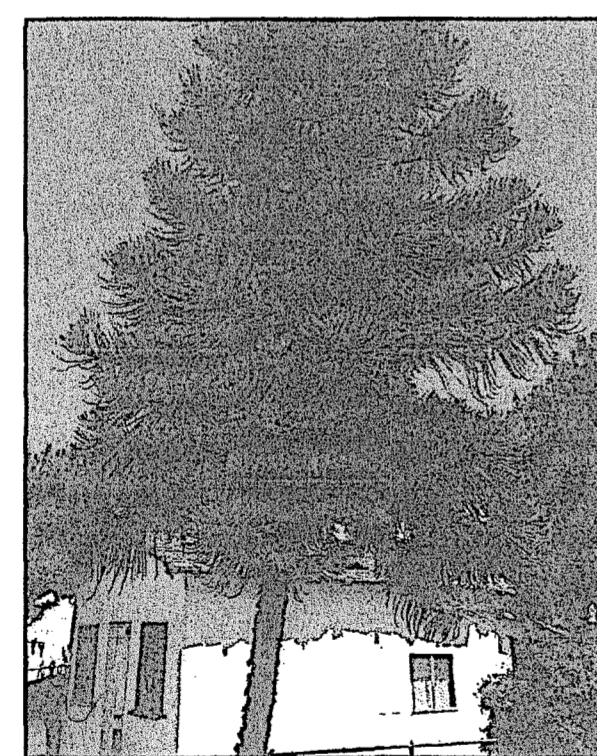


PHOTO 2- NORFOLK ISLAND PINE CALIPER 10" - TO BE REMOVED.

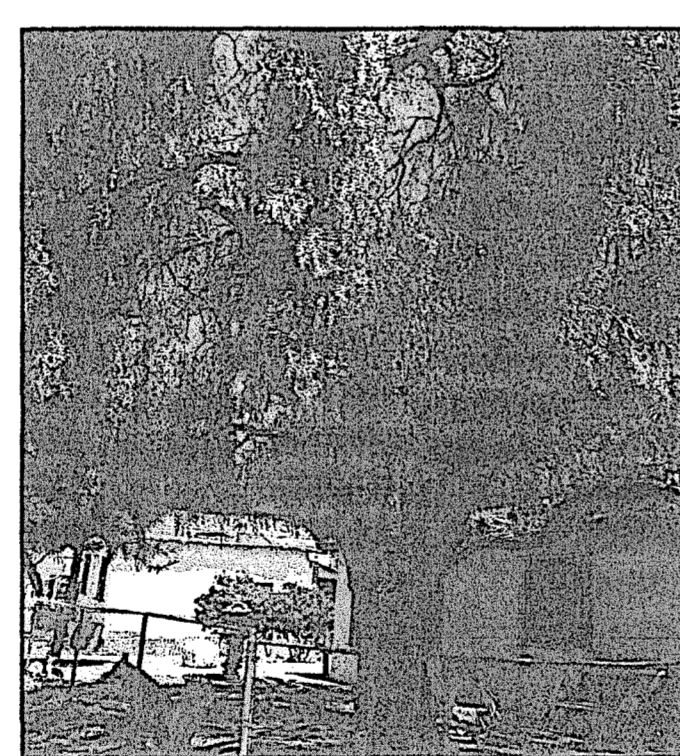


PHOTO 3 - CALIFORNIA PEPPER CALIPER 36" - TO BE REMOVED.

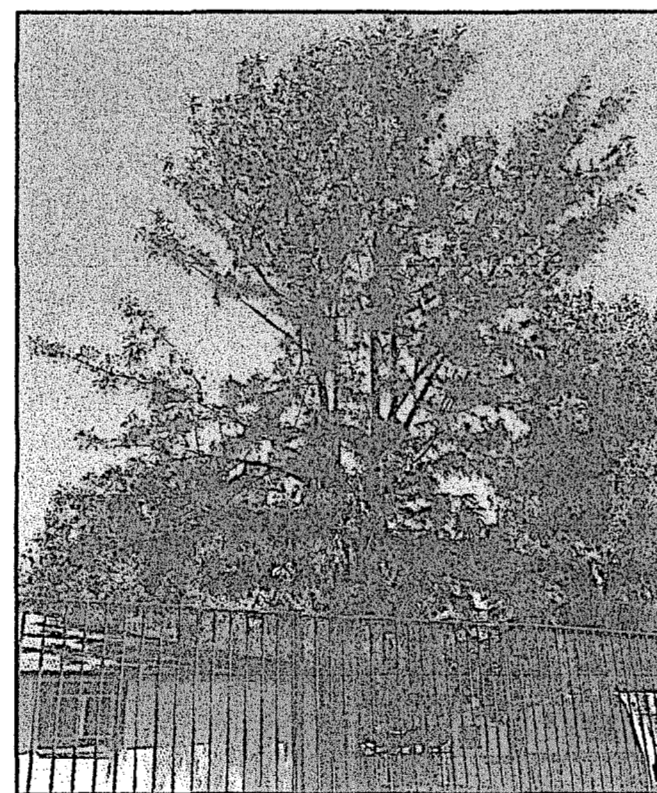


PHOTO 4- SILKY OAK TREE CALIPER 20" - TO BE REMOVED.



PHOTO 5 - CALIFORNIA PEPPERS CALIPER 20-24"-TO BE REMOVED.

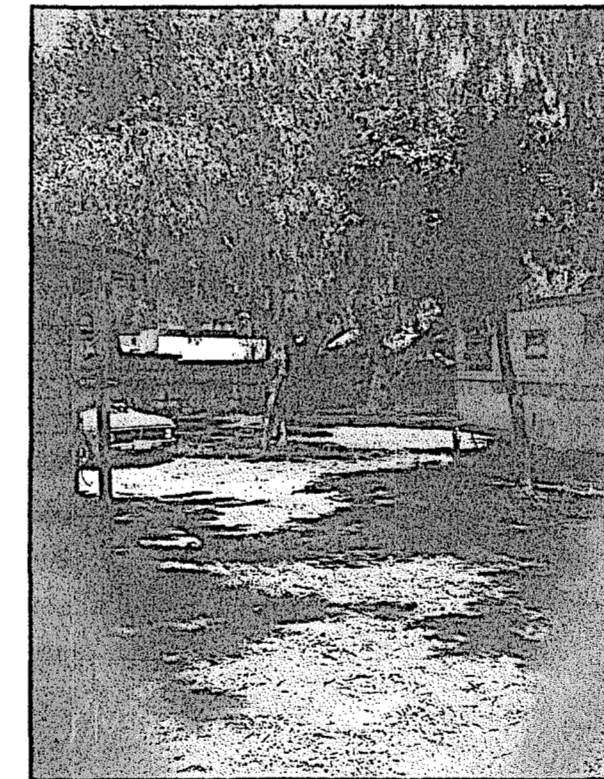


PHOTO 6 - CALIFORNIA PEPPER CALIPER 20" - TO BE REMOVED.

