



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 28, 2018 REPORT NO. HO-18-100

HEARING DATE: December 5, 2018

SUBJECT: NORTH CITY PRESBYTERIAN CHURCH - Process Three Decision

PROJECT NUMBER: [150585](#)

OWNER/APPLICANT: Grace Presbyterian Church of San Diego, DBA North City Presbyterian Church

SUMMARY

Issue: Should the hearing officer approve the phased expansion of an existing church facility with associated accessory uses on a 7.39-acre site located at 11717 Poway Road, within the Sabre Springs Community Plan area?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 150585 and Adopt the associated Mitigation, Monitoring and Reporting Program;
2. Approve an application for Conditional Use Permit No. 533848, amending approved Conditional Use Permit No. 545-PC; and
3. Approve an application for Site Development Permit No. 533849.

Community Planning Group Recommendation: On May 21, 2008, the Sabre Springs Community Planning Group voted 6-0 to recommend approval of the project without conditions (Attachment 8).

Environmental Review: Mitigated Negative Declaration (MND) No. 150585, final report dated July 30, 2018, was prepared for this project. The MND determined that the proposed project could have a significant environmental effect on Land Use (Multiple Species Conservation Program), Historical Resources (archeology), Noise (construction) and Tribal Cultural Resources. The MND includes a Mitigation, Monitoring and Reporting Program (MMRP) to avoid project-related significant environmental impacts.

BACKGROUND

The 7.39-acre project site is located at 11717 Poway Road (Attachment 1) in the AR-1-1 zone, which allows agricultural and residential development. The site is located in the Sabre Springs Community Plan ([SSCP](#)) which designates the site for Institutional and Open Space uses (Attachment 3).

The developed portion of the site is currently utilized for operation of the North City Presbyterian Church. The south and southeastern portions of the site are undeveloped with natural vegetation and includes Multi-Habitat Planning Area (MHPA) open space lands. Topography is generally flat to gently south-sloping with moderate slopes descending to the southwest-trending drainage. Onsite elevations range from 425 to 395 feet above mean sea level in the western portion of the site, and approximately 430 to 395 feet above mean sea level in the eastern portion. Penasquitos Creek, which includes mapped Federal Emergency Management Agency (FEMA) 100-year flood plain areas, runs north to south through the project site.

The project is regulated by Conditional Use Permit (CUP) No. 545-PC (Attachment 7), which was approved by the City of San Diego Planning Commission on August 10, 1978. This CUP allowed the development of the existing improvements constructed between 1978 and 1982, consisting of approximately 11,748 square feet within six structures for operation of the North City Presbyterian Church, which includes worship, office, school and fellowship center uses.

The existing land uses within the vicinity include residential across Poway Road to the north of the project site, open space and residential to the east, MHPA open space to the south, and residential across Springhurst Drive to the west.

DISCUSSION

The applicant is requesting approval of an amendment to CUP No. 545-PC and a Site Development Permit (SDP) to allow for the expansion of the existing religious facility. The project would be constructed in two phases. Phase I would construct a 7,309-square foot, one-story, 414-seat sanctuary (proposed Building B). Phase II would demolish a 2,059 square-foot office building (Building C) and remodel the existing fellowship building (Building E) by reducing the square footage from 1,666 square feet to 779 square feet and construct a 25,503-square-foot, two-story, 516-seat sanctuary (proposed Building A). Once construction of Building A is complete, proposed Building B (Phase One sanctuary) would be used as a Fellowship Hall and multi-purpose gymnasium. Appropriate parking would be provided at each phase, with 145 spaces during Phase I and 171 spaces during Phase II. Below is a chart of the proposed uses and square footages with final implementation of Phase II:

Building:	Square Feet:	Description:
New Building A	25,503	516-seat Sanctuary, Classrooms & Fellowship
New Building B	7,309	Fellowship Hall and Gymnasium
Existing Building D to remain	3,581	Preschool
Existing Building E to remain	779	Fellowship Center
Existing Building F to remain	1,604	Nursery
Existing Building G to remain	2,639	Worship
Total Square Footage at Completion:	41,415	
<i>New Square Footage:</i>	<i>32,812</i>	
<i>Existing Square Footage to Remain:</i>	<i>8,603</i>	

Required Permits:

The project requires a Conditional Use Permit to amend approved CUP No. 545-PC which allowed the existing church development onsite. Religious assembly facilities and childcare are allowed in the AR-1-1 Zone with the approval of a CUP as listed in San Diego Municipal Code (SDMC) [Table 131-](#)

03-B. Due to the presence of Environmentally Sensitive Lands onsite, an SDP is also required as described in SDMC Section [126.0502](#).

Environmental Review:

Mitigated Negative Declaration (MND) No. 150585, final report dated July 30, 2018, was prepared for this project. The MND included site-specific technical reports for Air Quality, Biological Resources, Archeology, Hydrology, Noise, Storm Water and Traffic. The MND determined that the proposed project could have a significant environmental effect on Land Use (MSCP), Historical Resources (archeology), Noise (construction) and Tribal Cultural Resources. The MND includes a Mitigation, Monitoring and Reporting Program (MMRP) to avoid significant environmental impacts associated with project implementation. The MND and appendices can be viewed online at https://www.sandiego.gov/sites/default/files/mitigated_negative_declaration_no._150585.pdf.

The proposed expansion areas have been located on portions of the site that are previously developed or disturbed, thereby avoiding impacts to environmentally sensitive lands. The project site contains Federal Emergency Management Agency (FEMA) flood zone area, however the proposed development would not impact this area. The project design includes an appropriate buffer to ensure that the functions and values of existing wetlands are not negatively impacted.

MHPA Boundary Line Correction:

The project site contains 0.90-acre of MHPA lands, which includes 0.48-acre that was developed with church uses under approved Conditional Use Permit No. 545-PC prior to establishment of the MHPA boundary. The project scope includes an MHPA Boundary Line Correction (BLC) to remove the developed 0.48-acre from the MHPA and add 0.27-acre of undeveloped onsite habitat located on the northern portion of the site into the MHPA. This BLC was approved by the Wildlife Agencies in August 2014.

The project is conditioned to implement the mitigation measures outlined in MND No. 150585 and the associated MMRP, which includes implementation of the MHPA Land Use Adjacency Guidelines. Those portions of the project site to remain MHPA lands would require a Covenant of Easement to be placed over them to protect the area in perpetuity. The project as proposed and conditioned is consistent with the City of San Diego’s Multiple Species Conservation Program (MSCP) Subarea Plan.



Community Plan Analysis:

The SSCP designates the site for Institutional and Open Space uses. The continued operation and expansion of the site as a church with accessory uses is consistent with the Institutional land use designation and the following [SSCP](#) goals and objectives:

Chapter 9.1 School Element Goals and Objectives:

- Permit the development of private educational institutions especially encouraging the establishment of day-care facilities as needed.

Chapter 10.1 Community Social Element Goals and Objectives:

- Promote the development of a range of social events, programs and institutions to meet individual and community needs, including educational, recreational, civic, religious, cultural and charitable activities.
- Provide adequate facilities to accommodate community social activities, such as educational facilities, recreation areas and institutional buildings.

Project implementation would not result in direct impacts to sensitive habitats as all development would occur within previously disturbed/developed portions of the site. The project incorporates an appropriate wetland buffer with no wetland impacts proposed. Therefore, the expansion of the church and accessory uses is consistent with the Open Space land use designation and the following SSCP goals and objectives:

Chapter 12.1 Resources Management Element Goals and Objectives:

- Preserve environmentally sensitive portions of the community in as natural state as possible while permitting relatively intense development on the remaining buildable acreage.
- Protect biological resources to the extent possible through open space and creek habitat preservation

Based on the continuation of the use of the site for institutional uses, no significant project impacts to sensitive environmental resources and compatibility with the goals and objectives of SSCP goals and objectives, the proposed development is consistent with the SSCP.

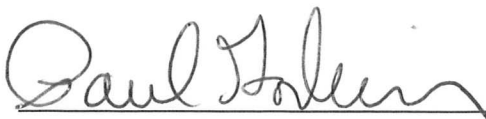
CONCLUSION

Staff has determined that the project complies with the applicable sections of the SDMC, is consistent with the Community Plan and as conditioned is appropriate for the site as a conditional use. Staff recommends adoption of the MND and MMRP and approval of the permits as conditioned.

ALTERNATIVES

1. Approve Conditional Use Permit No. 533848 and Site Development Permit No. 533849 with modifications.
2. Deny Conditional Use Permit No. 533848 and Site Development Permit No. 533849, if the findings required to approve the project cannot be affirmed.

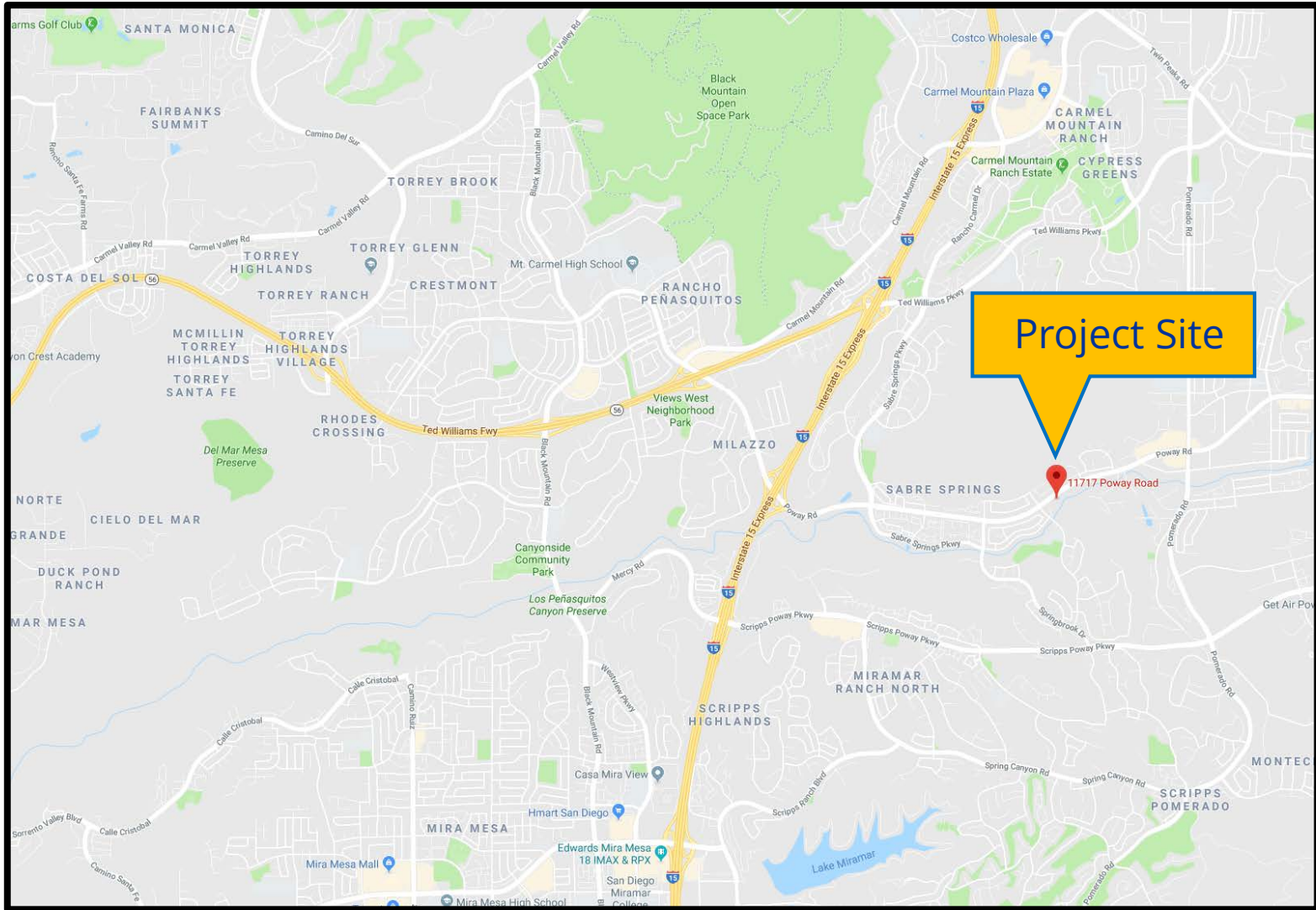
Respectfully submitted,



Paul Godwin, Development Project Manager

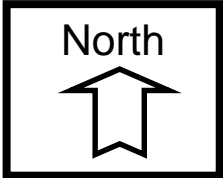
Attachments:

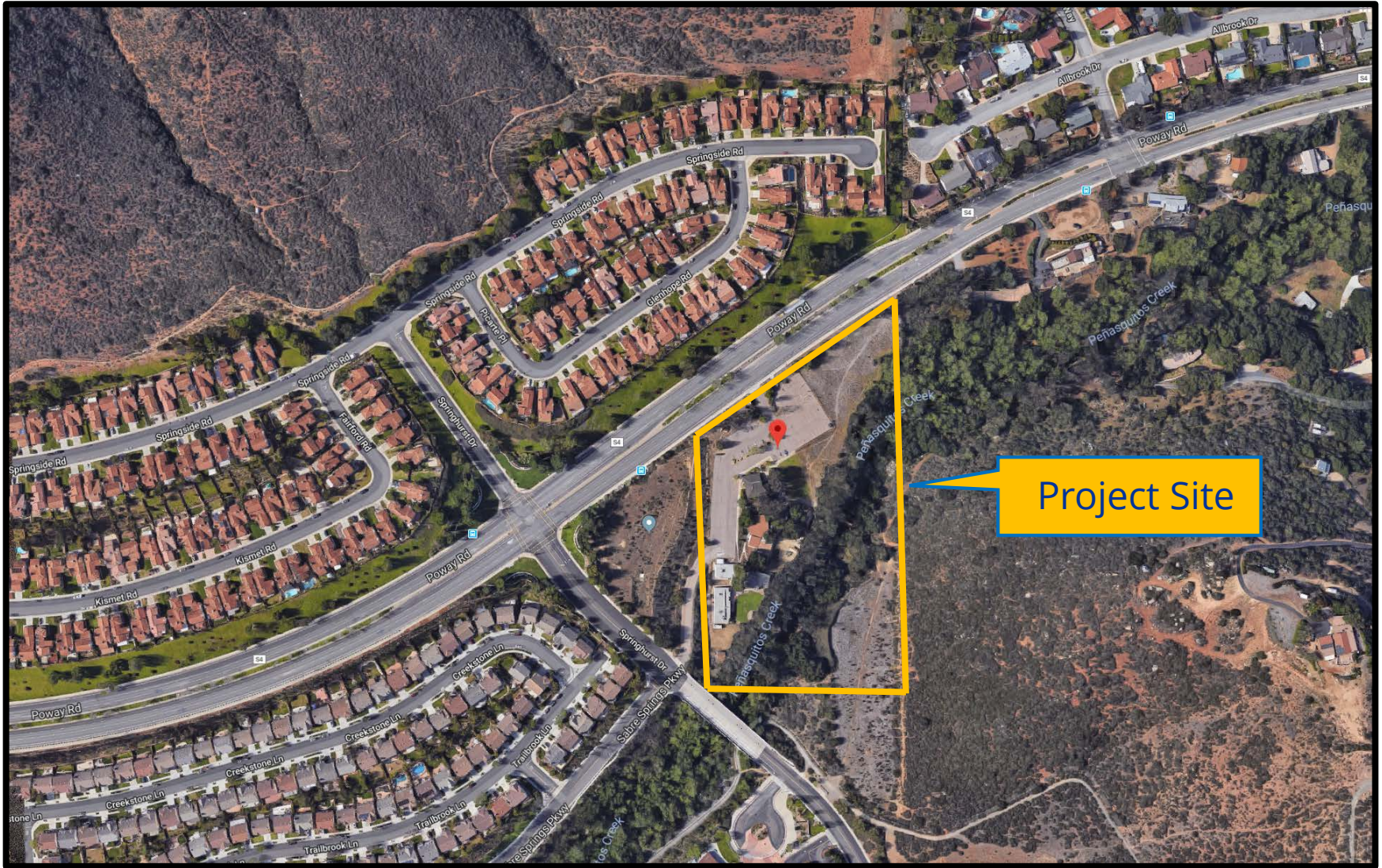
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP
7. Copy of Approved Conditional Use Permit No. 545-PC
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

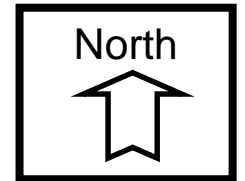
North City Presbyterian Church/11717 Poway Road
Project No. 150585

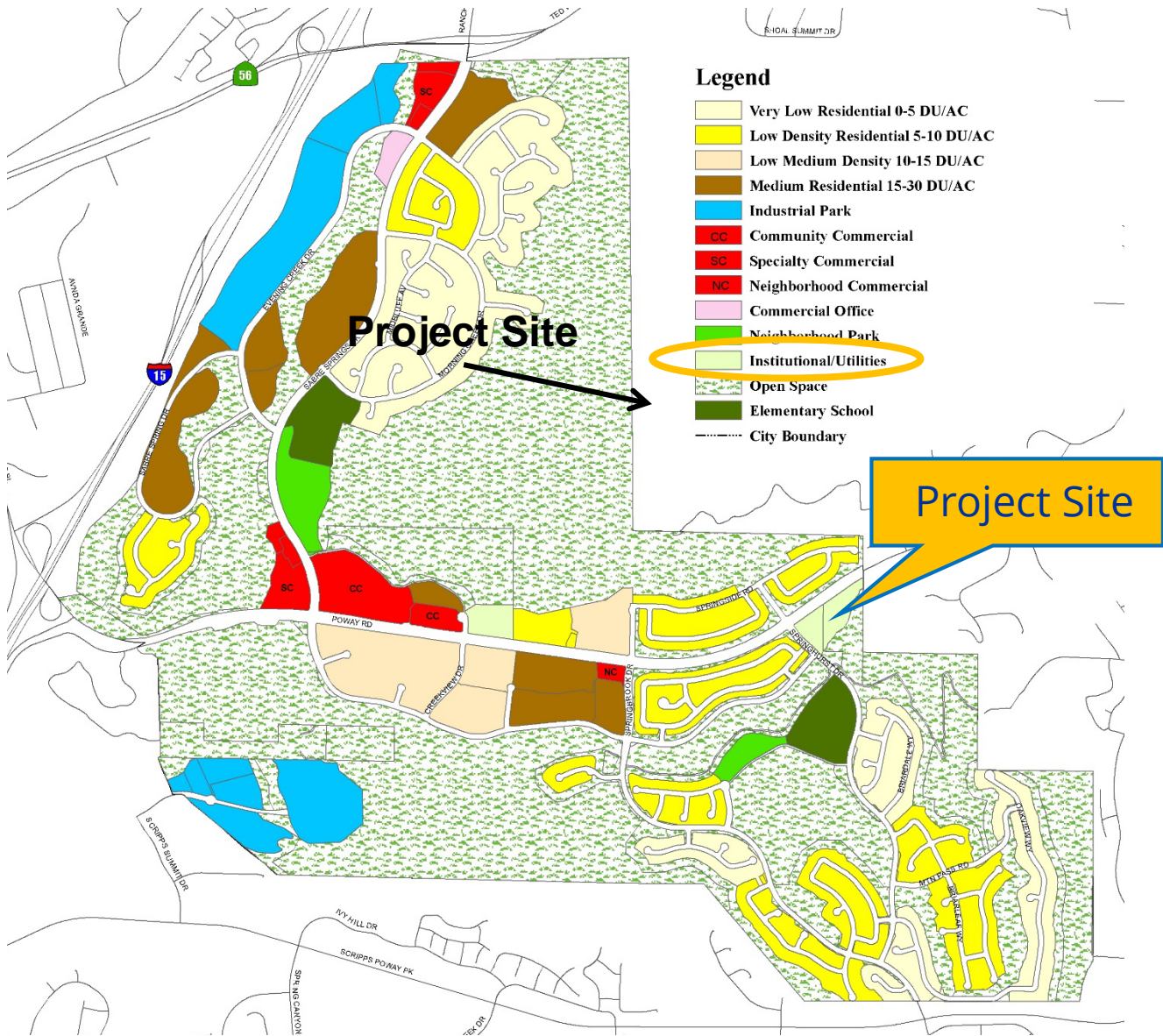




Aerial Photo

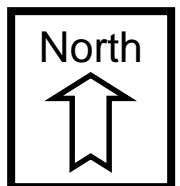
North City Presbyterian Church/11717 Poway Road
Project No. 150585





Sabre Springs Land Use Map

North City Presbyterian Church/11717 Poway Road
Project No. 150585



HEARING OFFICER
RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 533848 AMENDING CONDITIONAL USE PERMIT NO. 545-PC
SITE DEVELOPMENT PERMIT NO. 533849
NORTH CITY PRESBYTERIAN CHURCH [MMRP] - PROJECT NO. 150585
HEARING OFFICER

WHEREAS, GRACE PRESBYTERIAN CHURCH OF SAN DIEGO INC, DBA NORTH CITY PRESBYTERIAN CHURCH, Owner/Permittee, filed an application with the City of San Diego for the phased expansion of an existing church facility with accessory uses, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 533848 and Site Development Permit No. 533849) on portions of a 7.39-acre site;

WHEREAS, the project site is located at 11717 Poway Road in the AR-1-1 zone, within the Sabre Springs Community Plan area;

WHEREAS, the project site is legally described as that portion of the Northeast Quarter of the Northwest Quarter of Section 22, Township 14 South, Range 2 West, San Bernardino Meridian, City and County of San Diego;

WHEREAS, on December 5, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 533848 and Site Development Permit No. 533849 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 Conditional Use Permit No. 533848 and Site Development Permit No. 533849:

Findings for all Conditional Use Permits - SDMC Section 126.0305(a-c) and all Site Development Permits - SDMC Section 126.0505(a)(1-3) :

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

The applicant is requesting approval of an amendment to approved Conditional Use Permit (CUP) No. 545-PC and a Site Development Permit (SDP) to allow the phased expansion of an existing religious facility located on a 7.39-acre site at 11717 Poway Road. The Sabre Spring Community Plan (SSCP) designates the site for Institutional and Open Space uses. Project build-out would provide a total of 41,415 square feet of development (32,812 new square feet and 8,603 existing square feet) for sanctuary, classroom, fellowship, preschool and nursery uses. The continued operation and expansion of the site as a church with accessory uses is consistent with the Institutional land use designation, including the following SSCP goals and objectives:

Chapter 9.1 School Element Goals and Objectives:

- Permit the development of private educational institutions especially encouraging the establishment of day-care facilities as needed.