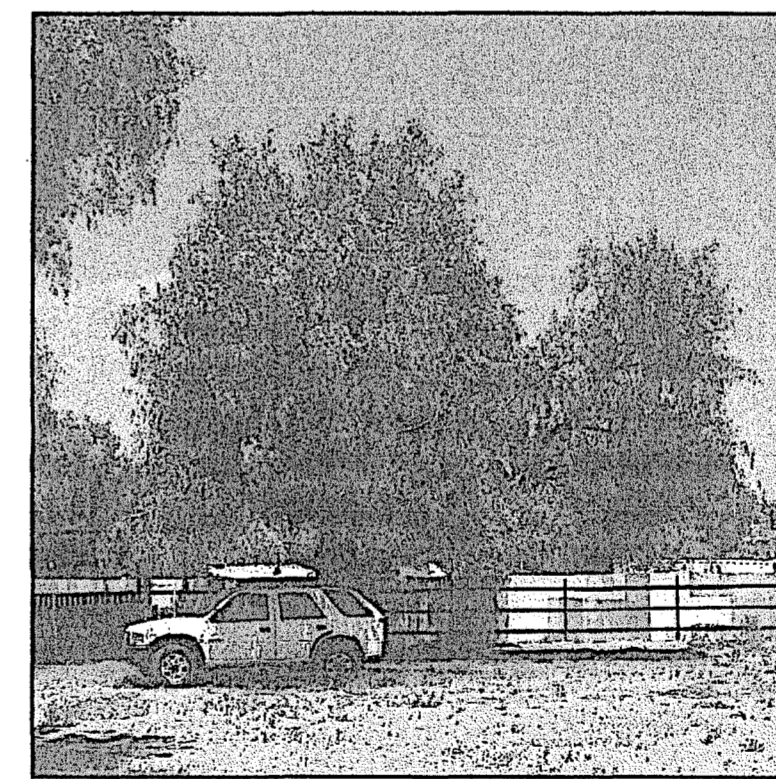


PHOTO 7 - CALIFORNIA PEPPER CALIPER 24" - TO BE REMOVED.

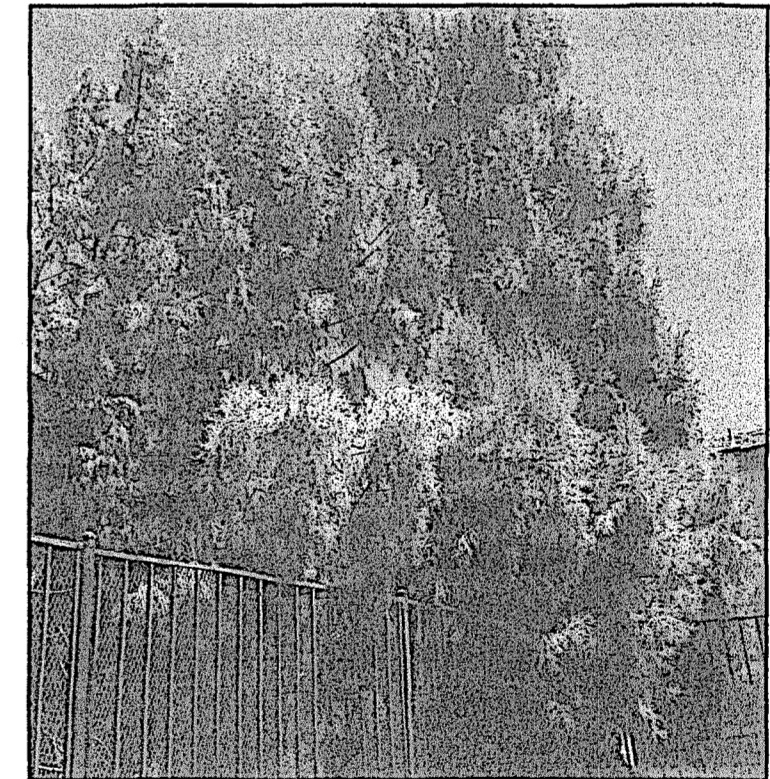


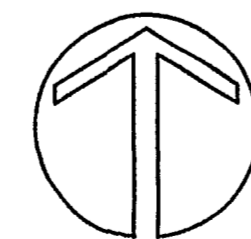
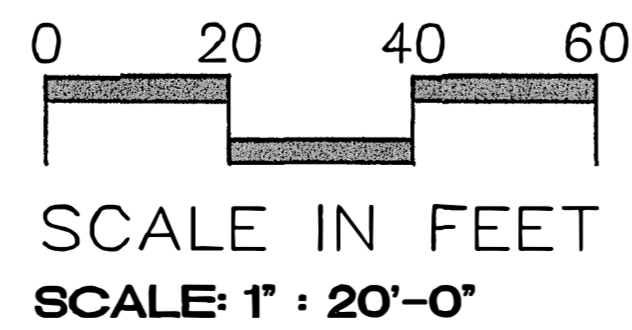
PHOTO 8- PINE TREE CALIPER 30" - TO REMAIN.

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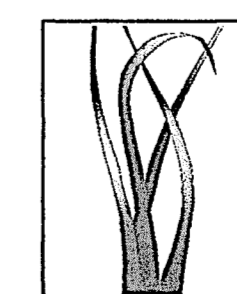
ORIG. DATE 05/01/16
PHOTO SURVEY EXISTING TREES

PHOTOGRAPHIC SURVEY OF EXISTING TREES



RAINTREE TERRACE II

MULTI-FAMILY RESIDENTIAL
392 SYCAMORE ROAD
SAN YSIDRO, CA 92173



Hutter Designs, Inc.
Landscape Architects
3645 Ruffin Road, Ste. 235
San Diego, Ca 92123
T: (619) 337-4044
F: (619) 342-8528

sheet 5.B
pts #

488263

RAINTREE TERRACE II @ 392 SYCAMORE ROAD

LEGAL DESCRIPTION

LOT A-110 OF ADDITION NO. 1 TO SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1194

PROJECT ADDRESS

392 SYCAMORE ROAD, SAN DIEGO, CA 92173

DEVELOPMENT SUMMARY:

THIS PROJECT IS LOCATED IN THE SAN YSIDRO AREA OF THE CITY OF SAN DIEGO. THE EXISTING SITE CONTAINS FOUR SMALL HOUSES IN DISREPAIR ALONG WITH THEIR APPURTENANCES SUCH AS PATIOS AND FENCING. TO THE EAST AND NORTH OF THE SITE THERE ARE EXISTING MULTI-UNIT PROJECTS.

THIS PROJECT WILL REPLACE THE EXISTING CURB, GUTTER & SIDEWALK FRONTING THE SITE WITH CURB, GUTTER AND SIDEWALK. THESE IMPROVEMENTS WILL MATCH THE EXISTING CURB, GUTTER AND SIDEWALK NORTH & SOUTH OF THIS PROJECT ACROSS THE SITE'S FRONTAGE. AN ON-SITE DRAINAGE SYSTEM WITH STORM WATER TREATMENT WILL BE INSTALLED AS PART OF THIS PROJECT SO THAT PRESENT WATER QUALITY STANDARDS CAN BE MET FOR THIS SITE.

THIS PROJECT PROPOSES 18 UNITS OF THREE AND FOUR BEDROOM TOWNHOME STYLE LIVING UNITS WITH ATTACHED 2-CAR GARAGES IN SIX 3 UNIT BUILDINGS. THIS WILL PROVIDE MUCH NEEDED HIGH QUALITY FAMILY HOUSING FOR THE SAN YSIDRO AREA.

GENERAL NOTES:

- EXISTING ZONING : RM-1-1, COASTAL, FHSZ, COASTAL HEIGHT LIMIT, PARKING OVERLAY ZONE
- PROPOSED ZONING : SAME AS EXISTING
- COMMUNITY : SAN YSIDRO
- NUMBER OF PROPOSED LOTS : 1
- ASSESSOR'S PARCEL NUMBERS: 666-170-08
- SEWER SERVICE: CITY OF SAN DIEGO
- WATER SERVICE: CITY OF SAN DIEGO
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- TELEPHONE SERVICE: PACIFIC BELL
- GRADING AS SHOWN ON SHEET NUMBER 3
- TOTAL SUBDIVISION GROSS AREA: 1.00 AC
- TOPOGRAPHY PER ALTA CONSULTANTS (SURVEYED)
- STREET IMPROVEMENTS: ARE EXISTING PER DWG. 15007-D, EXISTING DRIVEWAYS, CURB, GUTTER & SIDEWALK FRONTING SITE TO BE REMOVED. NEW DRIVEWAY, CURB, GUTTER & SIDEWALK TO BE INSTALLED PER CURRENT CITY STANDARDS.
- NO EXISTING OR PROPOSED EASEMENTS
- ON-SITE UTILITIES WILL BE UNDERGROUNDED.
- EXISTING ON-SITE STRUCTURES WERE CONSTRUCTED BETWEEN 1926 AND 1959.
- ALL EXISTING DRIVEWAYS SHALL BE CLOSED AND REPLACED WITH FULL-HEIGHT CURB, GUTTER & S/W PROPOSED NEW DRIVEWAY SHALL BE SDG-160 TO THE SATISFACTION OF THE CITY ENGINEER
- OWNER / PERMITTEE SHALL OBTAIN ENCROACHMENT REMOVAL AND MAINTENANCE AGREEMENT (EMRA) FOR PROPOSED PRIVATE IMPROVEMENTS OF ANY KIND, INCLUDING UTILITIES, LANDSCAPING ENRICHED PAVING, AND ELECTRICAL CONDUITS TO BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT.

SITE DEVELOPMENT INFORMATION

AREA TABULATIONS:	DENSITY:
NET AREA= 43,634 SF = 0.98 AC	1-UNIT PER 3,000 SF = 15 UNITS PLUS
STREET DEDICATION= 1,050 SF	20% 3-UNITS PER STATE DENSITY BONUS PROGRAM ADMINISTERED BY THE SAN DIEGO HOUSING COMMISSION.
NET AREA= 42,584 SF = 0.98 AC	TOTAL NUMBER OF UNITS = 18
PROPOSED DWELLING UNITS= 18	ALL UNITS ARE 3-STORY
18 = 18.4 DU/AC.	

BUILDINGS				
PER BUILDING	BEDROOMS	BATHS	GARAGE SPACES	TOTAL SF
1	3	3	2	1,680
2	4	3	2	1,745

TOTAL OF (6) 3-UNIT BUILDINGS
 TOTAL OF (12) 4-BEDROOM 3-BATH UNITS W/ ATTACHED 2 CAR GARAGE
 TOTAL OF (6) 3-BEDROOM 3-BATH UNITS W/ ATTACHED 2 CAR GARAGE

PARKING:
 SPACES REQUIRED 18 x 2.25 = 41
 SPACES SHOWN 45 (36 IN GARAGES) & 2 MOTORCYCLE PARKING SPACES
 9-GUEST PARKING SPACES ARE PARALLEL 8'x21'
 CONSTRUCTION: TYPE V B (FIRE SPRINKLED)
 OCCUPANCY: R-2

BUILDING AREA DATA:
 EACH 3-UNIT BUILDING-LIVING AREA = 5,170 SF
 GARAGE AREA = 1,200 SF
 ENCLOSED AREA = 6,370 SF
 TOTAL ENCLOSED AREA (6) BUILDINGS = 38,220 SF
 FLOOR AREA RATIO: 38,220 SF / 0.877
 DEVIATION ALLOWED UNDER STATE DENSITY BONUS PROVISIONS

CONDOMINIUM STATEMENT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF 18 RESIDENTIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

OWNER/APPLICANT

RAINTREE RESIDENTIAL LLC
 11855 SORRENTO VALLEY ROAD, SUITE 523
 SAN DIEGO, CA 92121
 (619) 804-3417

DATE: 05/17/18

PREPARED BY:

Firm: ALTA CONSULTANTS
 Name: BARTOLOME J. PASTOR
 1283 EAST MAIN STREET, SUITE 109
 EL CAJON, CA, 92021
 Phone #: (619) 749-8818
 FAX #: (619) 749-8806

DATE: 05/21/18

RCE 38606, EXP. 3/31/2019

SHEET INDEX

SHEET 1 TENTATIVE MAP
 SHEET 2 PRE-DEVELOPMENT TOPOGRAPHY
 SHEET 3 CONCEPT GRADING PLAN

Original Date: 5/06/16

Project Name: RRAINTREE TERRACE II
 Sheet Title: TENTATIVE MAP WAIVER NO. 1848946

Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	05/17/18
Revision 5:	03/12/18
Revision 4:	01/09/18
Revision 3:	4/11/17
Revision 2:	11/01/16
Revision 1:	7/20/16
Original Date:	5/06/16
Sheet	1 of 3
PTS#	488263
ID#	24006686

UTILITIES				
UTILITY	PROVIDER	EXISTING	PRO. OFF-SITE	PRO. ON-SITE
2-2" WATER SER.	CITY OF SAN DIEGO	UNDERGROUND	UNDERGROUND	UNDERGROUND
6" SEWER SER.	CITY OF SAN DIEGO	UNDERGROUND	UNDERGROUND	UNDERGROUND
6" FIRE SER.	CITY OF SAN DIEGO	UNDERGROUND	UNDERGROUND	UNDERGROUND
GAS	SDG&E	UNDERGROUND	UNDERGROUND	UNDERGROUND
ELECTRICAL	SDG&E	OVERHEAD	OVERHEAD	UNDERGROUND
TELEPHONE	PACIFIC BELL	OVERHEAD	OVERHEAD	UNDERGROUND
CABLE	COX CABLE	OVERHEAD	OVERHEAD	UNDERGROUND

- ALL ON-SITE UTILITIES WILL BE UNDERGROUNDED.
- A UNDERGROUND WAIVER HAS BEEN REQUESTED FOR EXISTING OVERHEAD UTILITIES IN THE PUBLIC RIGHT-OF-WAY PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 144.0240.
- ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REQUIRE PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICES WHICH WILL BE LOCATED ON PRIVATE PROPERTY.
- NO ABOVE GROUND OR OVERSIZED WATER METERS ARE PROPOSED BY THIS PROJECT.
- THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.

MAPPING NOTE:

A CERTIFICATE OF COMPLIANCE WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER. ALL PROPERTY CORNERS WILL BE SET PRIOR TO THE FILING OF THE CERTIFICATE OF COMPLIANCE.

NAD 27 (LAMBERT) COORDINATE INDEX: 138-1753
 CCS 83 COORDINATE INDEX: 1778-6313

MAPPING LEGEND:

SURVEY MONUMENT AS NOTED-----■

LEGEND:

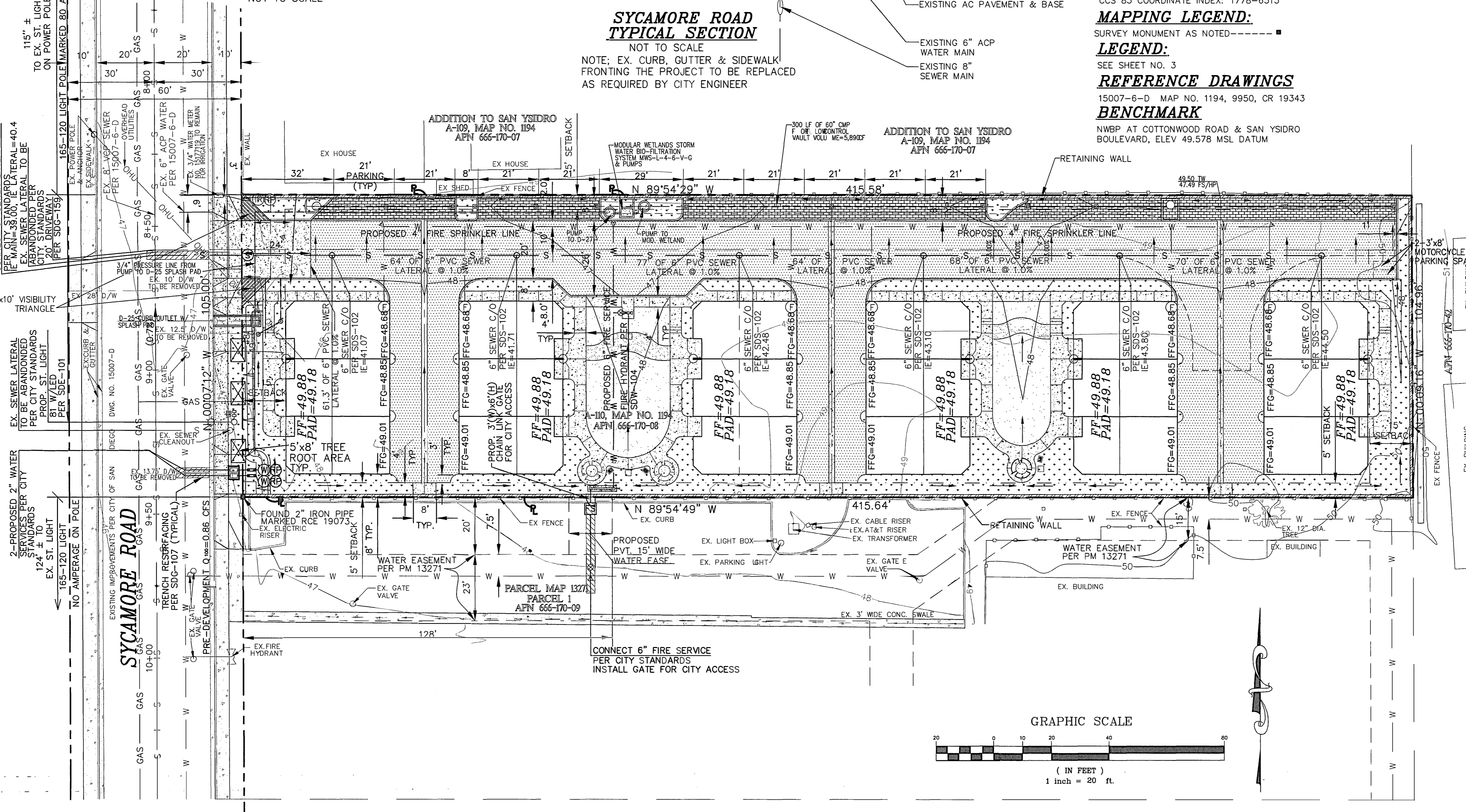
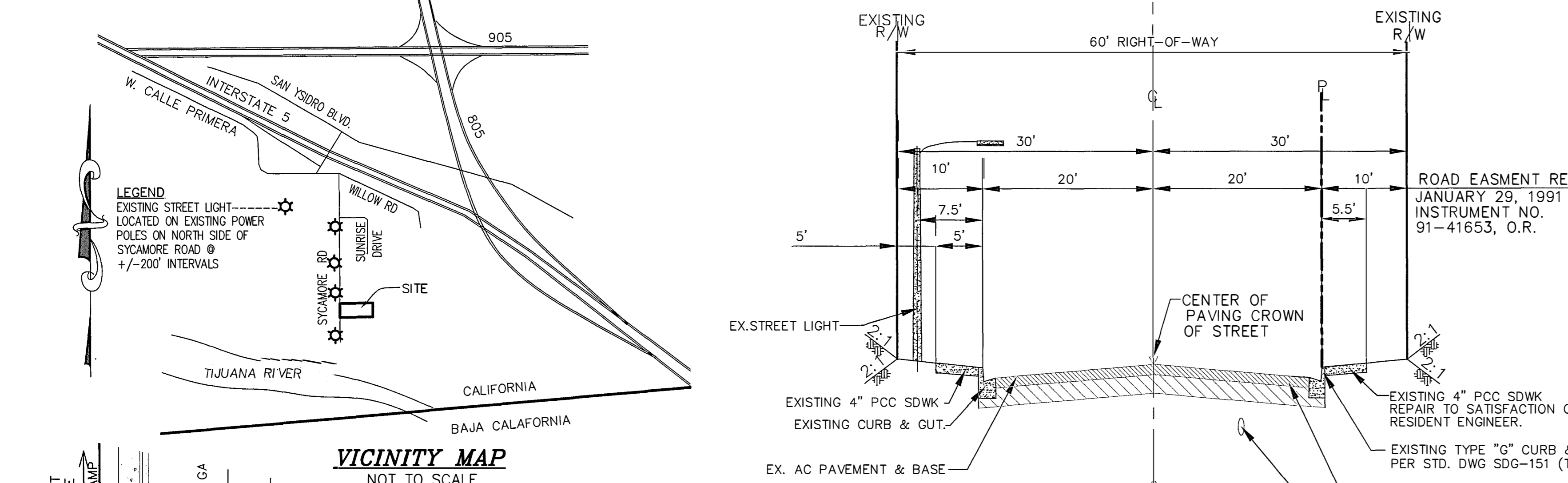
SEE SHEET NO. 3