Chapter 10.1 Community Social Element Goals and Objectives:

- Promote the development of a range of social events, programs and institutions to meet individual and community needs, including educational, recreational, civic, religious, cultural and charitable activities.
- Provide adequate facilities to accommodate community social activities, such as educational facilities, recreation areas and institutional buildings.

The project site includes 0.90-acre of Multi-Habitat Planning Area (MHPA) lands in addition to sensitive habitats in the form of upland vegetation and wetlands. The project scope includes a Multi-Habitat Planning Area (MHPA) Boundary Line Correction (BLC) to remove 0.48-acre of the site containing development which predates the establishment of the MHPA boundary, while adding 0.27-acre of undeveloped onsite habitat into the MHPA. Project implementation would not result in direct impacts to sensitive habitats as all development would occur within previously disturbed/developed portions of the site. The project incorporates an appropriate wetland buffer with no wetland impacts proposed. Therefore, the expansion of the church and accessory uses is consistent with the Open Space land use designation and the following SSCP goals and objectives:

Chapter 12.1 Resources Management Element Goals and Objectives:

- Preserve environmentally sensitive portions of the community in as natural state as possible while permitting relatively intense development on the remaining buildable acreage.
- Protect biological resources to the extent possible through open space and creek habitat preservation

Based on the continued use of the site for institutional and open space uses, no significant project impacts to sensitive environmental resources and compatibility with the goals and objectives of SSCP goals and objectives, the proposed development will not adversely affect the applicable land use plan,

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

The proposed development is conditioned to obtain all required ministerial permits for new construction and facilities.

Ministerial building permits require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards to safeguard public health, safety, and welfare. Project-conditioned public improvements include driveway and access improvements to further protect public health and safety. The project site contains Federal Emergency Management Agency (FEMA) flood zone area, however the proposed development would not impact this area.

The project is required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards, including fault rupture, would be less than significant. Mitigated Negative Declaration (MND) No. 150585 and associated Mitigation, Monitoring and Reporting Program (MMRP) have been prepared for the project which includes mitigation measures to reduce potential impacts to Land Use (MSCP), Historical Resources (archeology), Noise (construction) and Tribal Cultural Resources to below a level of significance. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The applicant is requesting approval of an amendment to approved CUP No. 545-PC and a SDP to allow for the phased expansion of an existing religious facility located on a 7.39-acre site at 11717 Poway Road. Project build-out would provide a total of 41,415 square feet of development (32,812 new square feet and 8,603 existing square feet) for sanctuary, classroom, fellowship, preschool and nursery uses. The site is located in the AR-1-1 Zone, which allows agricultural and residential uses, with child care and religious assembly facilities allowed with the approval of a CUP. Due to the presence of Environmentally Sensitive Lands onsite, an SDP is also required.

The proposed development is consistent with the floor area ratio, height, setbacks, parking during both construction phases, and all other applicable development regulations of the underlying zones. No deviations or variances are proposed or required to approve the project. Project implementation would not result in direct impacts to sensitive habitats as all development would occur within previously disturbed/developed portions of the site. The project incorporates an appropriate wetland buffer with no wetland impacts proposed. The project site contains FEMA flood zone area, however the proposed development would not impact this area. Therefore, the proposed development would comply with the applicable regulations of the Land Development Code.

Finding "d" for all Conditional Use Permits, SDMC Section 126.0305(d):

d. The proposed use is appropriate at the proposed location.

The applicant is requesting approval of an amendment to approved CUP No. 545-PC and a SDP to allow for the phased expansion of an existing religious facility located on a 7.39-acre site at 11717 Poway Road.

Project build-out would provide a total of 41,415 square feet of development (32,812 new square feet and 8,603 existing square feet) for sanctuary, classroom, fellowship, preschool and nursery uses.

The project is conditioned to provide the required parking during the two proposed development phases. Construction would occur within previously developed or disturbed areas and would not result in additional impacts to sensitive wetland or upland habitats. The project is conditioned to reconstruct the Poway Road driveway and install other entrance improvements to accommodate the expansion of the existing use. The site has been utilized since 1978 for church and accessory uses, including a school, which is consistent with the SSCP Institutional land use designation. Therefore, the expansion of the existing church use is appropriate at the proposed location.

Supplemental Findings – Environmentally Sensitive Lands, SDMC Section 126.0505(b)

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

The site is currently developed with an existing church and accessory uses, including worship, school, fellowship and office structures as well as paved parking and landscaped areas. The proposed expansion areas have been located on portions of the site that are previously developed or disturbed, thereby avoiding impacts to environmentally sensitive lands. The project site contains FEMA flood zone, however the proposed development would not impact this area. The project design includes an appropriate buffer to ensure that the functions and values of existing wetlands are not negatively impacted.

The project site contains 0.90-acre of MHPA lands which includes 0.48-acre containing development that was constructed prior to adoption of the MSCP under approved CUP No. 545-PC. The project scope includes an MHPA BLC to remove the 0.48-acre of onsite MHPA containing development which predates the establishment of the MHPA boundary and would add 0.27-acre of onsite undeveloped habitat located on the northern portion of the site into the MHPA. This BLC was approved by the Wildlife Agencies in August 2014.

The project is conditioned to implement the mitigation measures outlined in MND No. 150585 and the associated MMRP, which includes adherence to the MHPA Land Use Adjacency Guidelines. Those portions of the project site to remain MHPA lands would require a Covenant of Easement to be placed over them to protect the area in perpetuity. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed development is located on the most level portion of the site in areas that are developed or previously disturbed. The project conditions include Brush Management zones and requirements to reduce fire risk. The project site contains FEMA flood zone, however the proposed development would not impact this area. No significant geologic hazards or faults were identified on the project site during discretionary and environmental review.

The project has been conditioned to obtain all required ministerial permits, including grading and engineering permits and the proposed grading would not significantly alter the existing site elevations. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The applicant is requesting approval of an amendment to approved CUP No. 545-PC and a SDP to allow for the phased expansion of an existing religious facility located on a 7.39-acre site at 11717 Poway Road. Project build-out would provide a total of 41,415 square feet of development (32,812 new square feet and 8,603 existing square feet) for sanctuary, classroom, fellowship, preschool and nursery uses.

Project implementation would not result in direct impacts to sensitive habitats as all development would occur within previously disturbed/developed portions of the site. The project incorporates an appropriate wetland buffer with no wetland impacts proposed. The project site contains FEMA flood zone area, however the proposed development would not impact this area.

The project scope includes an MHPA BLC to remove the 0.48-acre of onsite MHPA containing development which predates the establishment of the MHPA boundary and would add 0.27-acre of onsite undeveloped habitat located on the northern portion of the site into the MHPA. This BLC was approved by the Wildlife Agencies in August 2014. The project is conditioned to implement the mitigation measures outlined in MND No. 150585 and the associated MMRP, which includes implementation of the MHPA Land Use Adjacency Guidelines. Those portions of the project site to remain MHPA lands would require a Covenant of Easement to be placed over them to protect the area in perpetuity. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site contains 0.90-acre of MHPA lands which includes 0.48-acre that was developed with church uses under approved Conditional Use Permit No. 545-PC, prior to establishment of the MHPA boundary. The project scope includes an MHPA BLC to remove the developed 0.48-acre from the MHPA and add 0.27-acre of onsite undeveloped habitat located on the northern portion of the site into the MHPA. This BLC was approved by the Wildlife Agencies in August 2014.

The project is conditioned to implement the mitigation measures outlined in MND No. 150585 and the associated MMRP, which includes adherence to the MHPA Land Use Adjacency Guidelines. Those portions of the project site to remain MHPA lands would require a Covenant of Easement to be placed over them to protect the area in perpetuity.

The site does not contain vernal pool habitat and therefore is not subject to the VPHCP. Therefore, the project as proposed and conditioned is consistent with the City of San Diego's MSCP Subarea Plan.

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

The project site is located approximately 10.5 miles from the Pacific Ocean shoreline. The project has been conditioned to comply with all applicable development regulations, which include storm water, grading and erosion control measures. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

MND No. 150585, final report dated July 30, 2018, was prepared for this project. The MND determined that the proposed project could have a significant environmental effect on Land Use (MSCP), Historical Resources (archeology), Noise (construction) and Tribal Cultural Resources. The MND includes a MMRP to avoid significant environmental impacts. These mitigation measures were identified utilizing accepted City of Diego codes, regulations, significance thresholds and California Environmental Quality Act guidelines during the review of the project submittal and site-specific technical studies. Therefore, the nature and extent of mitigation measures required as a condition of the permit are reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 533848 amending Conditional Use Permit No. 545-PC and Site Development Permit No. 533849 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 533848 and Site Development Permit No. 533849, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: December 5, 2018

IO#: 23430382

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: 23430382

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 533848 AMENDING CONDITIONAL USE PERMIT NO. 545-PC
SITE DEVELOPMENT PERMIT NO. 533849

NORTH CITY PRESBYTERIAN CHURCH - PROJECT NO. 150585 [MMRP]
HEARING OFFICER

This Conditional Use Permit No. 533848 amending Conditional Use Permit No. 545-PC and Site Development Permit No. 533849 are granted by the Hearing Officer of the City of San Diego to Grace Presbyterian Church of San Diego Inc., DBA North City Presbyterian Church, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 and 126.0303. The 7.39-acre site is located at 11717 Poway Road in the AR-1-1 zone, within the Sabre Springs Community Plan area. The project site is legally described as: That portion of the Northeast Quarter of the Northwest Quarter of Section 22, Township 14 South, Range 2 West, San Bernardino Meridian, City and County of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 5, 2018, on file in the Development Services Department. The project shall include:

- a. Phase I:
 - Construction of a 7,309-square-foot, one-story, 414-seat sanctuary (Building B)
 - Provision of 145 onsite parking spaces

- b. Phase II:
 - Demolition of a 2,059-square-foot office (Building C)
 - Reduce fellowship hall to 779 square feet from 1,666 square feet (Building E)
 - Construct a 25,503-square-foot, two-story, 516-seat sanctuary (Building A)
 - Convert Building B from sanctuary to fellowship hall and multi-purpose gymnasium
 - Provision of 171 onsite parking spaces

- c. Landscaping and brush management zone establishment (including planting, irrigation and landscape related improvements);

- d. Off-street parking; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 19, 2021.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee

maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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 Owner/Permittee is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 150585, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 150585 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Land Use (MSCP)
- Historical Resources (Archeology)
- Noise (Construction)
- Tribal Cultural Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

16. The project proposes to export 520 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.

17. Fill placed in the SFHA for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

18. A portion of this project has been identified as being within the floodway of a Special Flood Hazard Area. No increases to base flood elevations are allowed. Prior to the issuance of any building permits, a Registered Professional Engineer shall submit a no rise certification along with a detailed engineering analysis to substantiate the certification. The analysis is subject to the approval of the City Engineer.

ATTACHMENT 5

19. No permits shall be issued for grading or other work in the floodplain of the Los Penasquitos Creek until the Permittee obtains a Conditional Letter of Map Amendment (Conditional LOMA) or Conditional Letter of Map Revision (Conditional LOMR) from FEMA. The request for the Conditional LOMA or Conditional LOMR must be submitted through the Floodplain Management Section of the Development Services Department. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.
20. When as-built grading and Public Improvement Plans are available, the Owner/Permittee must submit a request for the Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the Development Services Department. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.
21. The bond for this project will not be released until the Final Loma or Final LOMR is issued by FEMA. The Floodplain Management Section of the City of San Diego's Public Works/Engineering and Capital Projects will notify the Development Services Department of such issuance as soon as it is informed by FEMA.
22. The Owner/Permittee shall provide slope protection, as required by the City Engineer, where the flow velocity exceeds five feet per second (FPS).
23. Permits or exemptions must be obtained from the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers before City permits will be issued within the floodplain fringe areas.
24. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
25. Prior to the issuance of any building permits, the Owner/Permittee shall denote on the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus two feet.
26. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
27. Prior to the issuance of any building permits, the Owner/Permittee shall grant a flowage easement, satisfactory to the City Engineer, over the property within the flood way.
28. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a Letter of Permission from the adjacent north property owner for the offsite proposed private improvements including grading, access road, private parking areas and utilities, satisfactory to the City Engineer.
29. 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.

30. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 30-foot-wide driveway, adjacent to the site on Poway Road, satisfactory to the City Engineer.

31. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 30-foot-wide driveway, adjacent to the site on Springhurst Drive, satisfactory to the City Engineer.

32. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb ramp on Springhurst Drive at Sabre Springs Parkway, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.

33. 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.

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

35. 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.

36. 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.

37. 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.

LANDSCAPE REQUIREMENTS:

38. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit 'A' in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

39. 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.

40. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

41. 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. 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.

42. 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 it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

43. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Plan shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

44. The Brush Management Plan shall consist of a modified Zone One ranging in width from nine feet to 79 feet as measured out from the structures towards the native/naturalized vegetation, with a balance of Zone Two ranging from 0 feet to 40 feet in width extending into the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code, section 142.0412.

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

46. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

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

48. The following note shall be provided on the Brush Management Plans: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Plan.'

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

50. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

PLANNING/DESIGN REQUIREMENTS:

51. Owner/Permittee shall maintain a minimum of 145 off-street parking spaces in Phase I and a minimum of 171 spaces in Phase II on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

52. 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.

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

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

55. 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:

56. Prior to issuance of any building permit, the applicant shall assure by permit and bond the closure of the existing driveway on Poway Road and replace with standard curb, gutter and sidewalk, satisfactory to the City Engineer.

57. Prior to issuance permit, the applicant shall assure by permit and bond the construction of a new City standard 30-foot wide driveway further east on Poway Road, satisfactory to the City Engineer.

58. The applicant shall provide and maintain a 500-foot stopping sight distance area on the left side of the driveway along the front setback on Poway Road. No obstacles higher than 36 inches shall be located within this area (e.g. walls, landscaping, shrubs, etc.).

59. The applicant shall provide and maintain a 10 feet x 10 feet visibility triangle area on both sides of the driveway along the property line on Springhurst Drive. No obstacles higher than 36 inches shall be located within this area (e.g. walls, landscaping, shrubs, etc.).

60. The applicant shall provide and maintain a 10 feet x 10 feet visibility triangle area on both sides of the driveway along the property line on Poway Road. No obstacles higher than 36 inches shall be located within this area (e.g. walls, landscaping, shrubs, etc.).

61. The applicant shall provide a shared access agreement in regard to the project's access off Springhurst Drive.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

62. 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.

63. 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.

64. 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.

65. 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.

66. 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.

67. 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.

68. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

69. Prior to issuance of any building permits, the Owner/Permittee shall obtain Encroachment Maintenance and Removal Agreement (EMRA) for the proposed eight-inch private sewer lateral to be located in Springhurst Drive.

70. Prior to issuance of any building permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way.

INFORMATION ONLY:

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

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- 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 December 5, 2018, and [Approved Resolution Number].

ATTACHMENT 5

Site Development Permit No.: 533849
Conditional Use Permit No.: 533848
Date of Approval: December 5, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
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.

**Grace Presbyterian Church of San Diego
Inc., DBA North City Presbyterian Church**
Owner/Permittee

By _____
NAME
TITLE

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

HEARING OFFICER
RESOLUTION NUMBER _____
A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO. 150585 AND
THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
NORTH CITY PRESBYTERIAN CHURCH - PROJECT NO. 150585 [MMRP]

WHEREAS, on March 25, 2008, Grace Presbyterian Church of San Diego Inc., DBA North City Presbyterian Church, submitted an application to the Development Services Department for a Conditional Use Permit and Site Development Permit for the North City Presbyterian Church project (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on December 5, 2018, and

WHEREAS, the Hearing Officer considered the issues discussed in the Mitigated Negative Declaration No. 150585/SCH No. 2018041061 (Declaration) prepared for this Project; NOW
THEREFORE,

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

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously

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identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

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

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

By: _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

CONDITIONAL USE PERMIT NO. 533848, AMENDING CONDITIONAL USE PERMIT NO. 545-PC
SITE DEVELOPMENT PERMIT NO. 533849
PROJECT NO. 150585

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 150585/SCH No. 2018041061 shall be made conditions of Conditional Use Permit and Site Development Permit as may be further described below.

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

1. Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and approve all Construction Documents (CD; plans, specification, details, etc.) to ensure the Mitigation Monitoring and Reporting Program (MMRP) requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**
3. These notes must be shown within the first three sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.

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

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

Job Site Superintendent and the following consultants: Paleontological Monitor.

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division, 858-627-3200**.
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**.

- 2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 150585 and/or Environmental Document Number 150585, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

- 3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**
- 4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery - When deemed necessary by the DSD Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or

programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Traffic	Traffic Reports	Traffic Features Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources (Protections During Construction)

I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego’s Biological Guidelines (2012), has been retained to implement the project’s biological

monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to raptors in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting raptors are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include

proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

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

II. During Construction

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

III. Post Construction Measures

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

Land Use (Multi-Habitat Planning Area Land Use Adjacency Guidelines)

I. Prior to Permit Issuance

- A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's MSCP Land Use Adjacency Guidelines for the MHPA, including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:
 - 1. **Land Development/Grading/Boundaries:** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA.
 - 2. **Drainage/Toxins:** All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
 - 2. **Staging/Storage, Equipment Maintenance, and Trash:** All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA."
 - 4. **Barriers:** All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor

crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.

5. **Lighting:** All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
6. **Invasive Plants:** Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non-invasive. Landscape plans shall include a note that states: "The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA."
7. **Brush Management:** All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. Brush Management Zone 2 may be located within the MHPA and the Brush Management Zone 2 management shall be the responsibility of the City.
8. **Noise:** Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as the California Gnatcatcher (March 01 – August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened): Prior to the issuance of any grading permit the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

ATTACHMENT 6

- A. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If coastal California gnatcatchers are present, then the following conditions must be met:
- I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; and,
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or
 - III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the Qualified Acoustician or biologist, then the associated construction activities shall

cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 - I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Historical Resources (Archaeology)

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b.
 - c. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and

MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

A. Notification

- 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
- 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

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

- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

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

B. If night and/or weekend work becomes necessary during the course of construction:

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation – The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Noise (Construction-Related)

Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, whichever is applicable, the applicant shall ensure the following construction noise abatement is implemented, to the satisfaction of Development Services Department environmental designee:

ATTACHMENT 6

- a. Construction activities, including the arrival or departure of construction vehicles, shall occur during the daytime hours;
- b. Construction equipment utilizing internal combustion engines shall be muffled with the equipment manufacturer's muffler or with one providing similar sound suppression;
- c. Construction staging areas shall be located as far as practicable from sensitive biological areas;
- d. Temporary barriers or suspension of mobile curtains shall be utilized to provide screening of sensitive biological areas during construction should construction activities exceed 60 dBA when occurring between March 1 through August 15

Tribal Cultural Resources

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

RECEIVED *LR*
CITY CLERK'S OFFICE

1978 SEP 26 AM 8:11

SAN DIEGO, CALIF.