REFERENCE DRAWINGS

15007-6-D MAP NO. 1194, 9950, CR 19343

BENCHMARK

NWPB AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM



RAINTREE TERRACE II @ 392 SYCAMORE ROAD PRE-DEVELOPMENT TOPOGRAPHY

LEGAL DESCRIPTION
LOT A-110 OF ADDITION NO. 1 TO SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1194

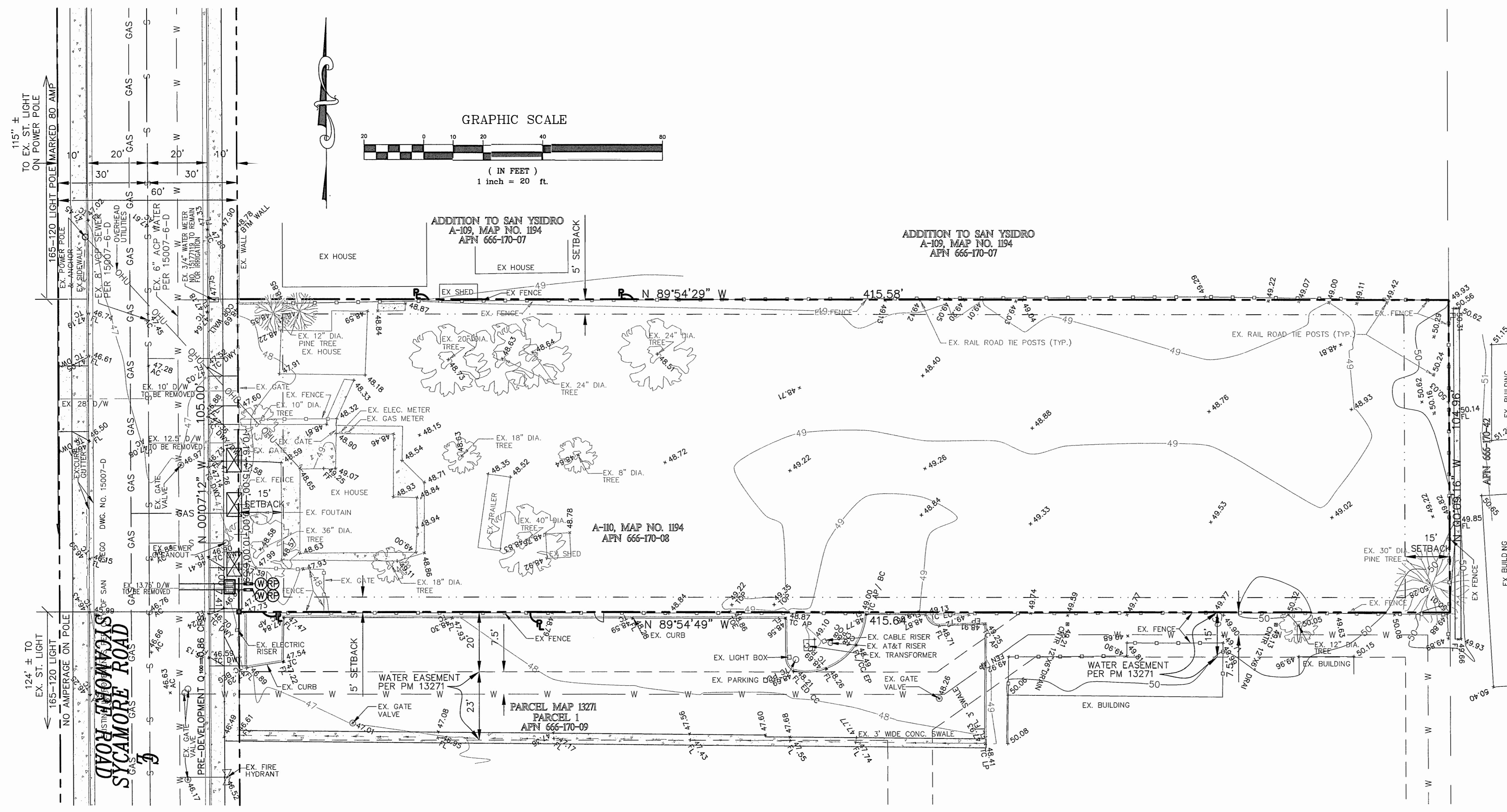
PROJECT ADDRESS
392 SYCAMORE ROAD, SAN DIEGO, CA 92173

ABBREVIATIONS:

FINISHED GRADE.....FG	GRADE BREAK.....GB
HIGH POINT.....HP	TOP OF CURB.....TC
PAD ELEVATION.....PAD	FINISH FLOOR.....FF
PIPE INVERT.....IE	TOP OF GRATE.....TG
FLOW LINE.....FL	TOP OF WALL.....TW
BOTTOM OF WALL.....BW	TOP OF FOOTING.....TF
TOP OF BERM.....TB	

LEGEND:

1' INTERVAL CONTOURS...	48
EX. STRUCTURES.....	[Symbol]
EX. SPOT ELEVATION.....	* (58.9)
EX. CONCRETE.....	[Symbol]
EX. CURB & GUTTER.....	[Symbol]
EX. WALL.....	[Symbol]
EX. FENCE.....	[Symbol]
EX. OVERHEAD UTILITIES..	OHU
EX. SEWER MAIN.....	S S
EX. WATER MAIN.....	W W
EX. LOT LINES.....	[Symbol]
STREET CL.....	[Symbol]
RIGHT-OF-WAY.....	[Symbol]
SITE BOUNDARY.....	[Symbol]
BUILDING SETBACK LINE...	[Symbol]



REFERENCE DRAWINGS

15007-6-D MAP NO. 1194

BENCHMARK

NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM

OWNER/APPLICANT

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11855 SORRENTO VALLEY ROAD, SUITE 523
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Bartolome J. Pastor DATE: 05/17/18
RCE 38606, EXP. 3/31/2019