PLANNING COMMISSION RESOLUTION NO. 1441

GRANTING CONDITIONAL USE PERMIT NO. 545-PC

WHEREAS, FLORENCE C. NEWKIRK, an individual, "Owner," and CALVARY COVENANT CHURCH, a California corporation, "Permittee," filed an application for a Conditional Use Permit to construct and operate a junior high school, located on the south side of Poway Road between I-15 and Pomerado Road, described as a portion of the northeast quarter, northwest quarter, Section 22, Township 14 South, Range 2 West, SBBM, in the A-1-10 Zone; and

WHEREAS, on August 10, 1978, the Planning Commission of The City of San Diego considered Conditional Use Permit No. 545-PC pursuant to Section 101.0506 of the Municipal Code of The City of San Diego and received for its consideration documentary, written and oral testimony, and heard from all interested parties present at the public hearing; NOW, THEREFORE,

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

1. That the Planning Commission adopts as the Findings of the Planning Commission those written Findings set forth in the Report of the Planning Department dated August 3, 1978, and found beginning at Page 2 of said Report, a copy of which is attached hereto and by this reference incorporated herein.
2. 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 Planning Commission, the application for Conditional Use Permit No. 545-PC is hereby granted to "Owner/Permittee," in the form and with the terms and conditions as set forth in Conditional Use Permit No. 545-PC, a copy of which is attached hereto and made a part hereof.

DOCUMENT NO. 764516
FILED SEP 26 1978
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

Charlotte L. Hunter
Charlotte L. Hunter, Secretary of the
Planning Commission

PLANNING REPORTS

CITY PLANNING DEPARTMENT, SAN DIEGO, CALIF. 92101
236-6460

SAN DIEGO, CALIF.

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CITY CLERK'S OFFICE

RECEIVED

August 3, 1978

SUBJECT: CONDITIONAL USE PERMIT 545-PC. To construct and operate a church affiliated junior high school on 6.25 acres in the A-1-10 Zone. Located on the south side of Poway Road, between I-15 and Pomerado Road. A portion of the Northeast 1/4, Northwest 1/4, Section 22, Township 14 South, Range 2 West, SBBM. EQD No. 78-06-54 EX. Applicant: Calvary Covenant Church.

BACKGROUND

This hearing concerns a request for a Conditional Use Permit to construct, use and maintain a church related junior high school in the northeast portion of the City. The subject 6.25 acre, A-1-10 zoned site is situated on the south side of Poway Road, approximately two miles easterly of the I-15 freeway. The property is vacant and is presently being graded in preparation for development with a church. Churches are permitted as a matter of right in agricultural zones, however, public and private schools are permitted only by Conditional Use Permit.

Development and zoning surrounding the subject property consists of vacant lands to the north, west and south, in the A-1-10 Zone and vacant land and several single-family residences to the east, within the unincorporated County. Adjacent County properties are zoned E-1 and E-1B which permits 1 acre and 2 acre lot residential development. The adopted General Plan designates the subject property low and low medium density residential development (5-14 DU/ac.).

RECOMMENDATION

The Planning Department recommends APPROVAL of the requested Conditional Use Permit for a school based upon the belief that the necessary findings can be met for granting approval.

ANALYSIS

The applicant proposes to develop the subject property in several phases with a church and related church school. The school would be in operation during the week day. The first phase of development would involve the construction of a 140 seat sanctuary-administration building for the church and a 60 space parking lot. The second phase of development would add 69 additional parking spaces and would remove the sanctuary from the administration building to a newer 382 seat structure. The third phase of development would increase on-site parking to its ultimate 280 spaces, would relocate the sanctuary to a permanent 800 seat structure and would provide for a school classroom building. Until this third phase of development, the school would be conducted within the sanctuary and administration buildings. Additional phases of development on the property would provide for nonschool related facilities. The applicant indicates that the anticipated growth of the junior high school enrollment would be: 25 students in 1978-1979; 40 students in 1979-1980; 60 students in 1980-1981; 80 students in 1981-1982; and 100 students in 1982-1983. Additional building and property related to the school are anticipated in the future, however, specifics are uncertain at this time.

The Planning Department recommends approval of the Conditional Use Permit, subject to conditions, based upon the belief that the following finding of facts can be met for granting approval.

FINDING OF FACTS

1. The proposed school at this location would be desirable to provide a facility contributing to the general well-being of the neighborhood and community.

The applicant indicates that the proposed junior high school would provide a needed spiritual and educational service to the community and would relieve a crowded condition at an existing church school in the community of Poway.

2. The use under the circumstances of this particular case would not be detrimental to the health, safety or general welfare of persons living or working in the area nor be injurious to property or improvement.

The Planning Department believes that, subject to conditions of this permit, the proposed school would be compatible with the related church facility on the

property and with adjacent properties in the City and County.

3. The proposed use would comply with regulations and conditions specified in the Municipal Code for such use.

The adopted Municipal Code (Zoning Ordinance) provides that churches are permitted as a matter of right in agricultural zones and that schools may be permitted in any zone, subject to the granting of a Conditional Use Permit with appropriate conditions.

4. The granting of this Conditional Use Permit would not adversely affect the General Plan of The City of San Diego.

The adopted General Plan designates the property for low and low medium density residential development. Institutional uses can appropriately be located within residential areas subject to the granting of the Conditional Use Permit.

The Environmental Quality Division has exempted this matter from the processing of an environmental report.

NO:rd

RECEIVED
CITY CLERK'S OFFICECONDITIONAL USE PERMIT NO. 545-PC
PLANNING COMMISSION1978 SEP 26 AM 8:11
SAN DIEGO, CALIF.

This Conditional Use Permit is granted by the Planning Commission of The City of San Diego to FLORENCE C. NEWKIRK, an Individual, "Owner," and CALVARY COVENANT CHURCH, a California Corporation, "Permittee," for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to construct and operate a junior high school located on the south side of Poway Road, between I- 15 and Pomerado Road described as a portion of the Northeast 1/4, Northwest 1/4, Section 22, Township 14 South, Range 2 West, SBBM, in the A-1-10 Zone.
2. The school facility shall include and the term "Project" as used in this Conditional Use Permit shall mean the total of the following facilities:
 - a. A junior high-school facility for 100 students
 - b. Off-street Parking
 - c. Incidental accessory uses as may be determined and approved by the Planning Director.
3. Parking shall be provided on the property for both the church and church school uses. A number of spaces shall be incrementally increased as shown on Exhibit "A," dated 8/10/78, on file in the office of the Planning Department. Each parking space shall be a minimum of 8-1/2' x 20' in size and shall not be converted for any other use. Areas and driveways shall be surfaced with not less than 2" A.C. or its equivalent and each parking space shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these off-street parking spaces.
4. The property shall be maintained in a neat and orderly fashion at all times.
5. The landscape plan shall be approved by the Planning Director prior to issuance of building permits.
6. Signs identifying the church school shall be approved by the Planning Director.
7. The permittee shall comply with the General Conditions for any other use.

Passed and adopted on August 10, 1978.

GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" dated August 10, 1978, on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.
2. Prior to the issuance of any building permits a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit "A" dated August 10, 1978, the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.
3. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.
4. This Conditional Use Permit granted by the City shall be utilized within 18 months after the effective date thereof. Failure to utilize the Conditional Use Permit within an 18-month period will automatically void the same. This Conditional Use Permit shall be subject to all of the terms and conditions granted herein and pursuant to the terms set forth in Section 101.0506 and 101.0507 of the Municipal Code. See the latter referenced sections as those terms and conditions apply hereto.
5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.
6. This Conditional Use Permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0506 of the Municipal Code of The City of San Diego.
7. The effectiveness of this Conditional Use Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:
 - a. Permittee shall have agreed to each and every condition hereof by having this Conditional Use Permit signed within 90 days of the Commission's decision. In no event shall this condition be construed to extend the time limitation set forth in Condition No. 4 above i.e., the time commences to run on the date that the Planning Commission granted this Conditional Use Permit.

(Gen. Cond's CUP's)

Page 3 of 5

- b. This Conditional Use Permit executed as indicated shall have been recorded in the office of the County Recorder.
8. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.
9. The project included within this Conditional Use Permit shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the Permit shall have been revoked by The City of San Diego.
10. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this Permit or any default on the part of the Permittee or its successors in interest, shall be deemed a material breach hereof and this Conditional Use Permit may be cancelled or revoked. Cancellation or revocation of this Conditional Use Permit may be instituted by the City or permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506 or 101.0507. An appeal from the decision of the Planning Commission may be taken to the City Council within 10 days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.1506 or 101.0507.
11. This Conditional Use Permit shall inure to the benefits of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

May, 1974

AUTHENTICATED BY:

Lee Okeson
Lee Okeson, Principal Planner
Planning Department

Charlotte L. Hunter
Charlotte L. Hunter, Secretary of the
Planning Commission

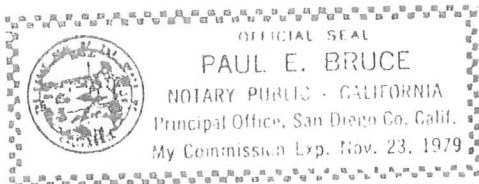
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this 17TH day of AUGUST, 19 78, before me, the under-
signed, a Notary Public in and for said County and State, personally appeared
LEE OKESON, known to me to be Senior Planner of The City of
San Diego Planning Department, and CHARLOTTE L. HUNTER, known to me to be the
Secretary of the Planning Commission of The City of San Diego and known to me to
be the persons whose names are subscribed to the within instrument and acknowledged
that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County
of San Diego, State of California, the day and year in this certificate first
above written.

Paul E. Bruce
Notary Public in and for the County of
San Diego, State of California

NOTARY STAMP



ACKNOWLEDGED:

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 Permittee hereunder.

Florence C. Newkirk
FLORENCE C. NEWKIRK, an individual, "Owner"

CALVARY COVENANT CHURCH, a California corporation,
"Permittee"

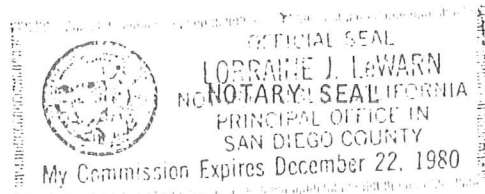
By John Emery Thell
Authorized Signator

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On Sept 22, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared John Emery Thell, known to me to be the Person of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature Lorraine J. Lewarn
LORRAINE J LEWARN
Name (Typed or Printed)



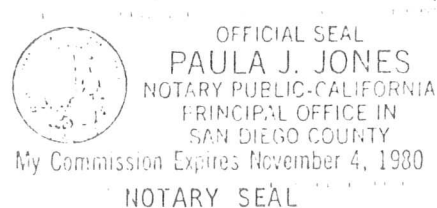
(Corporation)

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

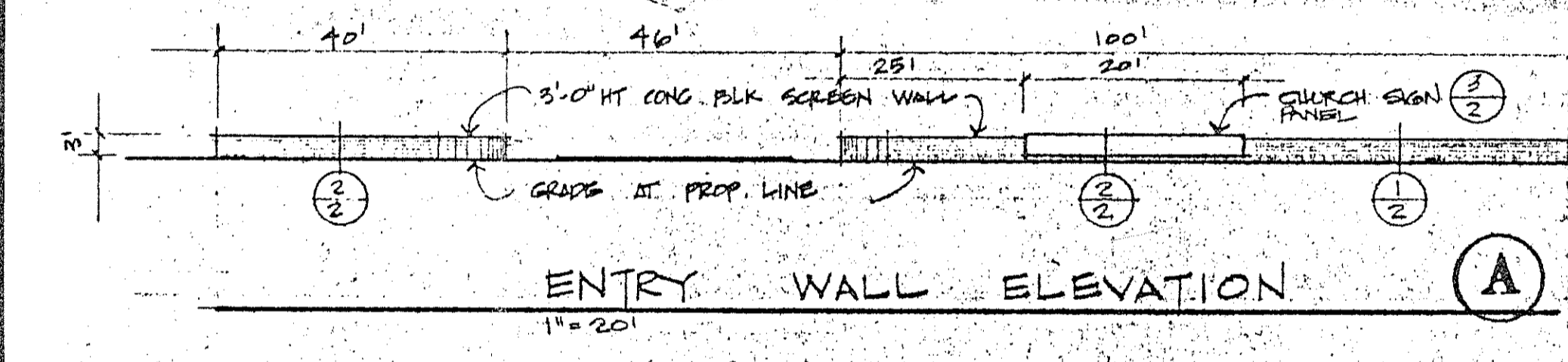
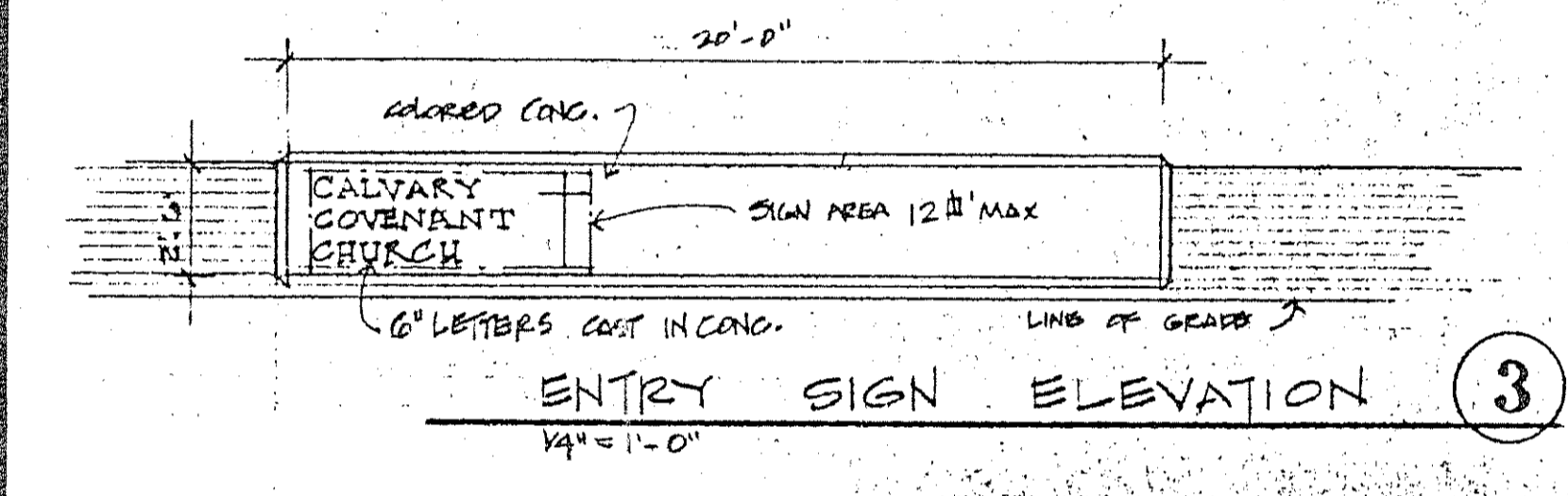
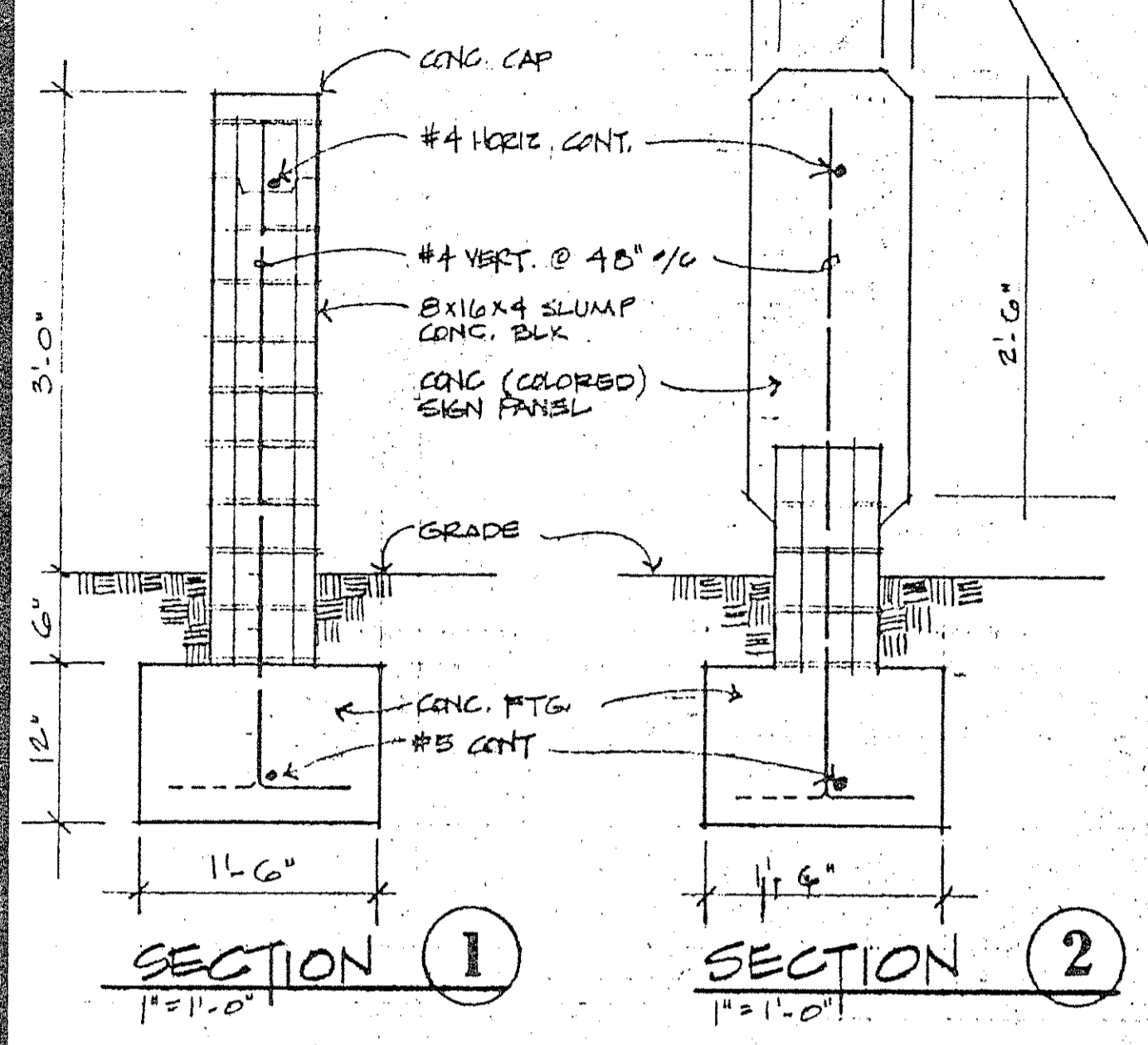
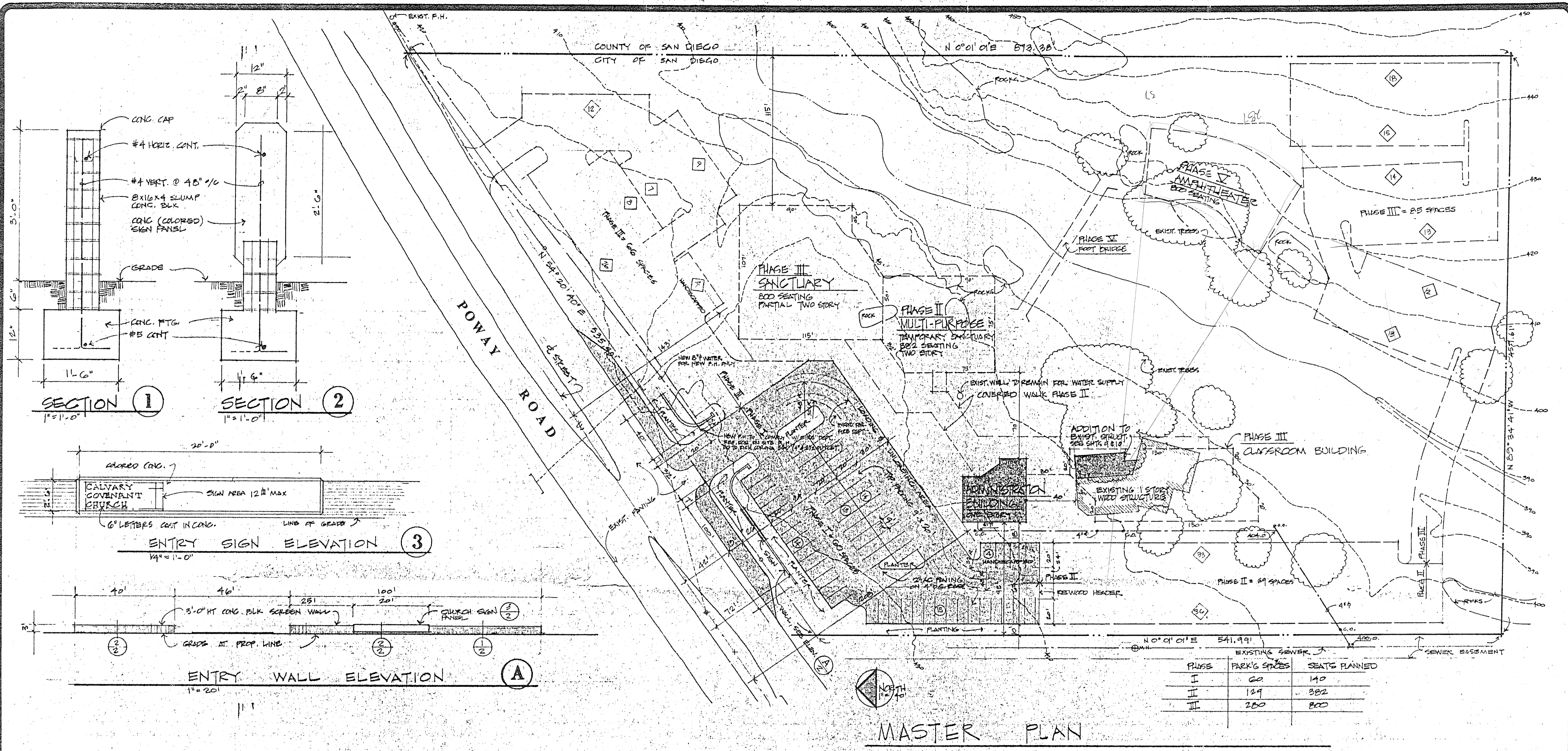
On San Diego, before me, the undersigned, a Notary Public in and for said State, personally appeared Florence C. Newkirk, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature Paula J. Jones
PAULA J. JONES
Name (Typed or Printed)