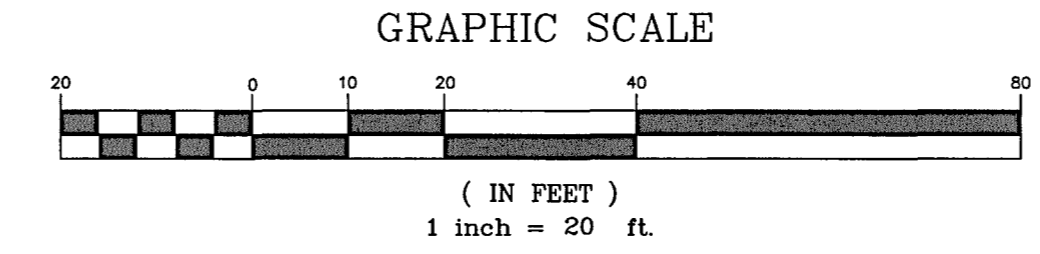
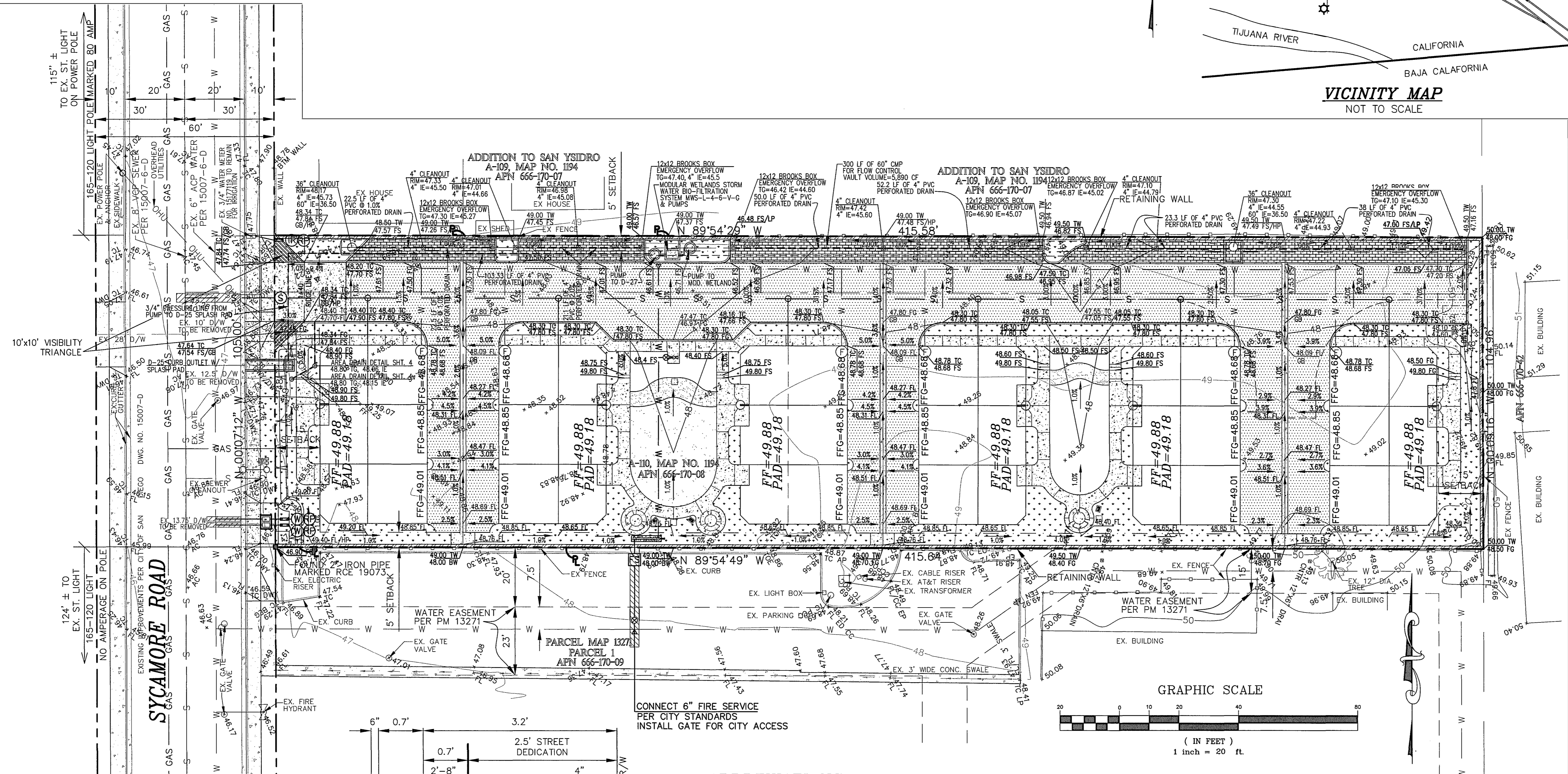
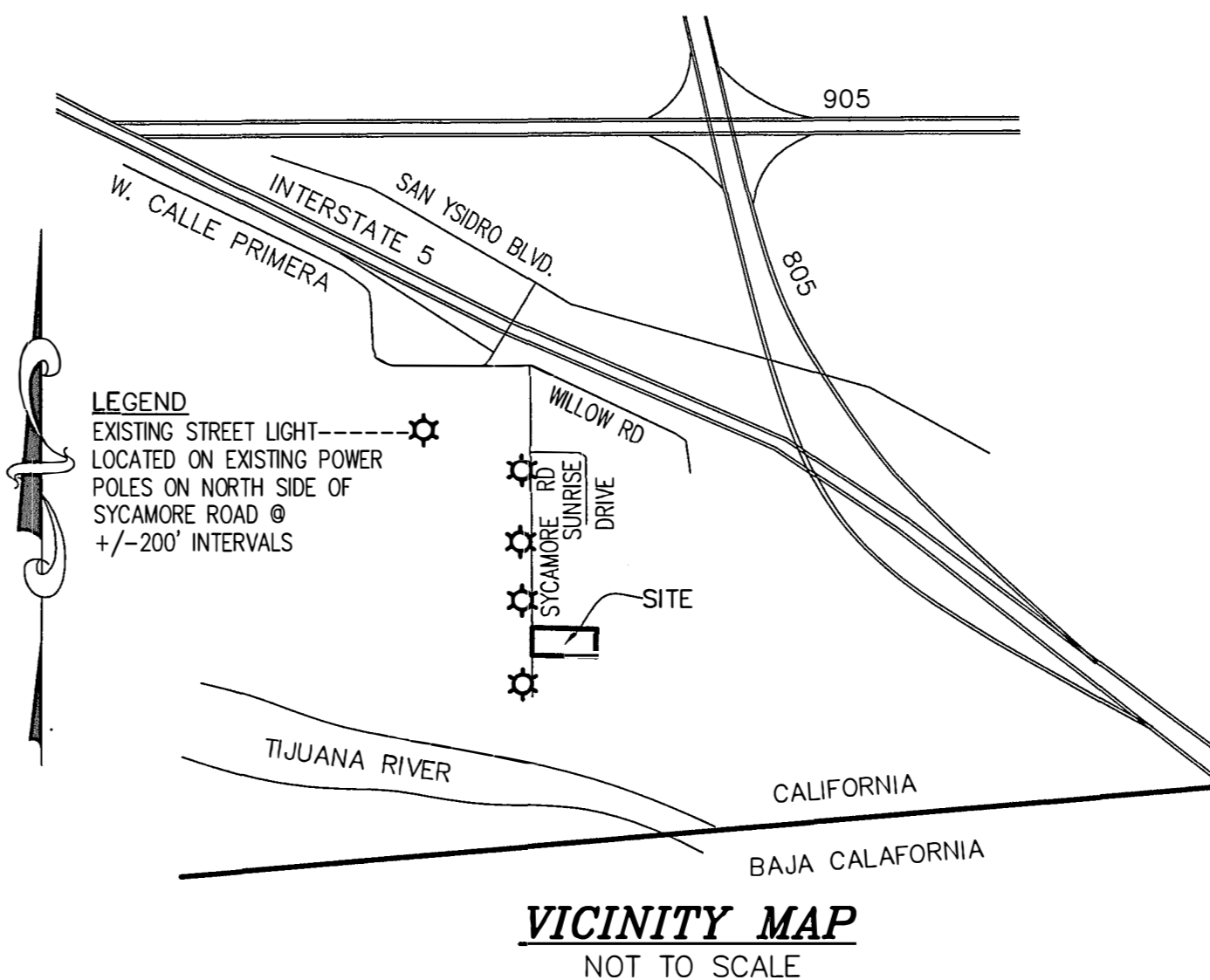
RAINTREE TERRACE II @ 392 SYCAMORE ROAD CONCEPT GRADING PLAN

LEGAL DESCRIPTION
LOT A-110 OF ADDITION NO. 1 TO SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1195

PROJECT ADDRESS
392 SYCAMORE ROAD, SAN DIEGO, CA 92173

LEGEND:

- 1' INTERVAL CONTOURS..... 48
- EX. STRUCTURES.....
- EX. SPOT ELEVATION..... (58.9)
- EX. CONCRETE.....
- EX. CURB & GUTTER.....
- EX. WALL.....
- EX. FENCE.....
- EX. OVERHEAD UTILITIES..... OHU
- EX. SEWER MAIN..... S
- EX. WATER MAIN..... W
- EX. LOT LINES.....
- STREET CL.....
- RIGHT-OF-WAY.....
- SITE BOUNDARY.....
- BUILDING SETBACK LINE.....
- PROPOSED CONTOUR..... 48
- 2:1 SLOPE.....
- RETAINING WALL.....
- PROP. PERCENT GRADIENT..... #%
- PROPOSED AC PAVING.....
- PROPOSED CONCRETE.....
- PROPOSED PAVERS PER DETAILS ON SHEET NO. 4.....
- LANDSCAPING SEE LANDSCAPE CONCEPT PLAN FOR DETAILS.....
- TRENCH RESURFACING PER SDG-107.....
- VISIBILITY TRIANGLE.....
- CURB PER SDG-150.....
- CURB AND GUTTER PER SDG-151.....
- SIDEWALK PER SDG-155.....
- 20' WIDE DRIVEWAY PER SDG-159.....
- 6" BACKFLOW PREVENTER FOR FIRE SERVICE.....
- PROP. IRRIGATION SERVICE..... (R)
- PROP. WATER SERVICE..... (W)
- PROP. 6" FIRE SERVICE..... (FS)
- PROP. BLDG SPRINKLER SER..... (F)



CONNECT 6" FIRE SERVICE PER CITY STANDARDS INSTALL GATE FOR CITY ACCESS

ABBREVIATIONS: GRADING QUANTITIES

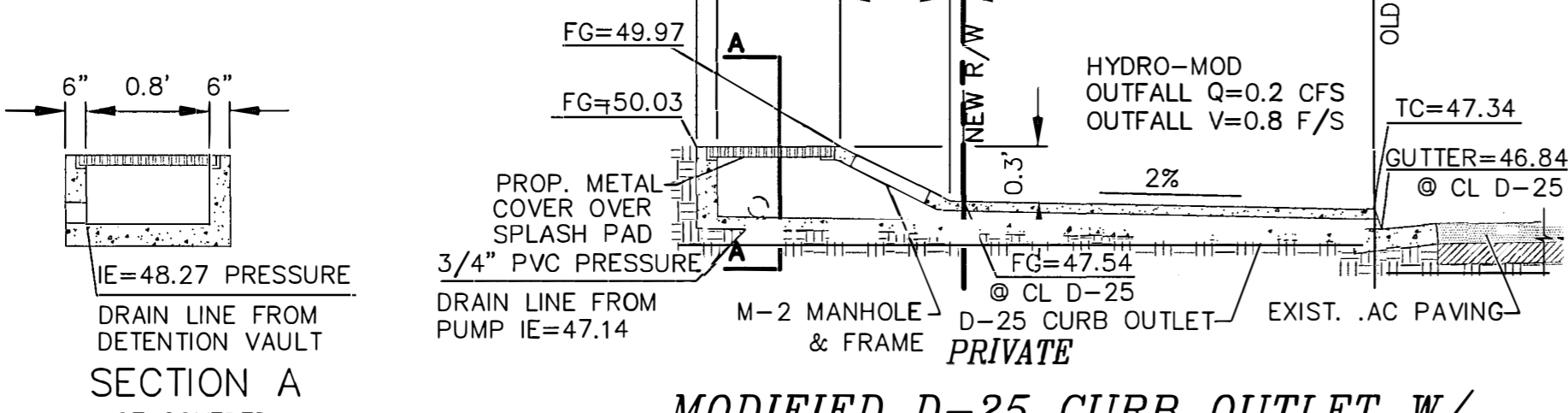
- FINISHED GRADE.....FG
- GRADE BREAK.....GB
- HIGH POINT.....HP
- TOP OF CURB.....TC
- PAD ELEVATION.....PAD
- FINISH FLOOR.....FF
- FINISH FLOOR GARAGE/FFG
- PIPE INVERT.....IE
- TOP OF GRATE.....TG
- FLOW LINE.....FL
- TOP OF WALL.....TW
- BOTTOM OF WALL.....BW
- TOP OF FOOTING.....TF
- TOP OF BERM.....TB
- GRADED AREA.....0.98 [ACRES]
- CUT QUANTITIES.....236 [CYD]
- FILL QUANTITIES.....36 [CYD]
- EXPORT.....200 [CYD]
- MAX. CUT DEPTH.....2.5' [FT]
- MAX. CUT SLOPE RATIO.....2:1
- MAX. FILL DEPTH.....2.0 [FT]
- MAX. FILL SLOPE RATIO.....2:1
- MAX. DEPTH OF TRENCHING FOR THIS PROJECT WILL BE FOR THE SEWER LATERAL. BOTTOM OF TRENCH SHOULD BE NO MORE THAN 8' [FT] BELOW EXISTING GRADE
- THIS PROJECT PROPOSES TO EXPORT 200 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISPOSED AT LEGAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
- PER THE SOILS REPORT UNDER THE BUILDING FOOTPRINTS THE EXISTING SOIL WILL BE RECOMPACTED TO A DEPTH OF 8 FEET. WITHIN THE PROPOSED DRIVEWAY THE EXISTING SOIL WILL BE RECOMPACTED TO A DEPTH OF 3 FEET.
- THE TRENCHING FOR ON-SITE UTILITIES WILL HAVE A MAXIMUM DEPTH OF +/- 8 FEET.
- NOTE: THESE EARTHWORK QUANTITIES DO NOT INCLUDE ANY SPILLS THAT MAY BE GENERATED BY TRENCHING, FOOTINGS, PAVEMENT UNDERCUTS OR REMEDIAL GRADING.

GRADING & GEOTECH. SPECIFICATIONS

GEOTECHNICAL INVESTIGATION FOR PROPOSED TOWNHOME COMPLEX: RAIN TREE TERRACE AT 392 SYCAMORE ROAD, SAN DIEGO, CA 92173 PREPARED BY ALLIED EARTH TECHNOLOGY ROBERT CHAN, P.E. REG. NO. C-24613 & REG. NO. G-00198. EXP. 12/31/17 DATED May 2, 2016; THEIR COMPANY PROJECT NO. 16-135064

TOTAL DISTURBED AREA

0.98 ACRES ON SITE



MODIFIED D-25 CURB OUTLET W/ SPLASH PAD FOR 3/4" PUMP OUTLET
NOT TO SCALE

REFERENCE DRAWINGS

15007-6-D MAP NO. 1194

BENCHMARK

NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM

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BARTOLOME J. PASTOR DATE: 05/17/18
RCE 38606, EXP. 3/31/2019

Project Name: RAIN TREE TERRACE II Sheet 3 of 3

Sheet Title: CONCEPT GRADING PLAN TENTATIVE MAP WAIVER NO. 1848946
PTS# 488263
ID# 24006686