(Individual)



PHASE	PARKING SPACES	SEATS PLANNED
I	60	140
II	124	382
III	250	800

MASTER PLAN

SHEETS

- COVER SHEET
- MASTER PLAN AND GENERAL NOTES
- FOUNDATION PLAN AND NOTES
- FLOOR PLAN AND SCHEDULES
- EXTERIOR ELEVATIONS AND SECTIONS
- REFLECTED CEILING PLAN AND DETAILS
- ROOF FRAMING PLAN AND DETAILS
- INTERIOR ELEVATIONS
- ELECTRICAL AND MECHANICAL PLANS
- EXISTING STRUCTURE - FLOOR PLAN
- EXISTING STRUCTURE - EXTERIOR ELEVATIONS, BUILDING SECTIONS AND DETAILS
- GRADING PLAN

NOTES

- All required permits must be obtained from the Fire Prevention Bureau before the building is occupied.
- Separate permit is required for all fences and walls.
- Glazing in hazardous locations such as sliding glass doors, framed and unframed glass doors and glazed panels adjacent to stairs or doors must be safety glazing in accordance w/UBC 5406.
- Classrooms are used by all ages and are used for one (1) or two (2) hours each Sunday morning.

CUP-545-PC

GENERAL NOTES

- All work shall comply with the requirements of the Uniform Building Code, 1973 Edition.
 - The Contractor shall verify all dimensions, elevations and conditions at the job site before starting work, and shall notify the Architect immediately of any discrepancies.
 - Where no construction details are shown or noted for any part of the work, such details shall be the same as for similar work shown on the drawings.
 - Dimensions, location and sizes of openings in floors and walls shall be verified with Architectural, Mechanical, Plumbing and Electrical Drawings.
 - No pipes or ducts shall be placed in slabs, beams or walls unless specifically detailed for that purpose.
- SOIL**
- Maximum Soil Pressure: Silty Gravel - 1500 PSI.
 - Footing elevations shown are for bidding purposes only and are assumed to be in suitable bearing materials. The actual adequacy of the bearing material shall be determined by the Soil Engineer prior to placing of reinforcing or pouring of concrete, and footing elevations shall be adjusted, or other remedial action taken, as directed. Additional work ordered will be reimbursed by the Owner if a cost was agreed upon in writing by both parties prior to execution of the additional work.

LEGAL

That portion of the Northeast Quarter of the Northwest Quarter of Section 22, Township 14 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved September 11, 1879, described as follows:

Beginning at the intersection of the Easterly line of the Northwest Quarter of said Section 22 with the center line of the County Road described in deed to the County of San Diego, recorded November 16, 1950 as Document No. 133786 in Book 3864, Page 114 of Official Records and shown on Map of Record Survey No. 987 on file in the Office of the County Surveyor of said County; thence Southwesterly along the center line of said County Road to Engineer's Station 95+50.00; thence Southerly parallel with the Easterly line of said Northwest Quarter to the Southerly line of said Northeast Quarter of the Northwest Quarter; thence Easterly along said Southerly line to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence Northerly along the Easterly line of said Northwest Quarter to the Point of Beginning.

San Diego County Assessor Map Book 316, Page 04, Lot 36
 Zone - A1
 Fire Zone - III
 Area - 6.24 AC

EXHIBIT "A"
 8/10/78

PHASE I

Calvary Covenant Church

MASTERS PLAN

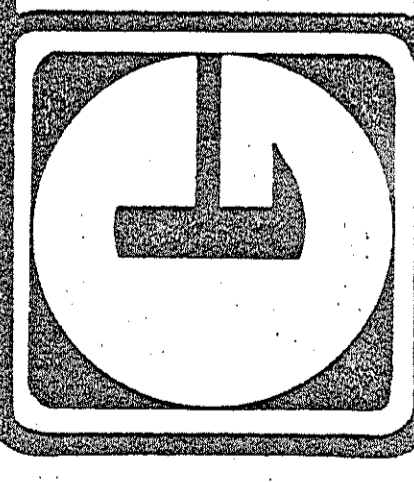
John E. Hill, P.E.

Office: 714/48-9275 • Church: 714/48-3323
 11717 Poway Road • Poway, California 92064

GAETKE/PARTNERS, ARCHITECTS

4148 Conrad Drive, Casa de Oro, California

(714) 464-2908 James E. Gaetke, P.E. 92077



PROJECT NO: 5-75	DATE: 12-9-76	DRAWN: [Signature]	REVISED: 2-5-77
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LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO COUNTY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 11, 1879, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 WITH THE CENTER LINE OF THE COUNTY ROAD DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED NOVEMBER 16, 1959, AS DOCUMENT NO. 133786 IN BOOK 3864, PAGE 114 OF OFFICIAL RECORDS AND SHOWN ON MAP OF RECORD SURVEY NO. 987, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD TO ENGINEER'S STATION 95+50.00; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO COUNTY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 11, 1879, DESCRIBED AS FOLLOWS:

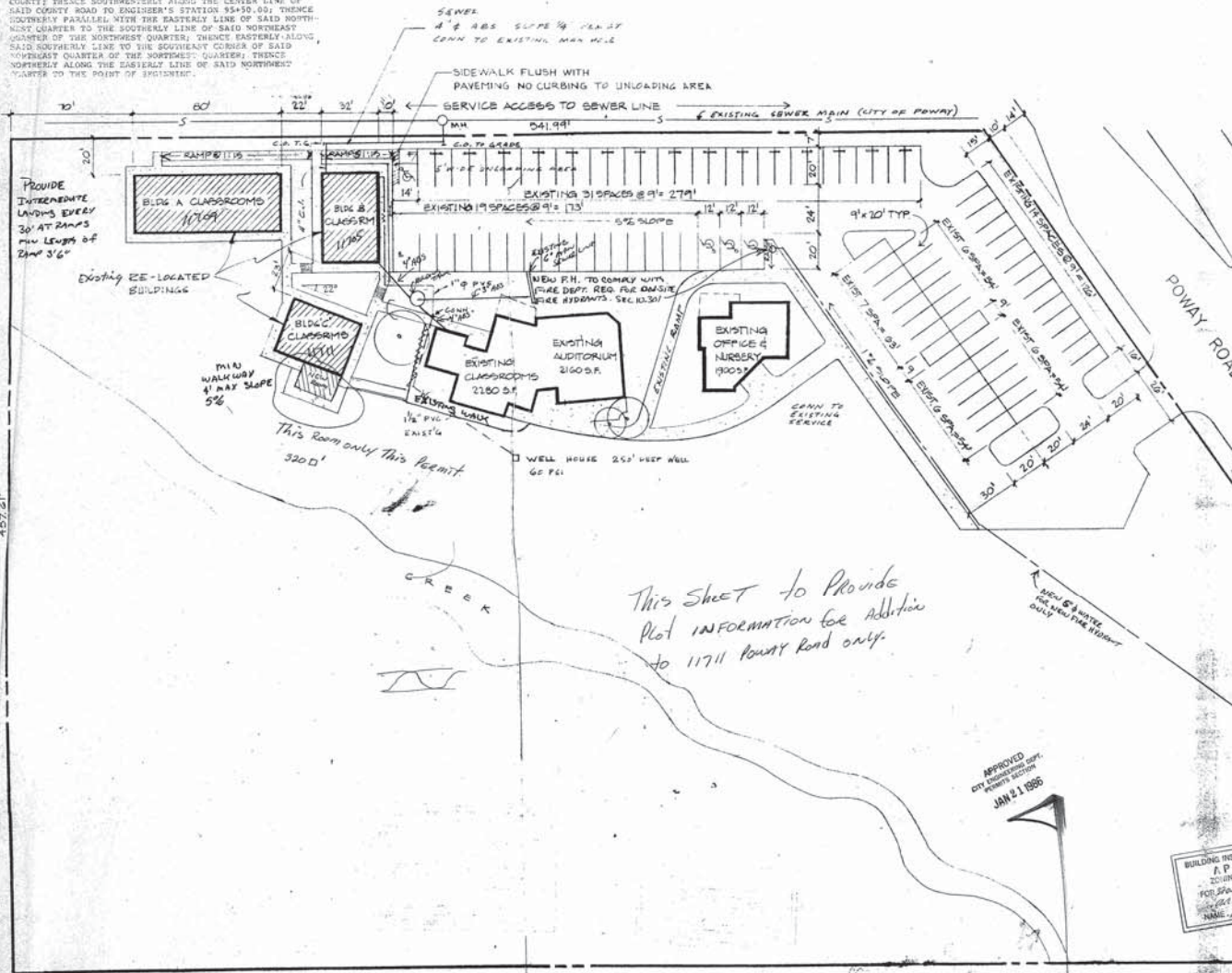
Handwritten notes and signatures in the top right corner, including a date '1/17/86' and a signature.

TABULATIONS

TOTAL AREA	= 323,946 SQ. FT. (7.44 ACRES)
TOTAL EXISTING BLDGS	= 11,780 S.F.
TOTAL NEW ADDITION	= 1,320 S.F.
TOTAL	= 13,100 S.F. (3.07%)
TOTAL PAVING	= 21,000 S.F. (12.1%)
LANDSCAPED CONSTRUCTION	= 215,060 S.F. (64.3%)
	TYPE 'A'

TOTAL PARKING PROVIDED = 93
NEW CLASSROOM OCCUPANT LOAD = 15

CONST. TYPE 'A'



PROVIDE INTERMEDIATE LANDINGS EVERY 30' AT RAMPS MIN LEVELS OF 2" OR 3/8"

EXISTING RE-LOCATED BUILDINGS

THIS ROOM ONLY THIS PERMIT

This sheet to provide plot information for addition to 11711 Poway Road only.

APPROVED
CITY ENGINEER
JAN 21 1986

BUILDING INSPECTION DEPARTMENT
APPROVED
FOR THE CITY OF SAN DIEGO
NAME: [Signature]

BUILDING INSPECTION DEPARTMENT
CITY OF SAN DIEGO
APPROVED
1/21/86



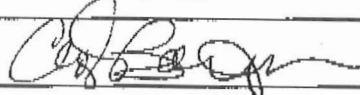
CALVARY COVENANT CHURCH
11711 Poway Rd. Poway

REMIT F.Y.
1/15/86



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name : NORTH CITY PRESBYTERIAN CHURCH		Project Number 150585	Distribution Date 03/26/08	
Project Scope : SABRE SPRINGS. JO#43-0382. (PROCESS 3) Conditional Use Permit (CUP) and Site Development Permit for Environmentally Sensitive Lands to amend CUP 545-PC to construct two buildings with 7,309 sq ft and 16,083 sq ft on a 7.39 acre site at 11717 Poway Road in the AR-1-1 Zone within the Sabre Springs Community Plan. Residential Tandem Parking. Council District 5. Notice Cards=3.				
Project Location 11717 Poway Rd				
Applicant Name: Gisela Smith			Applicant Phone No. 619-444-2182	
Related Projects				
Project Manager Tim Daly		Phone Number 446-5356	Fax Number (619) 446-5245	E-mail Address TDaly@sandiego.gov
Community Plan Sabre Springs		Council District 5		
Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR
Committee Recommendations (To be completed for Initial Review):				
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 6	Members No	Members Abstain
<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
Agenda Date: 5/21/08		<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS: None.				
NAME CRAIG BAUBEN			TITLE CHAIR	
SIGNATURE 			DATE 5/27/08	
<p><i>Attach Additional Pages If Necessary.</i> Please Return Within 30 Days of Distribution of Project Plans To:</p> <p>Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>				



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**
 New Church Building 150585

Project Address:
 11717 Poway Road, Poway, CA 92064

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)
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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. # 1474571
 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):
GRACE PRESBYTERIAN CHURCH ABA
 Owner Tenant/Lessee
Street Address:
11717 Poway Road
City/State/Zip:
Poway, CA 92064
Phone No: (858 748-4642) Fax No: 858 748-5323
Name of Corporate Officer/Partner (type or print):
William H. Parkhurst
Title (type or print):
Treasurer
Signature: [Signature] Date: 02 / 14 / 2008

Corporate/Partnership Name (type or print):
NORTH CITY PRESBYTERIAN CHURCH
 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:

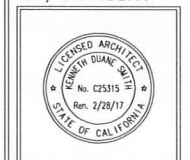
Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

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:

KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.

500 FESLER ST. SUITE 10 EL CAJON, CA 92020
PH 619.444.2182 FAX 619.442.2699



DATE: 9-8-16
JOB No: 03073
DRAWN BY: PS
CHECKED BY: RON

REVISIONS
▲
▲
▲
▲
▲
▲
▲

NEW BUILDINGS FOR:
North City Presbyterian Church
SAN DIEGO, CALIFORNIA

DD-1
OF 12 SHEETS

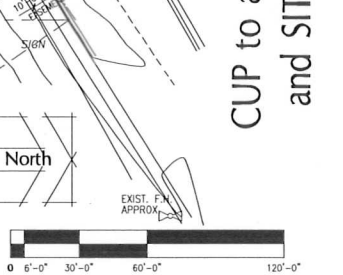
OWNER
GRACE PRESBYTERIAN CHURCH
c/o NORTH CITY PRESBYTERIAN CHURCH
11717 POWAY ROAD
POWAY, CALIFORNIA 92024
SITE/BLDG INFO
A.P.N.: 318-040-36-00
ADDRESS: 11717 POWAY ROAD
ZONE: R8-1-1
TYPE OF CONSTRUCTION: TYPE III-A (1-1R)
OCCUPANCY: A2.1
SCOPE OF WORK
CONSTRUCT 2 NEW BUILDINGS IN TWO PHASES
PHASE I WILL BE THE CONSTRUCTION OF A 1-STORY,
7,309 S.F. SANCTUARY w/ LOBBY AND RESTROOMS.

LEGAL DESCRIPTION
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 22 WITH THE CENTER LINE OF THE COUNTY ROAD DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED NOVEMBER 16, 1950 AS DOCUMENT NO. 133788 IN BOOK 3884, PAGE 114 OF OFFICIAL RECORDS AND SHOWN ON MAP OF ROAD SURVEY NO. 987 ON FILE IN THE OFFICE OF COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD TO ENGINEER'S STATION 95 PLUS 50.00; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

TABLES: MISCELLANEOUS PROJECT DATA, SITE INFORMATION (PHASE 1), PARKING TABULATION

LEGEND: Symbols for existing and proposed water, sewer, fire, irrigation, electrical, gas, and fire hydrant services.

NO OBSTRUCTIONS INCLUDING LANDSCAPING or WALLS IN THE VISIBILITY TRIANGLE SHALL EXCEED 36" IN HEIGHT



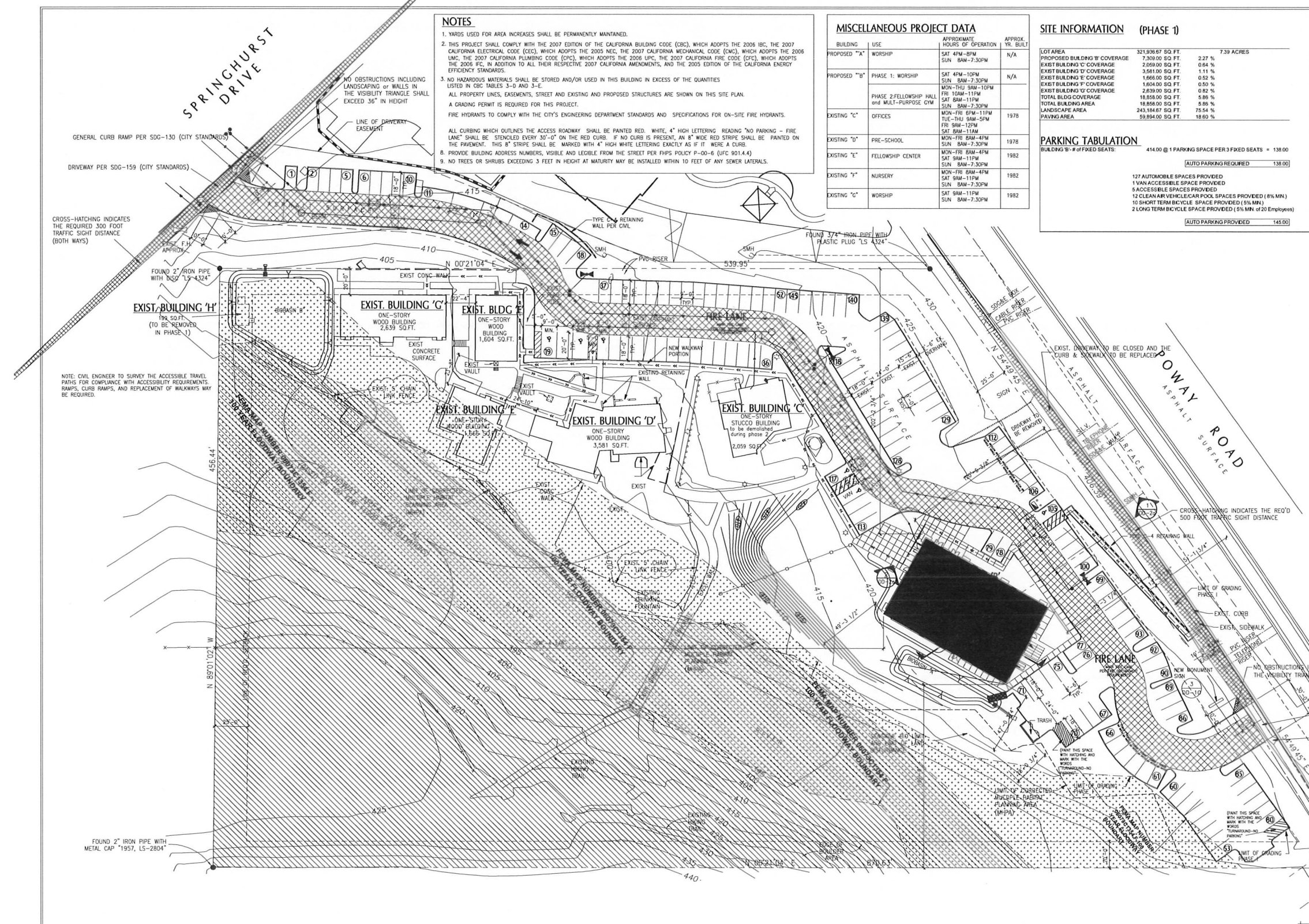
PHASE 1 SITE PLAN
SCALE: 1" = 30'-0"
REVISION 9-15-15
REVISION 8-1-14
REVISION 2-15-14
REVISION 6-10-13
REVISION 8-6-12
REVISION 7-8-10
REVISION 4-24-09
REVISION 3-3-08
ORIGINAL DATE: 9-12-07

NOTES
1. YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
2. THIS PROJECT SHALL COMPLY WITH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), WHICH ADOPTS THE 2006 IBC, THE 2007 CALIFORNIA ELECTRICAL CODE (CEC), WHICH ADOPTS THE 2005 NEC, THE 2007 CALIFORNIA MECHANICAL CODE (CMC), WHICH ADOPTS THE 2006 UMC, THE 2007 CALIFORNIA PLUMBING CODE (CPC), WHICH ADOPTS THE 2006 UPC, THE 2007 CALIFORNIA FIRE CODE (CFC), WHICH ADOPTS THE 2006 IFCC, IN ADDITION TO ALL THEIR RESPECTIVE 2007 CALIFORNIA AMENDMENTS, AND THE 2005 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
3. NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED IN THIS BUILDING IN EXCESS OF THE QUANTITIES LISTED IN CBC TABLES 3-2 AND 3-3.
ALL PROPERTY LINES, EASEMENTS, STREET AND EXISTING AND PROPOSED STRUCTURES ARE SHOWN ON THIS SITE PLAN.
A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
FIRE HYDRANTS TO COMPLY WITH THE CITY'S ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
ALL CURBING WHICH OUTLINES THE ACCESS ROADWAY SHALL BE PAINTED RED. WHITE, 4" HIGH LETTERING READING "NO PARKING - FIRE LANE" SHALL BE STENCILED EVERY 30'-0" ON THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THIS 8" STRIPE SHALL BE MARKED WITH 4" HIGH WHITE LETTERING EXACTLY AS IF IT WERE A CURB.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET PER FHPS POLICY P-00-6 (UFC 901.4.4)
9. NO TREES OR SHRUBS EXCEEDING 3 FEET IN HEIGHT AT MATURITY MAY BE INSTALLED WITHIN 10 FEET OF ANY NEW LATERALS.

MISCELLANEOUS PROJECT DATA table with columns: BUILDING, USE, APPROXIMATE HOURS OF OPERATION, APPROX. TR. BUILT

SITE INFORMATION (PHASE 1) table with columns: LOT AREA, PROPOSED BUILDING 'B' COVERAGE, EXIST BUILDING 'Y' COVERAGE, etc.

PARKING TABULATION table with columns: BUILDING, # OF FIXED SEATS, # OF AUTOMOBILE SPACES PROVIDED, etc.



CROSS-HATCHING INDICATES THE REQUIRED 300 FOOT TRAFFIC SIGHT DISTANCE (BOTH WAYS)

CROSS-HATCHING INDICATES THE REQ'D 500 FOOT TRAFFIC SIGHT DISTANCE

NO OBSTRUCTIONS INCLUDING LANDSCAPING or WALLS IN THE VISIBILITY TRIANGLE SHALL EXCEED 36" IN HEIGHT

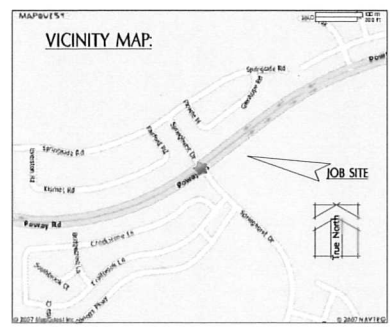
DRIVEWAY PER SDG-159 (CITY STANDARDS)

GENERAL CURB RAMP PER SDG-130 (CITY STANDARDS)

LOT MINIMUM REQUIREMENTS
LOT AREA = TEN ACRES
LOT WIDTH = 200 LINEAR FEET
STREET FRONTAGE = 200 LINEAR FEET
LOT DEPTH = 200 LINEAR FEET
LOT COVERAGE = 10% OF SITE AREA

FIRE DEPARTMENT NOTES
1. POST INDICATOR VALVES, FIRE DEPART CORRECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE (UFC 1001.4)
2. BOTH BUILDINGS SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM SATISFACTORY TO THE FIRE MARSHAL

PROJECT TEAM: ARCHITECT (KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.), ELECTRICAL CONTRACTOR (HAMANN CONSTRUCTION), PLUMBING CONTRACTOR (FLOYD & HOWERTON PLUMBING INC.), MECHANICAL CONTRACTOR (SLAYTON MECHANICAL CONTRACTORS INC.), CIVIL ENGINEER (SPEAR & ASSOCIATES, INC.), LANDSCAPE ARCHITECT (AHLES LANDSCAPE ARCHITECT P.O. BOX 1503), SOILS ENGINEER (CONSTRUCTION TESTING & ENGINEERING, INC.)



PROJECT TEAM: ARCHITECT (KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.), ELECTRICAL CONTRACTOR (HAMANN CONSTRUCTION), PLUMBING CONTRACTOR (FLOYD & HOWERTON PLUMBING INC.), MECHANICAL CONTRACTOR (SLAYTON MECHANICAL CONTRACTORS INC.), CIVIL ENGINEER (SPEAR & ASSOCIATES, INC.), LANDSCAPE ARCHITECT (AHLES LANDSCAPE ARCHITECT P.O. BOX 1503), SOILS ENGINEER (CONSTRUCTION TESTING & ENGINEERING, INC.)

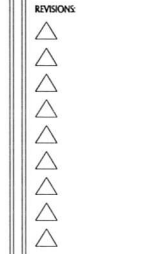
KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.



500 FESLER ST., SUITE EL CAJON, CA 92020
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Fax / 619.442.2699



DATE 9-8-16
JOB No. 03073
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CHECKED BY RDN



NEW BUILDINGS FOR:
North City Presbyterian Church
SAN DIEGO, CALIFORNIA

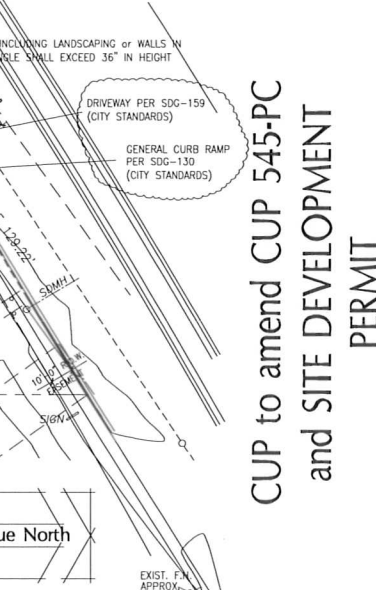
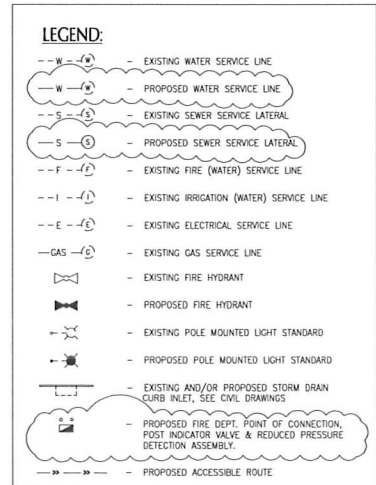
DD-2

OWNER
GRACE PRESBYTERIAN CHURCH
400 NORTH CITY PRESBYTERIAN CHURCH
11717 POWAY ROAD
POWAY, CALIFORNIA 92064

SITE/BLDG INFO
A.P.N.: 316-049-36-00
ADDRESS: 11717 POWAY ROAD
ZONE: AR-1-1
TYPE OF CONSTRUCTION: TYPE II-A (1-HR)
OCCUPANCY: A2.1

SCOPE OF WORK
PHASE II WILL BE THE CONSTRUCTION OF A 2-STORY SANCTUARY, LOBBY, RESTROOMS, FELLOWSHIP AND CLASSROOMS. AT THIS TIME THE PHASE I BUILDING (BUILDING 'B') WILL BE CONVERTED TO A MULTI-PURPOSE RECREATION BUILDING AND BLDG 'C' WILL BE DEMOLISHED.

LEGAL DESCRIPTION
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 22 WITH THE CENTER LINE OF THE COUNTY ROAD DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED NOVEMBER 16, 1950 AS DOCUMENT NO. 133786 IN BOOK 3864, PAGE 114 OF OFFICIAL RECORDS AND SHOWN ON MAP OF ROAD SURVEY NO. 987 ON FILE IN THE OFFICE OF COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD TO ENGINEER'S STATION 95 PLUS 50.00; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.



PHASE 2 SITE PLAN

SCALE: 1" = 30'-0"

REVISION A 9-8-15
REVISION B 8-1-14
REVISION C 2-15-14
REVISION D 6-10-13
REVISION E 8-6-12
REVISION F 7-8-10
REVISION G 4-24-09
REVISION H 3-3-08
PREPARED DATE: 9-12-07

MISCELLANEOUS PROJECT DATA

BUILDING	USE	APPROXIMATE HOURS OF OPERATION	APPROX. YRS. BUILT
PROPOSED "A"	WORSHIP	SAT 4PM-8PM SUN 8AM-7:30PM	N/A
PROPOSED "B"	PHASE I: WORSHIP	SAT 4PM-10PM SUN 8AM-7:30PM	N/A
	PHASE II: FELLOWSHIP HALL and MULTI-PURPOSE CVM	MON-FRI 9AM-10PM SAT 8AM-11PM SUN 9AM-7:30PM	
EXISTING "D"	PRE-SCHOOL	MON-FRI 8AM-4PM SUN 8AM-7:30PM	1978
EXISTING "E"	FELLOWSHIP CENTER	MON-FRI 9AM-4PM SAT 9AM-11PM SUN 8AM-7:30PM	1982
EXISTING "F"	NURSERY	MON-FRI 8AM-4PM SAT 9AM-11PM SUN 8AM-7:30PM	1982
EXISTING "G"	WORSHIP	SAT 9AM-11PM SUN 8AM-7:30PM	1982

SITE INFORMATION (PHASE 2)

LOT AREA	321,936.67 SQ. FT.	7.39 ACRES
PROPOSED BUILDING 'A' COVERAGE	16,083.00	5.00
PROPOSED BUILDING 'B' COVERAGE	7,300.00	2.27
EXIST BUILDING 'C' COVERAGE	0.00	0.00
EXIST BUILDING 'D' COVERAGE	3,581.00	1.11
EXIST BUILDING 'E' COVERAGE	778.67	0.24
EXIST BUILDING 'F' COVERAGE	1,664.00	0.50
EXIST BUILDING 'G' COVERAGE	2,639.00	0.82
TOTAL BLDG COVERAGE	31,994.67	9.94
TOTAL UPPER FLOORS	9,420.00	2.93
TOTAL BUILDING AREA	41,414.67	12.88
LANDSCAPE AREA	217,327.00	67.51
PAVING AREA	63,195.00	19.63

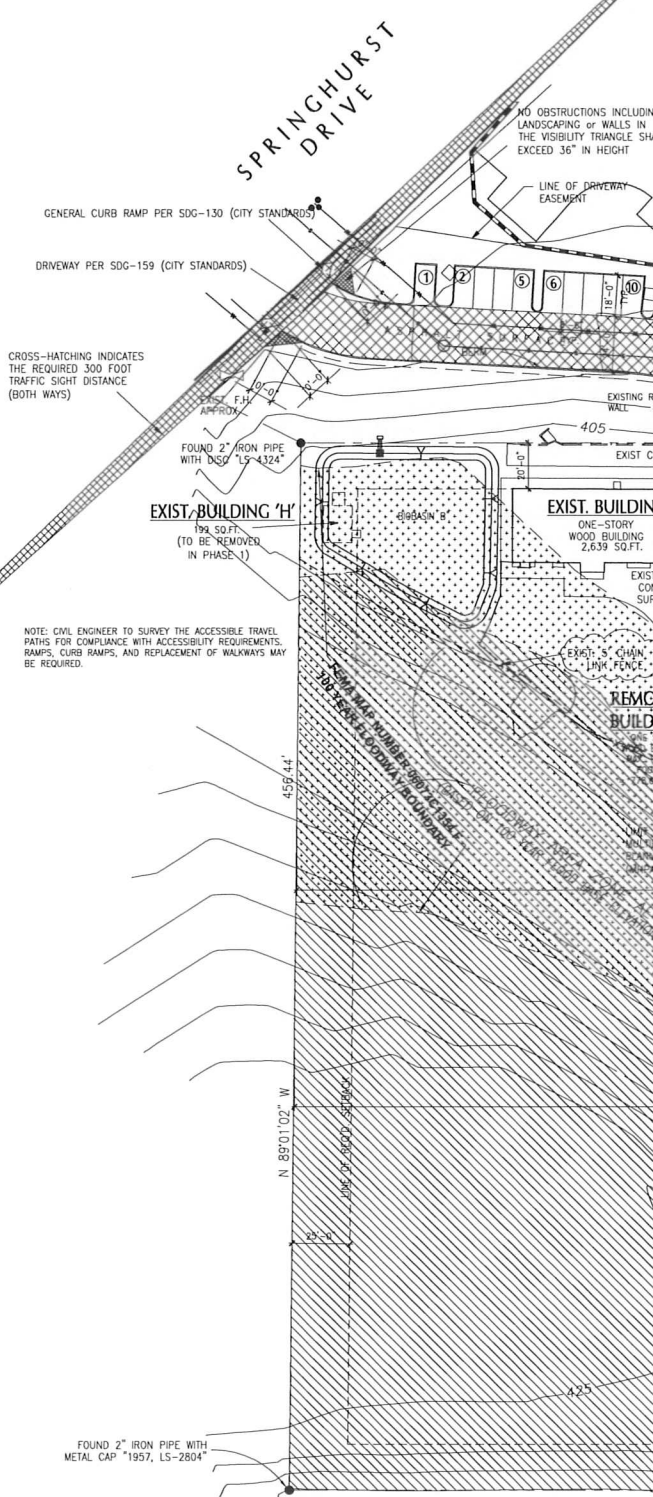
PARKING TABULATION

BUILDING 'A' - # OF FIXED SEATS: 502 @ 1 PARKING SPACE PER 3 FIXED SEATS = 167.33
[AUTO PARKING REQUIRED] 167.33

161 AUTOMOBILE SPACES PROVIDED
1 VAN ACCESSIBLE SPACE PROVIDED
5 ACCESSIBLE SPACES PROVIDED
12 CLEAR AIR VEHICLE CAR POOL SPACES PROVIDED (8% MIN.)
10 SHORT TERM BICYCLE SPACE PROVIDED (5% MIN.)
2 LONG TERM BICYCLE SPACE PROVIDED (5% MIN. of 20 Employees)
[AUTO PARKING PROVIDED] 171

NOTES

1. YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
2. THIS PROJECT SHALL COMPLY WITH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), WHICH ADOPTS THE 2006 IBC, THE 2007 CALIFORNIA ELECTRICAL CODE (CEC), WHICH ADOPTS THE 2005 NEC, THE 2007 CALIFORNIA MECHANICAL CODE (CMC), WHICH ADOPTS THE 2006 IMC, THE 2007 CALIFORNIA PLUMBING CODE (CPC), WHICH ADOPTS THE 2006 UPC, THE 2007 CALIFORNIA FIRE CODE (FC), WHICH ADOPTS THE 2006 IFCC, IN ADDITION TO ALL THEIR RESPECTIVE 2007 CALIFORNIA AMENDMENTS, AND THE 2005 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
3. NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED IN THIS BUILDING IN EXCESS OF THE QUANTITIES LISTED IN CBC TABLES 3-3 AND 3-4.
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6. ALL CURBING WHICH OUTLINES THE ACCESS ROADWAY SHALL BE PAINTED RED. WHITE, 4" HIGH LETTERING READING "NO PARKING - FIRE LANE" SHALL BE STENCILED EVERY 30'-0" ON THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THIS 8" STRIPE SHALL BE MARKED WITH 4" HIGH WHITE LETTERING EXACTLY AS IF IT WERE A CURB.
7. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET PER PPS'S POLICY P-20-6 (UPC 901.4.4)
8. NO TREES OR SHRUBS EXCEEDING 3 FEET IN HEIGHT AT MATURITY MAY BE INSTALLED WITHIN 10 FEET OF ANY SEWER LATERALS.



LAND USE ADJACENCY GUIDELINES

LAND USES PLANNED OR EXISTING ADJACENT TO THE MHPA INCLUDE SINGLE AND MULTIPLE FAMILY RESIDENTIAL, ACTIVE RECREATION, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, LANDFILLS, AND EXTRACTIVE USES. LAND USES ADJACENT TO THE MHPA WILL BE MANAGED TO ENSURE MINIMAL IMPACTS TO THE MHPA. CONSIDERATION WILL BE GIVEN TO GOOD PLANNING PRINCIPLES IN RELATION TO ADJACENT LAND USES AS DESCRIBED BELOW. THE FOLLOWING ARE ADJACENCY GUIDELINES THAT WILL BE ADDRESSED, ON A PROJECT-BY-PROJECT BASIS, DURING EITHER THE PLANNING (NEW DEVELOPMENT) OR MANAGEMENT (NEW AND EXISTING DEVELOPMENT) STAGES TO MINIMIZE IMPACTS AND MAINTAIN THE FUNCTION OF THE MHPA. IMPLEMENTATION OF THESE GUIDELINES IS ADDRESSED FURTHER IN SECTION 1.5, FRAMEWORK MANAGEMENT PLAN. MANY OF THESE ISSUES WILL BE IDENTIFIED AND ADDRESSED THROUGH THE CEQA PROCESS.

DRAINAGE

1. ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MIGHT DEGRADE OR HARM THE NATURAL ENVIRONMENT OR ECOSYSTEM PROCESSES WITHIN THE MHPA. THIS CAN BE ACCOMPLISHED USING A VARIETY OF METHODS INCLUDING NATURAL DETENTION BASINS, GRASS SWALES OR MECHANICAL TRAPPING DEVICES. THESE SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL-NEUTRALIZING COMPOUNDS (E.G., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.
2. LAND USES, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY NEED TO INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. SUCH MEASURES SHOULD INCLUDE DRAINAGE/RETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON-INVASIVE GRASSES OR WETLAND-TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS. REGULAR MAINTENANCE SHOULD BE PROVIDED, WHERE APPLICABLE. THIS REQUIREMENT SHOULD BE INCORPORATED INTO LEASES ON PUBLICLY OWNED PROPERTY AS LEASES COME UP FOR RENEWAL.

LIGHTING

3. LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING.

NOISE

4. USES IN OR ADJACENT TO THE MHPA SHOULD BE DESIGNED TO MINIMIZE NOISE IMPACTS. BERMS OR WALLS SHOULD BE CONSTRUCTED ADJACENT TO COMMERCIAL AREAS, RECREATIONAL AREAS, AND ANY OTHER USE THAT MAY INTRODUCE NOISES THAT COULD IMPACT OR INTERFERE WITH WILDLIFE UTILIZATION OF THE MHPA. EXCESSIVELY NOISY USES OR ACTIVITIES ADJACENT TO BREEDING AREAS MUST INCORPORATE NOISE REDUCTION MEASURES AND BE CURTAILED DURING THE BREEDING SEASON OF SENSITIVE SPECIES. ADEQUATE NOISE REDUCTION MEASURES SHOULD ALSO BE INCORPORATED FOR THE REMAINDER OF THE YEAR.

BARRIERS

5. NEW DEVELOPMENT ADJACENT TO THE MHPA MAY BE REQUIRED TO PROVIDE BARRIERS (E.G., NON-INVASIVE VEGETATION, ROCKS/BOLDERS, FENCES, WALLS, AND/OR SIGNAGE) ALONG THE MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION.

INVASIVES

6. NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA.

BRUSH MANAGEMENT

7. NEW RESIDENTIAL DEVELOPMENT LOCATED ADJACENT TO AND TOPOGRAPHICALLY ABOVE THE MHPA (E.G., ALONG CANYON EDGES) MUST BE SET BACK FROM SLOPE EDGES TO INCORPORATE ZONE 1 BRUSH MANAGEMENT AREAS ON THE DEVELOPMENT PAD AND OUTSIDE OF THE MHPA. ZONES 2 AND 3 WILL BE COMBINED INTO ONE ZONE (ZONE 2) AND MAY BE LOCATED IN THE MHPA UPON GRANTING OF AN EASEMENT TO THE CITY (OR OTHER ACCEPTABLE AGENCY) EXCEPT WHERE NARROW WILDLIFE CORRIDORS REQUIRE IT TO BE LOCATED OUTSIDE OF THE MHPA. ZONE 2 WILL BE INCREASED BY 30 FEET, EXCEPT IN AREAS WITH A LOW FIRE HAZARD SEVERITY RATING WHERE NO ZONE 2 WOULD BE REQUIRED. BRUSH MANAGEMENT ZONES WILL NOT BE GREATER IN SIZE THAT IS CURRENTLY REQUIRED BY THE CITY'S REGULATIONS. THE AMOUNT OF WOODY VEGETATION CLEARING SHALL NOT EXCEED 50 PERCENT OF THE VEGETATION EXISTING WHEN THE INITIAL CLEARING IS DONE. VEGETATION CLEARING SHALL BE DONE CONSISTENT WITH CITY STANDARDS AND SHALL AVOID/MINIMIZE IMPACTS TO COVERED SPECIES TO THE MAXIMUM EXTENT POSSIBLE. FOR ALL NEW DEVELOPMENT, REGARDLESS OF THE OWNERSHIP, THE BRUSH MANAGEMENT IN THE ZONE 2 AREA WILL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION OR OTHER PRIVATE PARTY. FOR EXISTING PROJECT AND APPROVED PROJECTS, THE BRUSH MANAGEMENT ZONES, STANDARDS AND LOCATIONS, AND CLEARING TECHNIQUES WILL NOT CHANGE FROM THOSE REQUIRED UNDER EXISTING REGULATIONS.

GRADING/LAND DEVELOPMENT

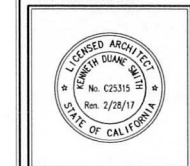
8. MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT FOR PROJECTS WITHIN OR ADJACENT TO THE MHPA.

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Kenneth D. Smith

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



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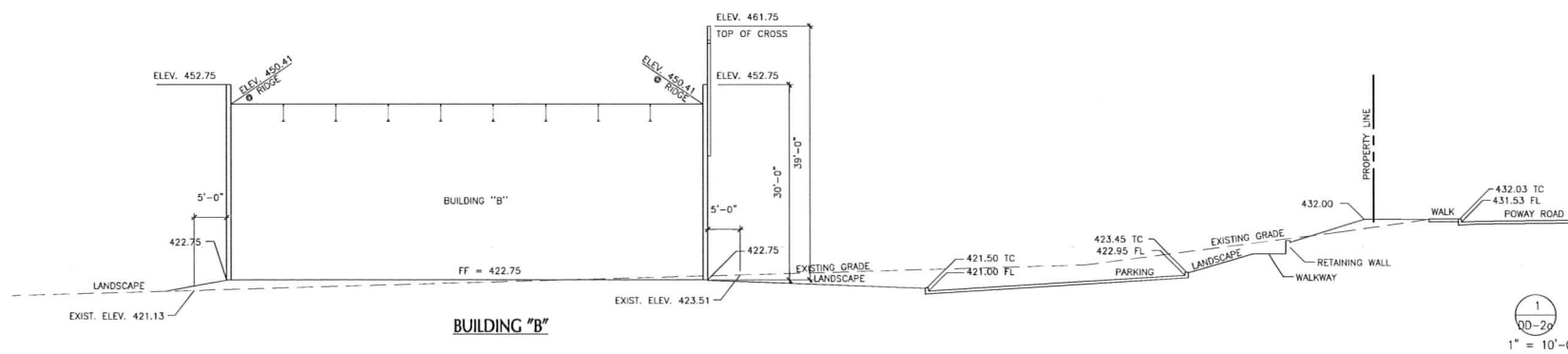
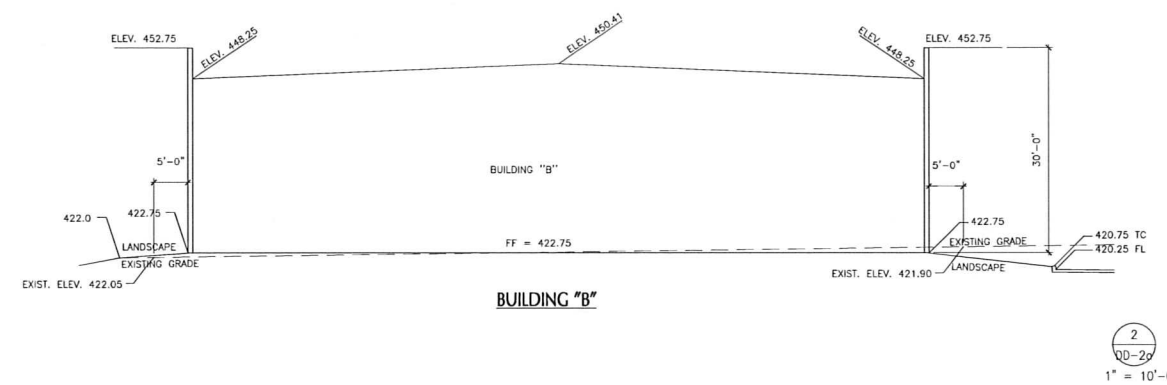
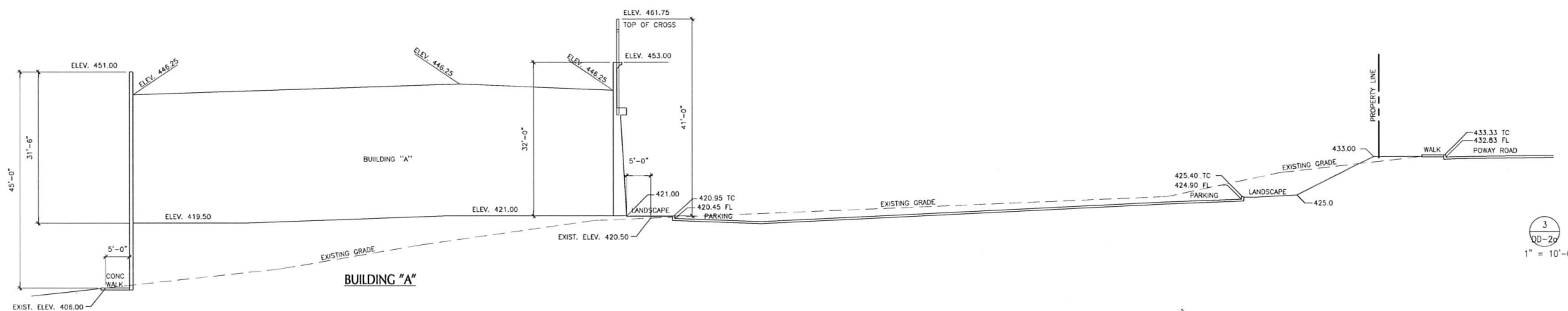
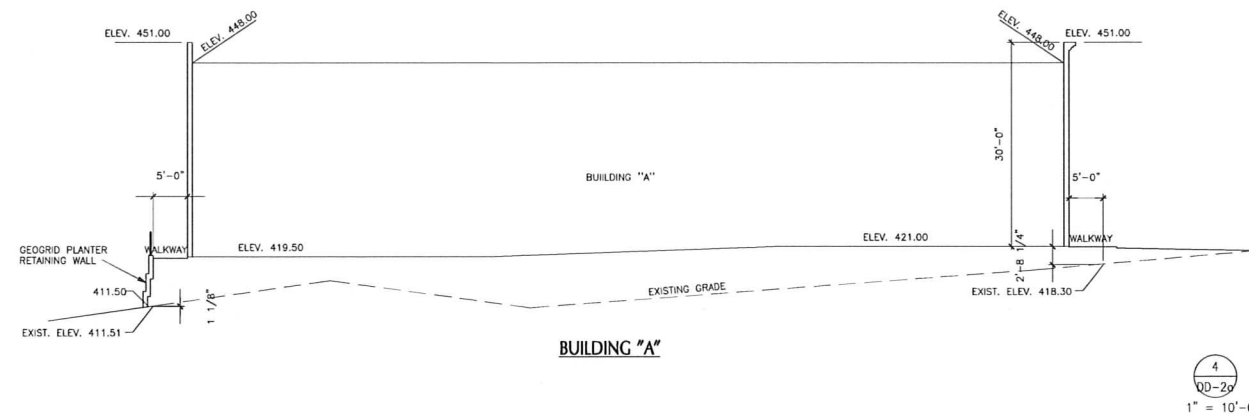
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JOB No: 03073
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REVISIONS
07/08/10



project: Design Development Plans for
**North City
Presbyterian Church**
San Diego, California

DD-2a
OF 12 SHEETS



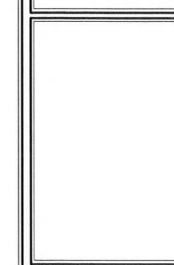
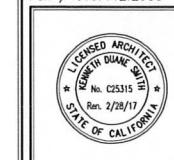
**SITE
SECTIONS**

SCALE: 1" = 10'-0"

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.

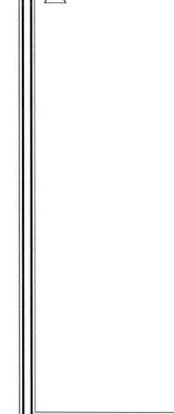


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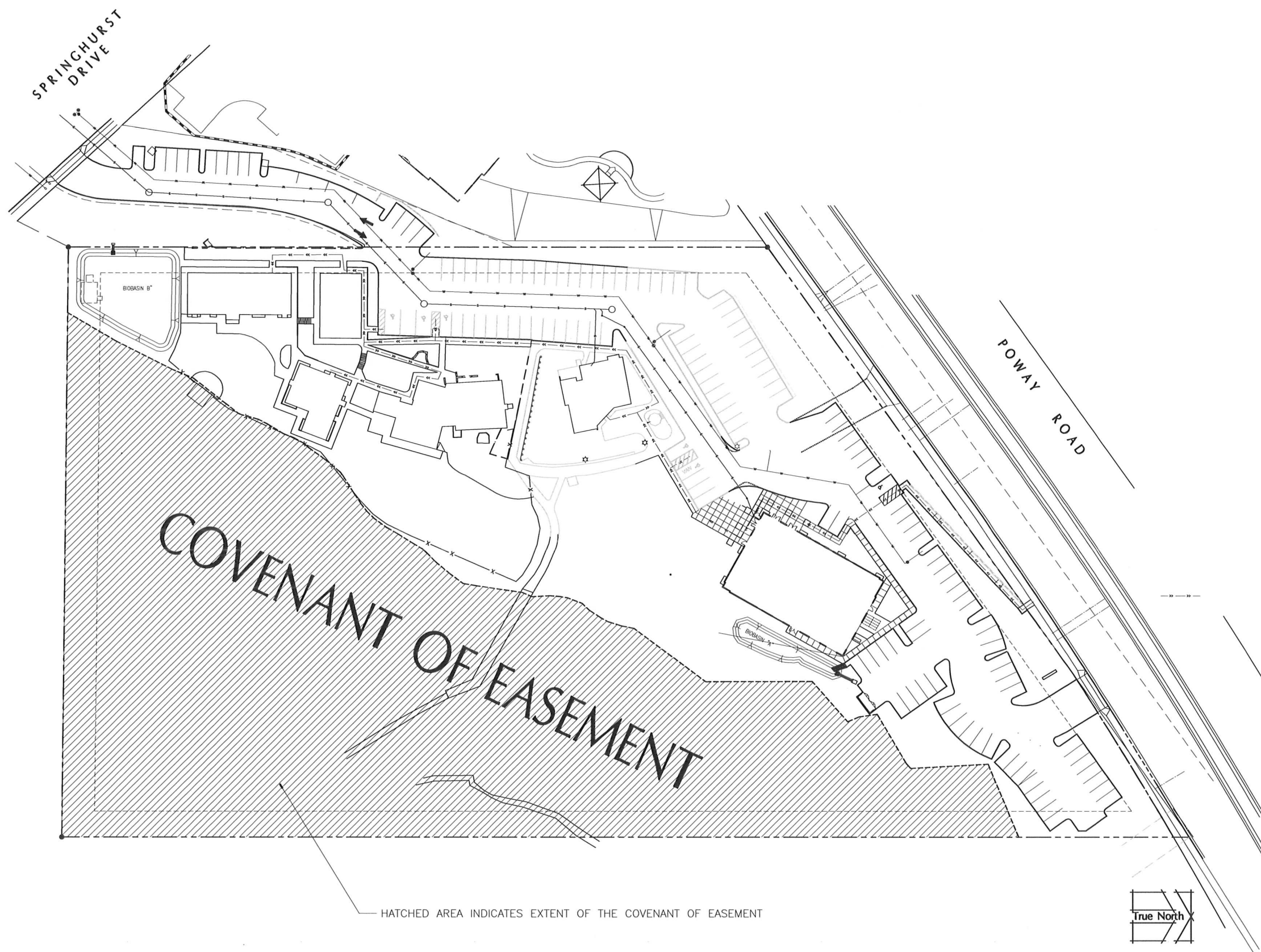
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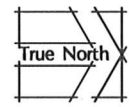


NEW BUILDINGS FOR:
**North City
Presbyterian Church**
SAN DIEGO, CALIFORNIA

project:
DD-2b
OF 12 SHEETS



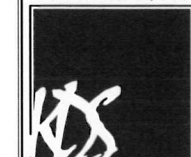
HATCHED AREA INDICATES EXTENT OF THE COVENANT OF EASEMENT



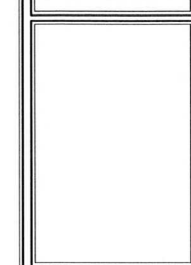
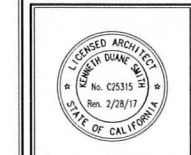
COVENANT of EASEMENT

SCALE: 1" = 30'-0"

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.

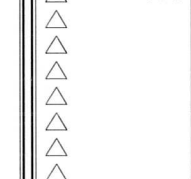


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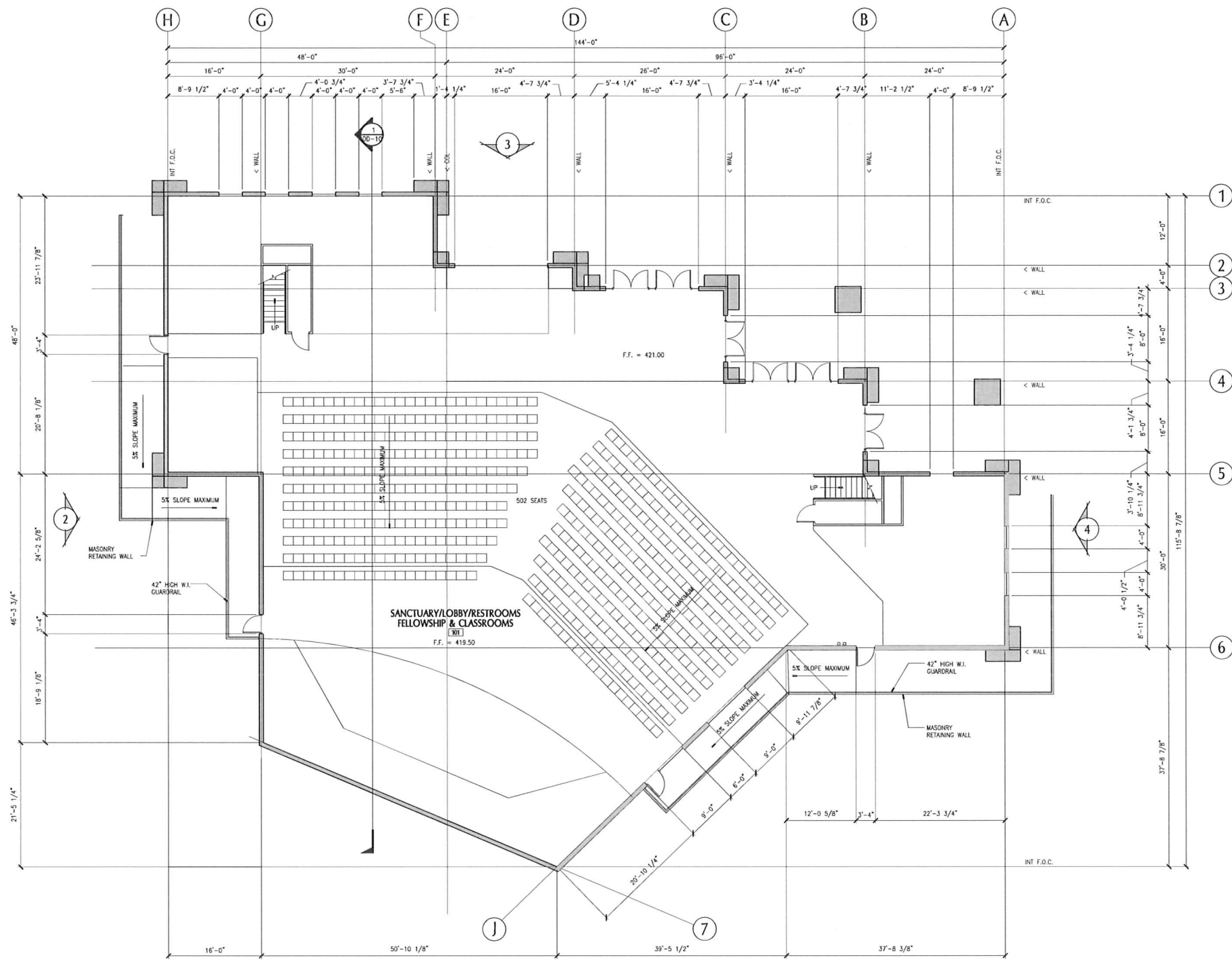
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DRAWN BY: PS
CHECKED BY: RON

REVISIONS
7-8-10
8-1-14



Project: Design Development Plans for
**North City
Presbyterian Church**
San Diego, California

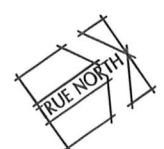
DD-3
OF 12 SHEETS



WALL LEGEND:
 — CONCRETE TILT-UP PANELS WITH 1/2" PANEL GAPS
 — 4" NOM. STUD WALL (3-5/8" METAL OR 2x4 WOOD - SEE NOTES BELOW)
 NOTE:
 • ALL NON-STRUCTURAL WALLS SHALL BE METAL STUDS PER DETAILS REFERENCED, U.N.O.
 • ALL DIMENSIONS TO STUD WALLS TO BE FACE OF STUD, U.N.O.
 • SEE STRUCTURAL FOUNDATION PLAN FOR LOCATIONS OF ANY STRUCTURAL WALLS.

SQUARE FOOTAGE:

TOTAL BUILDING 'A'	25,603.00 SQ. FT.
SANCTUARY	6,055.00 SQ. FT.
LOBBY/RESTROOMS	5,475.00 SQ. FT.
FELLOWSHIP & CLASS RM	4,553.00 SQ. FT.
TOTAL 1st FLOOR	16,083.00 SQ. FT.
SECOND FLOOR	
CLASS ROOMS	6,925.00 SQ. FT.
SANCTUARY	2,495.00 SQ. FT.
TOTAL 2nd FLOOR	9,420.00 SQ. FT.



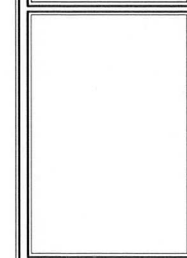
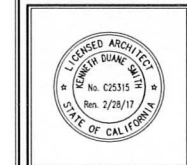
BUILDING 'A'
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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ARCHITECT
& ASSOCIATES, INC.



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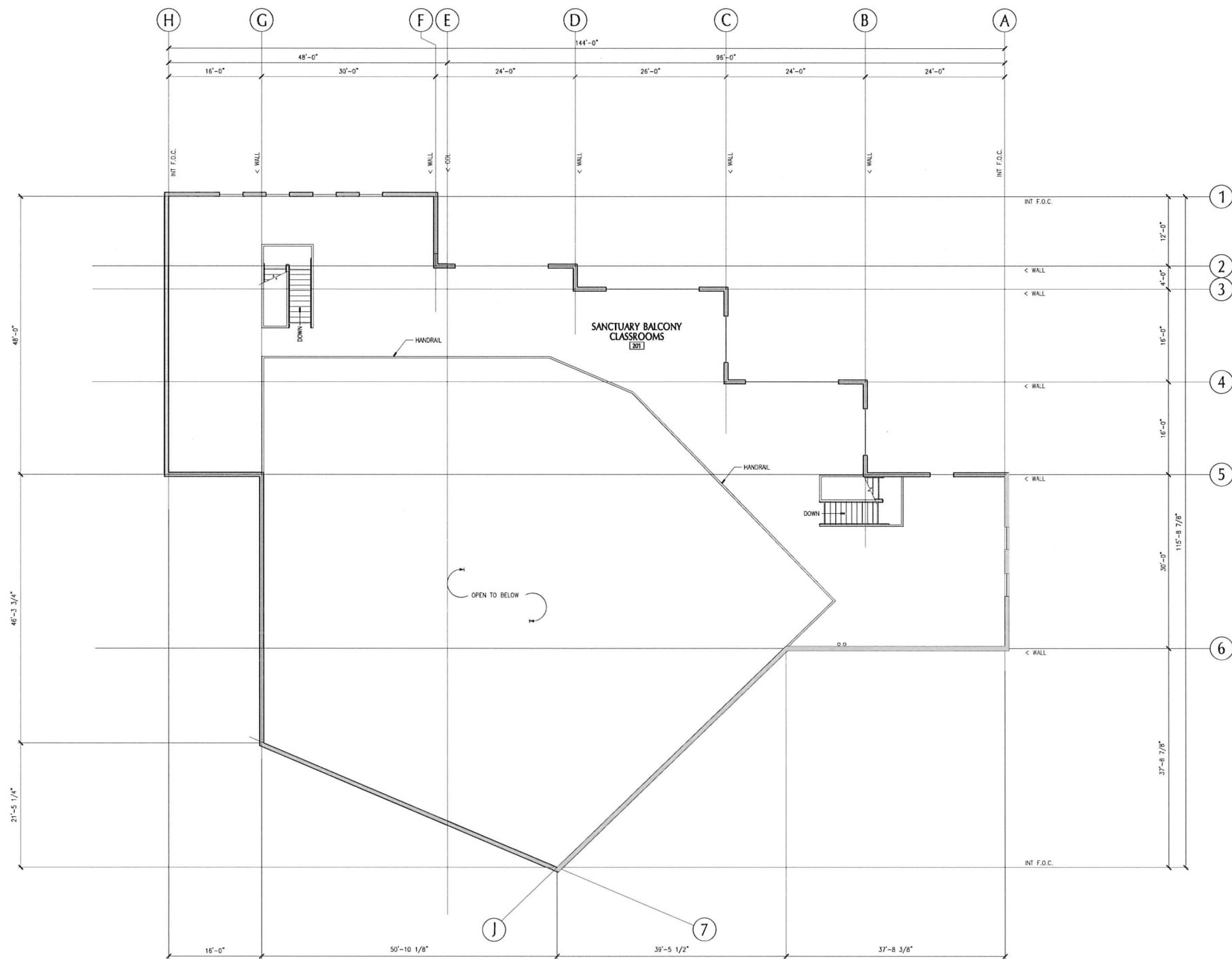


DATE: 2-5-08
JOB No: 03073
DRAWN BY: PC
CHECKED BY: RON

REVISIONS
07/08/10

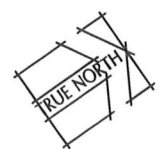
Design Development Plans for:
**North City
Presbyterian Church**
San Diego, California

DD-4
OF 12 SHEETS



LEGEND:
1 • TYPE 2A10BC FIRE EXTINGUISHER w/ ARROW SIGN ABOVE. MOUNT TOP OF EXTINGUISHER @ 5'-0" F.E. 2A10BC A.F.F. MOUNT ARROW SIGN @ 6'-0" FROM FINISH FLOOR TO BOTTOM OF SIGN. (FOR EXTINGUISHERS WEIGHING MORE THAN 40 lbs, MOUNT TOP OF EXTINGUISHER @ 3'-6" A.F.F.)

WALL LEGEND:
CONCRETE TILT-UP PANELS WITH 1/2" PANEL GAPS
4" NOM. STUD WALL (3-5/8" METAL OR 2x4 WOOD - SEE NOTES BELOW)
NOTE:
• ALL NON-STRUCTURAL WALLS SHALL BE METAL STUDS PER DETAILS REFERENCED, U.N.O.
• ALL DIMENSIONS TO STUD WALLS TO BE FACE OF STUD, U.N.O.
• SEE STRUCTURAL FOUNDATION PLAN FOR LOCATIONS OF ANY STRUCTURAL WALLS.



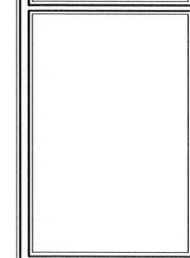
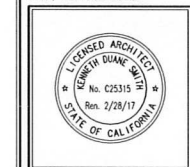
BUILDING 'A'
SECOND
FLOOR
PLAN

SCALE: 1/8" = 1'-0"

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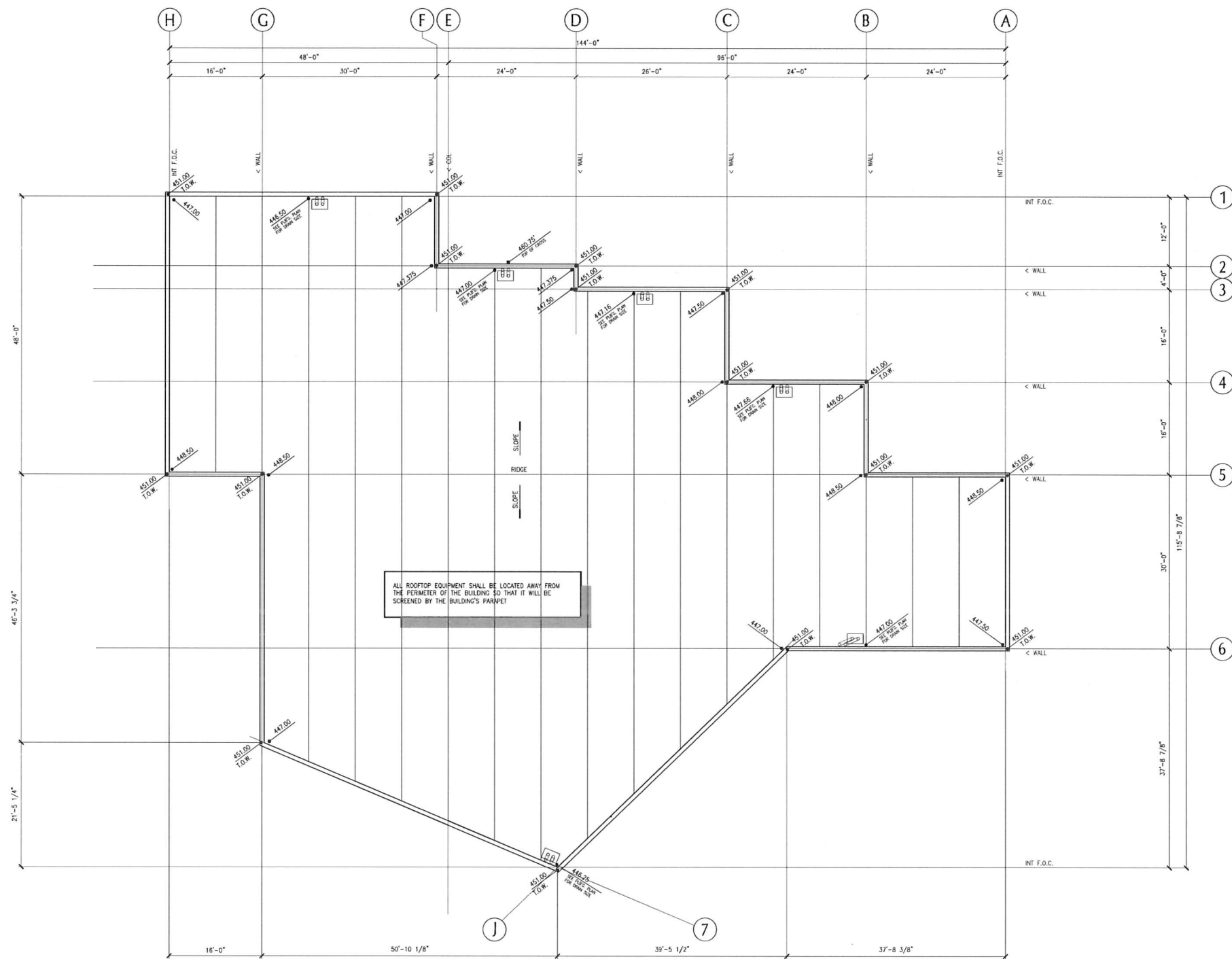
DATE: 2-5-08
JOB No: 03013
DRAWN BY: FS
CHECKED BY: RON

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project Design Development Plans for:
**North City
Presbyterian Church**
San Diego, California

DD-5
OF 12 SHEETS



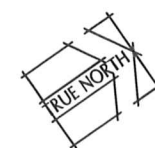
ROOF NOTES:

1. ROOFING MATERIAL: 1-MINERAL SURFACED CAP SHEET ASTM D3309 OVER 2-ASPHALT COATED FIBERGLASS PLY SHEETS TYPE IV ASTM D2178 OVER 1-ASPHALT COATED FIBERGLASS BASE SHEET TYPE II ASTM D4431 AS PER JOHN'S MANVILLE SPECIFICATION #40NC, CLASS "A" ROOF (UNDERWRITERS LABORATORY REPORT #R10167).
2. ALL ELEVATIONS SHOWN ARE FROM FINISH FLOOR SLAB TO TOP OF ROOF FRAMING MEMBER.
3. SLOPE ROOF 3/8" MIN. PER LINEAL FOOT, U.N.O.
4. IN CASES WHERE VARYING THICKNESS OF ROOF SHEATHING ARE SPECIFIED ON THE STRUCTURAL DRAWINGS, THE TRANSITION SHALL BE TREATED WITH A 12" TO 18" WIDE INVERTED CAP SHEET PRIOR TO BASE SHEET APPLICATION.
5. FOR CONTROL JOINT SEE DETAIL CONSULT THE ROOFING MATERIAL MANUFACTURER FOR NUMBER AND LOCATION(S) OF CONTROL JOINTS.
6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ROOF LEGEND

- EQUIPMENT PLATFORM - VERIFY LOCATION OF ALL MECHANICAL EQUIPMENT. SEE MECHANICAL PLANS BY OTHERS AND DETAIL.
- 30" x 30" ROOF ACCESS HATCH #3036-RAH-12 BY "TRISTAR SKYLIGHTS" (ICBO # ER-5150) - SEE PLUMBING PLANS BY OTHERS FOR SIZES.
- CAST IRON ROOF DRAIN and OVERFLOW COMBINATION. SEE PLUMBING PLANS BY OTHERS FOR SIZES.
- CAST IRON ROOF DRAIN and OVERFLOW SCUPPER THRU WALL. SEE PLUMBING PLANS BY OTHERS FOR SIZES.

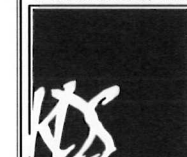
NOTE: WHERE CROSS-FALL AT LEADING EDGE OF EQUIPMENT PLATFORM IS LESS THAN 1/4" PER FOOT, PROVIDE CRICKET AS REQUIRED TO DIVERT WATER.



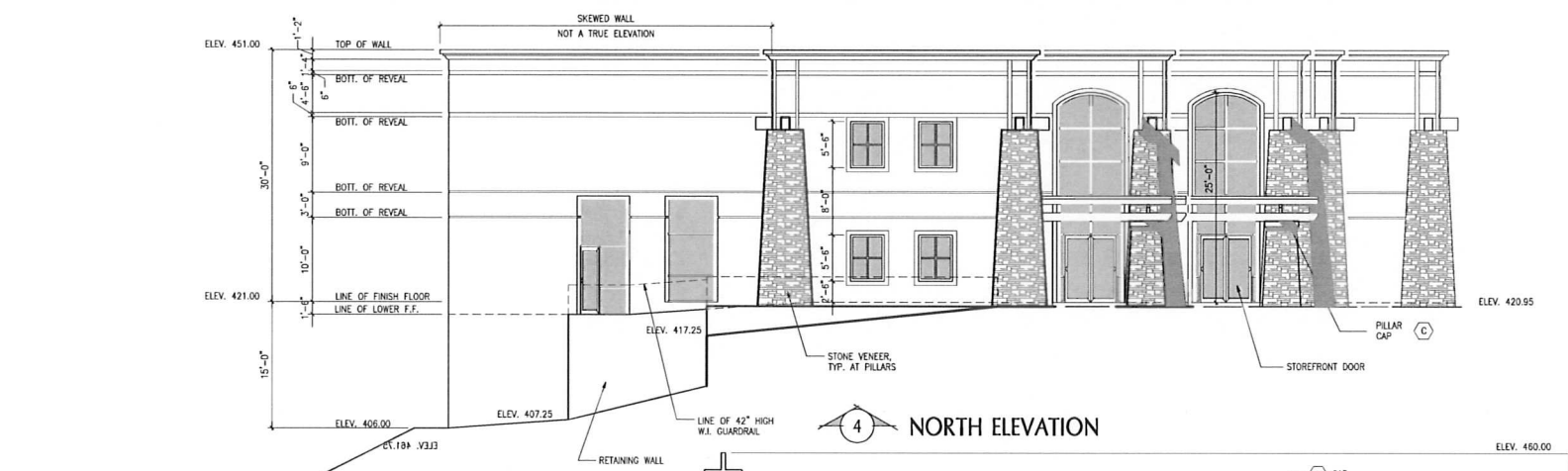
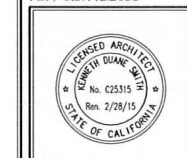
BUILDING 'A'
ROOF PLAN

SCALE: 1/8" = 1'-0"

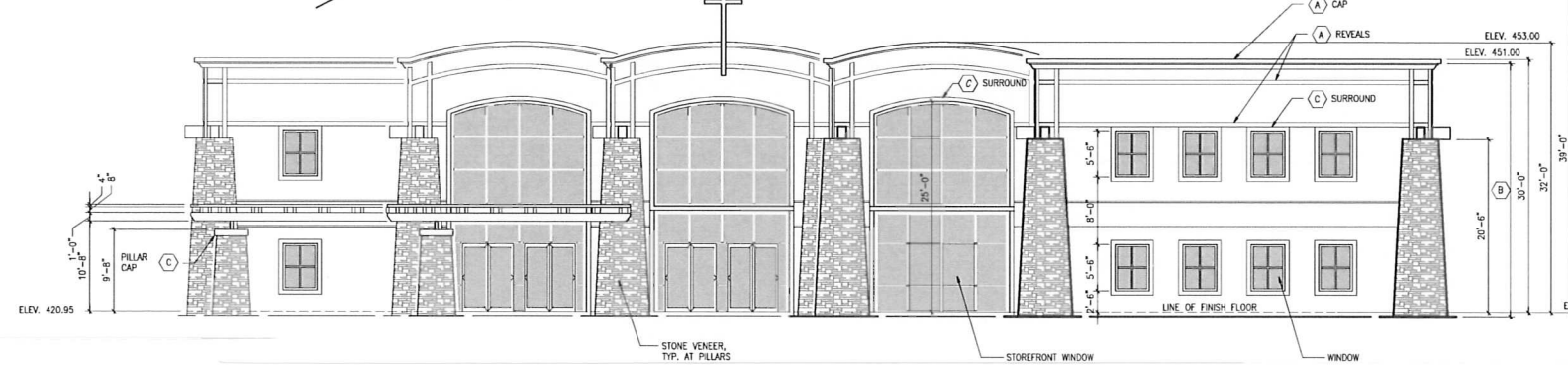
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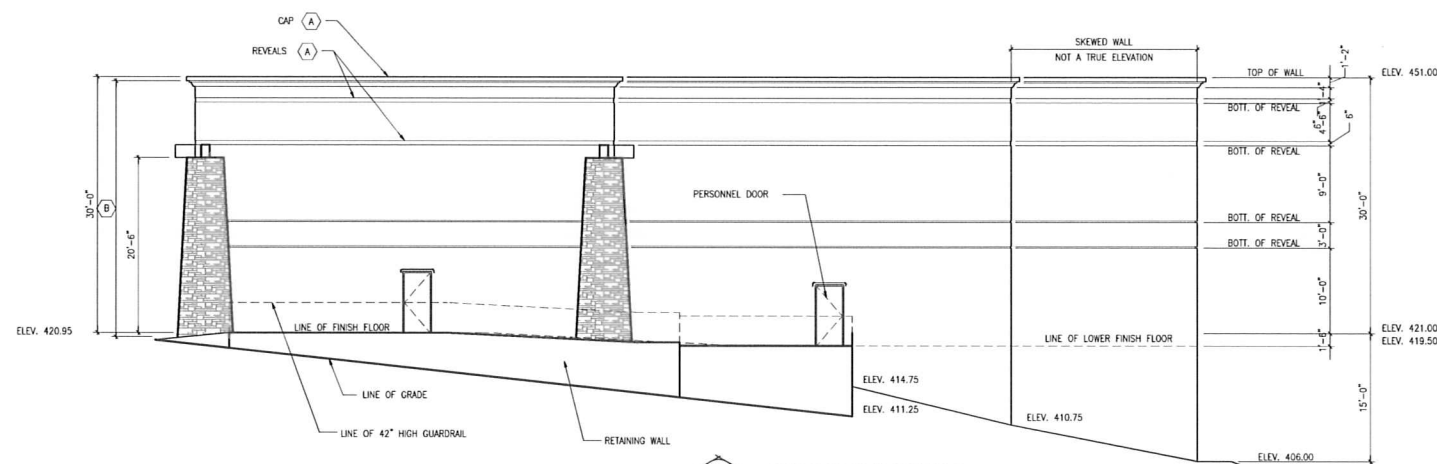
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 Fax / 619.442.2559



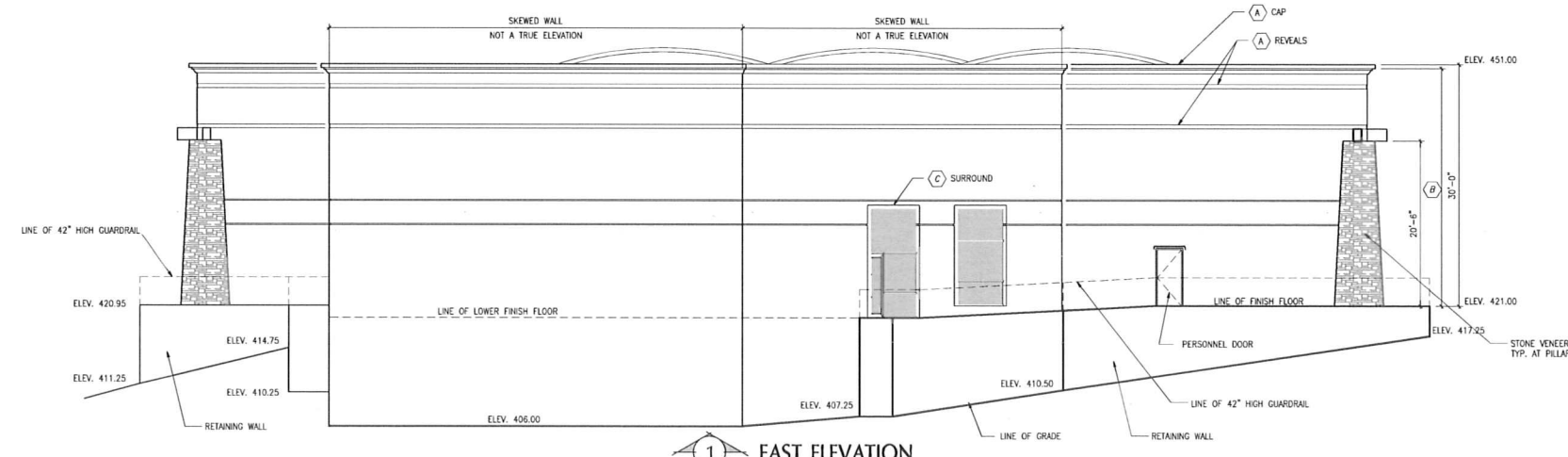
4 NORTH ELEVATION



3 WEST ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION

LEGEND:

PAINT:

- (A) 2006 FROST
- (B) 763 CRESCENT INN
- (C) 356 BROWN LEATHER

ONE COAT #3030 BOND PREP PRIMER AND TWO COATS #2230 CUSTOM HOME. SURFACE INSPECTION BY A REPRESENTATIVE OF THE PAINT MANUFACTURER IS RECOMMENDED PRIOR TO APPLICATION.

STOREFRONT MATERIALS

PPG DURANAR UC43347 STATUARY BRONZE

STOREFRONT TYPE: CAPTURED VERTICALS, HORIZONTALS & PERIMETERS
 PERIMETER SEALANT TO BE: BY "DOW CORNING" OR APPROX. EQUAL
 COLOR: BRONZE

GLAZING:

1 VERSALUX, 1/4" GREEN 2000R BY VISTEON
 INSTALL REFLECTIVE GLASS SURFACE INWARD

TYPE OF PRODUCT: SITE ASSEMBLED
 MAX. PRODUCT FENESTRATION U-FACTOR: 1.19 (PER TABLE 1-B 2001 ENERGY STUDS)
 SHGC RATING (CENTER OF GLASS): 0.37
 SHGC RATING (FENESTRATION): 0.398
 APPROVED METHOD OF CALCULATION: SHGC(en) ALGORITHM

DATE: 2-5-08
 JOB NO: 03073
 DRAWN BY: PS
 CHECKED BY: RON

REVISIONS

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BUILDING 'A'
 EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

project: Design Development Plans for
 North City Presbyterian Church
 San Diego, California

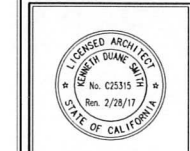
DD-6
 OF 12 SHEETS

P:\00000\0001\02\Drawings\A.dwg, May 07, 2015, 8:10:28am, Plotted by R6160200
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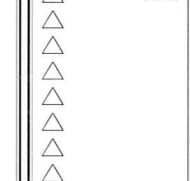


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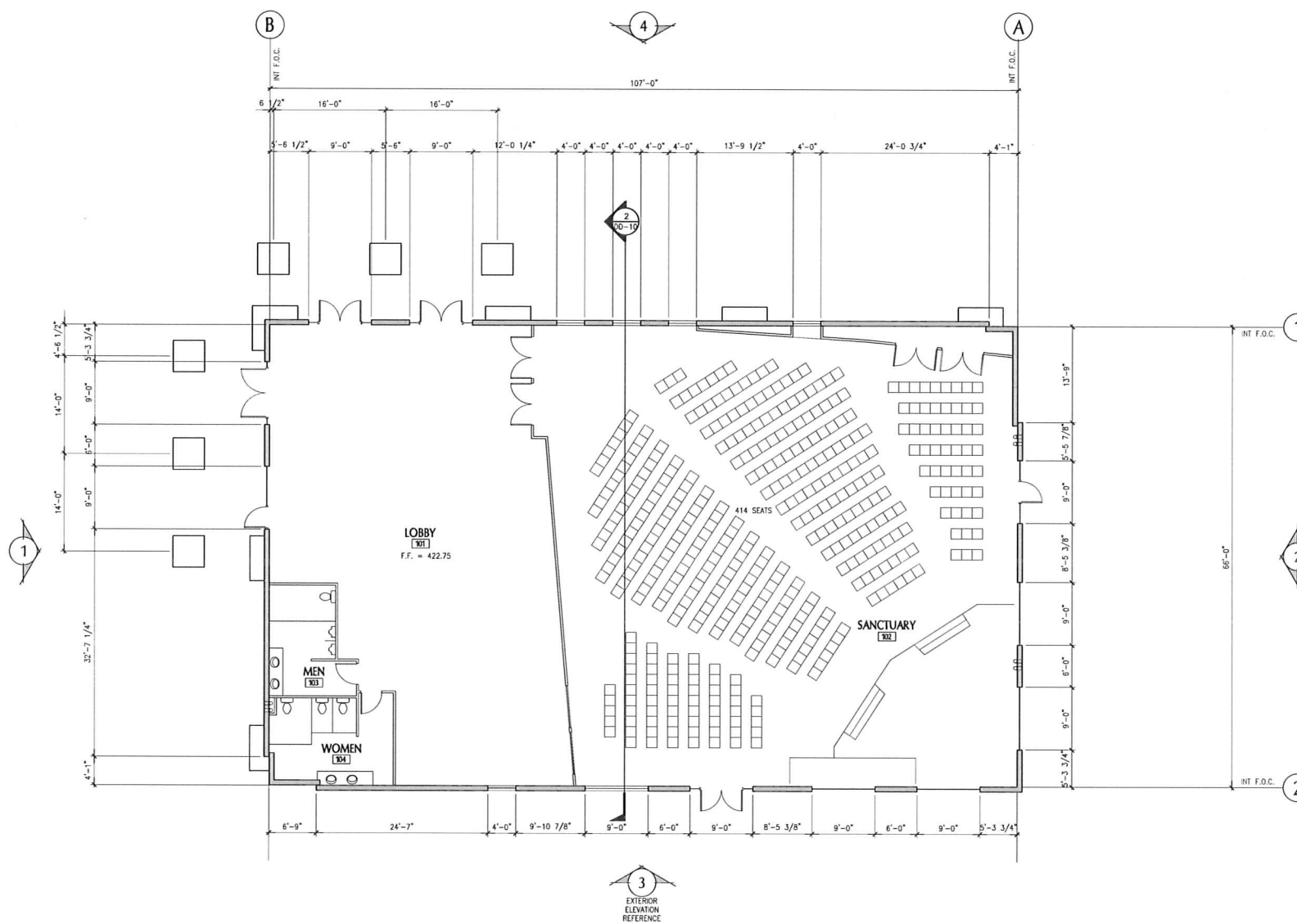
DATE 2-5-08
JOB No. 03073
DRAWN BY: FS
CHECKED BY: RON

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7-8-10
8-1-14



Project: Design Development Plans for:
**North City
Presbyterian Church**
San Diego, California

DD-7
OF 12 SHEETS



WALL LEGEND:

- CONCRETE TILT-UP PANELS WITH 1/2" PANEL GAPS
- 4" NOM. STUD WALL (3-5/8" METAL OR 2x4 WOOD - SEE NOTES BELOW)
- 4" NOM. STUD WALL WITH R-13 INSULATION TYPICAL, U.N.O.
- 6" NOM. STUD WALL - SEE NOTES BELOW
- 6" NOM. STUD WALL WITH R-19 INSULATION TYPICAL, U.N.O.

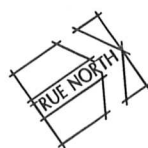
NOTE:

- ALL NON-STRUCTURAL WALLS SHALL BE METAL STUDS PER DETAILS REFERENCED, U.N.O.
- ALL DIMENSIONS TO STUD WALLS TO BE FACE OF STUD, U.N.O.
- SEE STRUCTURAL FOUNDATION PLAN FOR LOCATIONS OF ANY STRUCTURAL WALLS.

SQUARE FOOTAGE:

TOTAL BUILDING	7,308.00 SQ. FT.
FIRST FLOOR:	
SANCTUARY	4,553.00 SQ. FT.
LOBBY/RESTROOMS	2,756.00 SQ. FT.
TOTAL 1st FLOOR	7,309.00 SQ. FT.

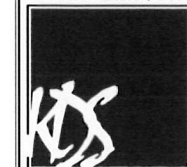
F:\WORK\03073\03073.dwg, May 07, 2015 @ 10:28am, Plotted by REBickson
 © Kenneth D. Smith



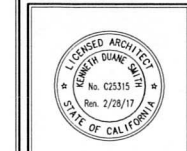
BUILDING 'B'
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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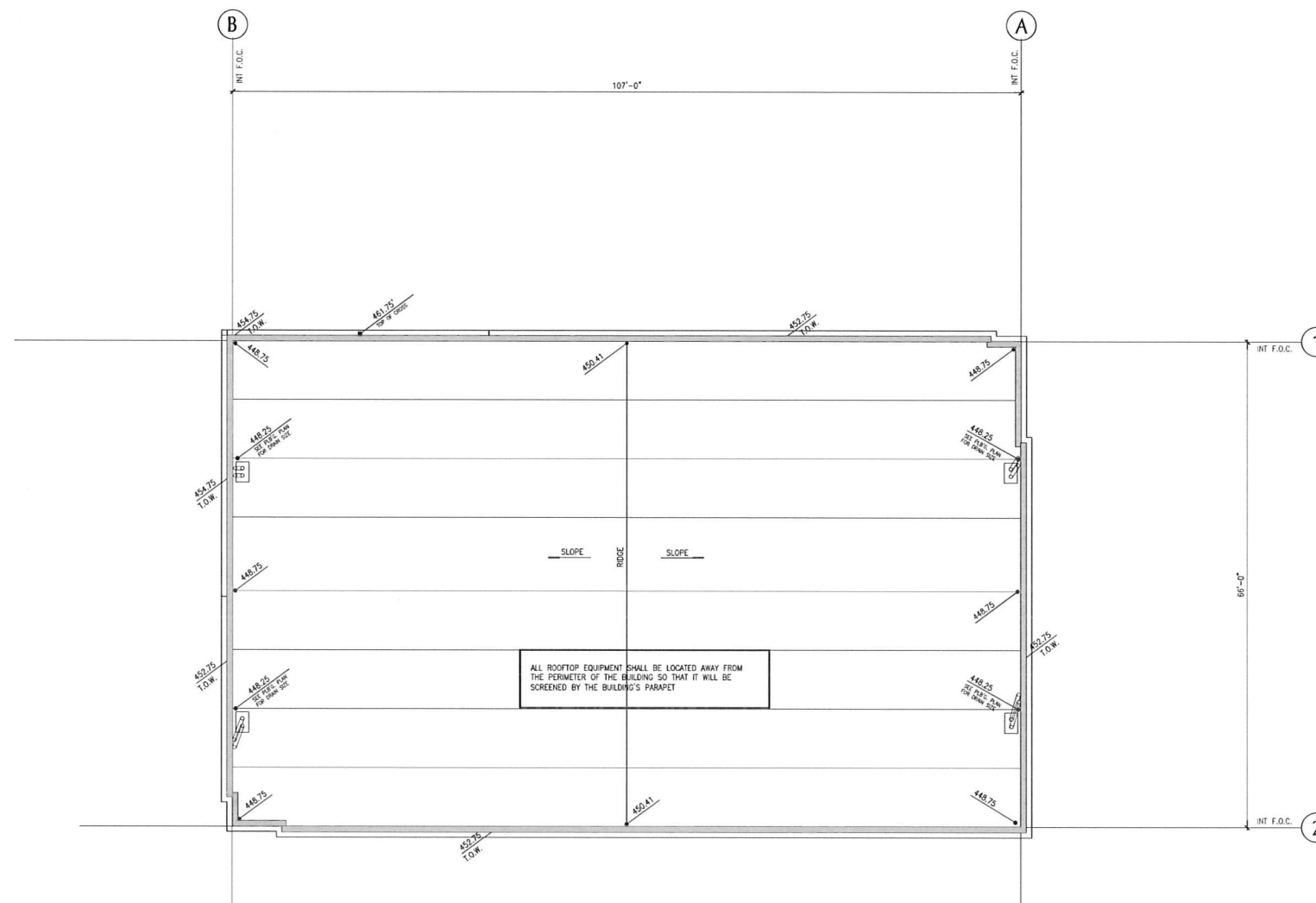
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JOB No: 03073
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07/08/10

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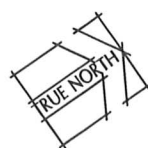
ROOF NOTES:

1. ROOFING MATERIAL: 1-MINERAL SURFACED CAP SHEET ASTM D3090 OVER 2-ASPHALT COATED FIBERGLASS FLY SHEETS TYPE IV ASTM D2178 OVER 1-ASPHALT COATED FIBERGLASS BASE SHEET TYPE I ASTM D4801 AS PER JOHNS MANVILLE SPECIFICATION #40NC, CLASS "A" ROOF" (UNDERWRITERS LABORATORY REPORT #R1187)
2. ALL ELEVATIONS SHOWN ARE FROM FINISH FLOOR SLAB TO TOP OF ROOF FRAMING MEMBER.
3. SLOPE ROOF 3/8" MIN. PER LINEAL FOOT, U.N.O.
4. IN CASES WHERE VARYING THICKNESS OF ROOF SHEATHING ARE SPECIFIED ON THE STRUCTURAL DRAWINGS, THE TRANSITION SHALL BE TREATED WITH A 12" TO 18" WIDE INVERTED CAP SHEET PRIOR TO BASE SHEET APPLICATION.
5. FOR CONTROL JOINT SEE DETAIL CONSULT THE ROOFING MATERIAL MANUFACTURER FOR NUMBER AND LOCATION(S) OF CONTROL JOINTS.
6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ROOF LEGEND

- EQUIPMENT PLATFORM - VERIFY LOCATION OF ALL MECHANICAL EQUIPMENT. SEE MECHANICAL PLANS BY OTHERS AND DETAIL.
- 30" x 36" ROOF ACCESS HATCH #3036-30AH-12 BY "TRISTAR SKYLIGHTS" (CBO # ER-5150) - SEE
- CAST IRON ROOF DRAIN and OVERFLOW COMBINATION - SEE PLUMBING PLANS BY OTHERS FOR SIZES

NOTE:
WHERE CROSS-FALL AT LEADING EDGE OF EQUIPMENT PLATFORM IS LESS THAN 1/4" PER FOOT, PROVIDE CRICKET AS REQUIRED TO DIVERT WATER.



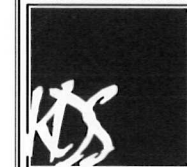
BUILDING 'B'
ROOF PLAN

SCALE: 1/8" = 1'-0"

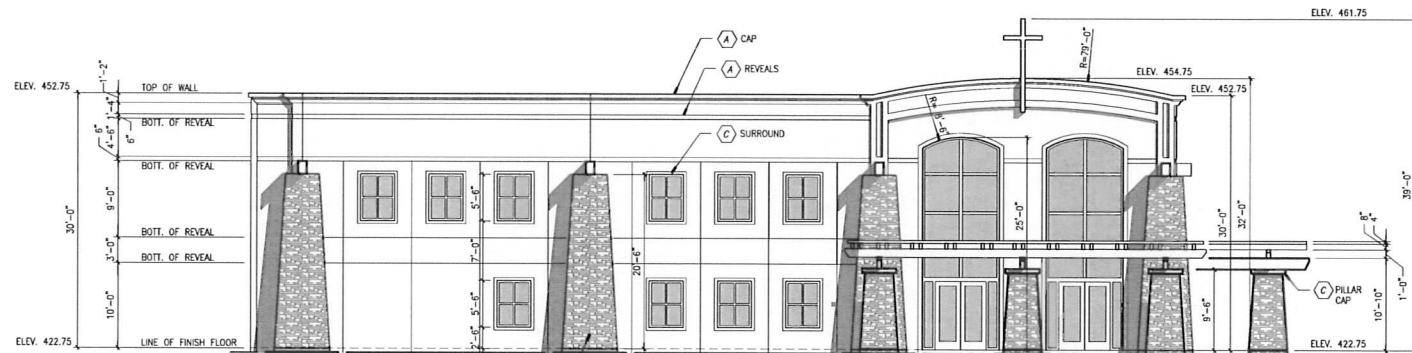
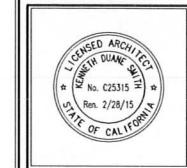
project: Design Development Plans for:
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Presbyterian Church**
San Diego, California

DD-8
OF 12 SHEETS

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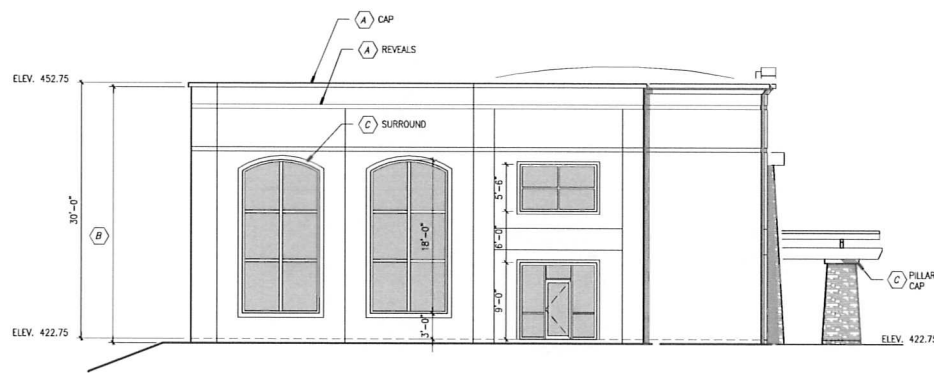
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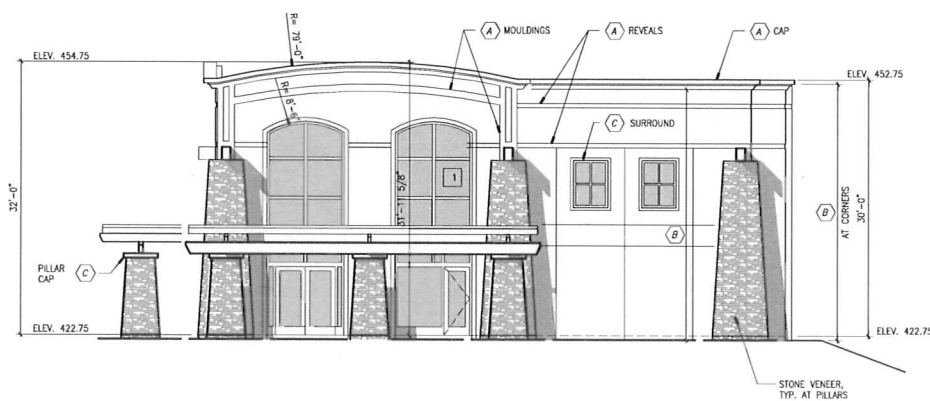
4 WEST ELEVATION



3 EAST ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATION

LEGEND:

PAINT:
BY ICI

- (A) 2006 FROST
- (B) 763 CRESCENT INN
- (C) 358 BROWN LEATHER

ONE COAT #2000 DECRA-SHIELD ACRYLIC PRIMER
AND TWO COATS #2200 DECRA-SHIELD FLAT
SURFACE INSPECTION BY A REPRESENTATIVE OF THE PAINT
MANUFACTURER IS RECOMMENDED PRIOR TO APPLICATION.

STOREFRONT MATERIALS
PPG DURANAR UC43347 STATUARY BRONZE

STOREFRONT TYPE:
CAPTURED VERTICALS, HORIZONTALS & PERIMETERS
PERMETER SEALANT TO BE:
COLOR / COLOR BY "DOW CORNING" OR APP'VD EQUAL

GLAZING:

- 1 VERSALUX, 1/4" GREEN 2000R BY VISTEON
INSTALL REFLECTIVE GLASS SURFACE INWARD

TYPE OF PRODUCT: SITE ASSEMBLED

MAX. PRODUCT FENESTRATION: 1.19 (PER TABLE 1-D
2001 ENERGY STD)

U-FACTOR: 0.37

SHGC RATING (CENTER OF GLASS): 0.37

SHGC RATING (FENESTRATION): 0.398

APPROVED METHOD OF CALCULATION: SHGC(EN) ALGORITHM



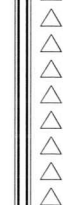
BUILDING 'B'
EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: 2-5-08
JOB No: 03073
DRAWN BY: FS
CHECKED BY: RON

REVISIONS

07/08/10



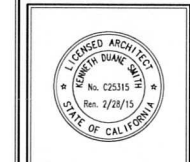
Project: Design Development Plans for:
North City
Presbyterian Church
San Diego, California

DD-9
OF 12 SHEETS

KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.



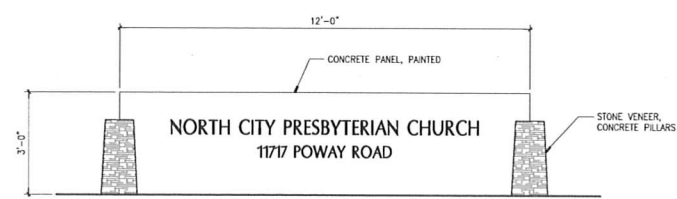
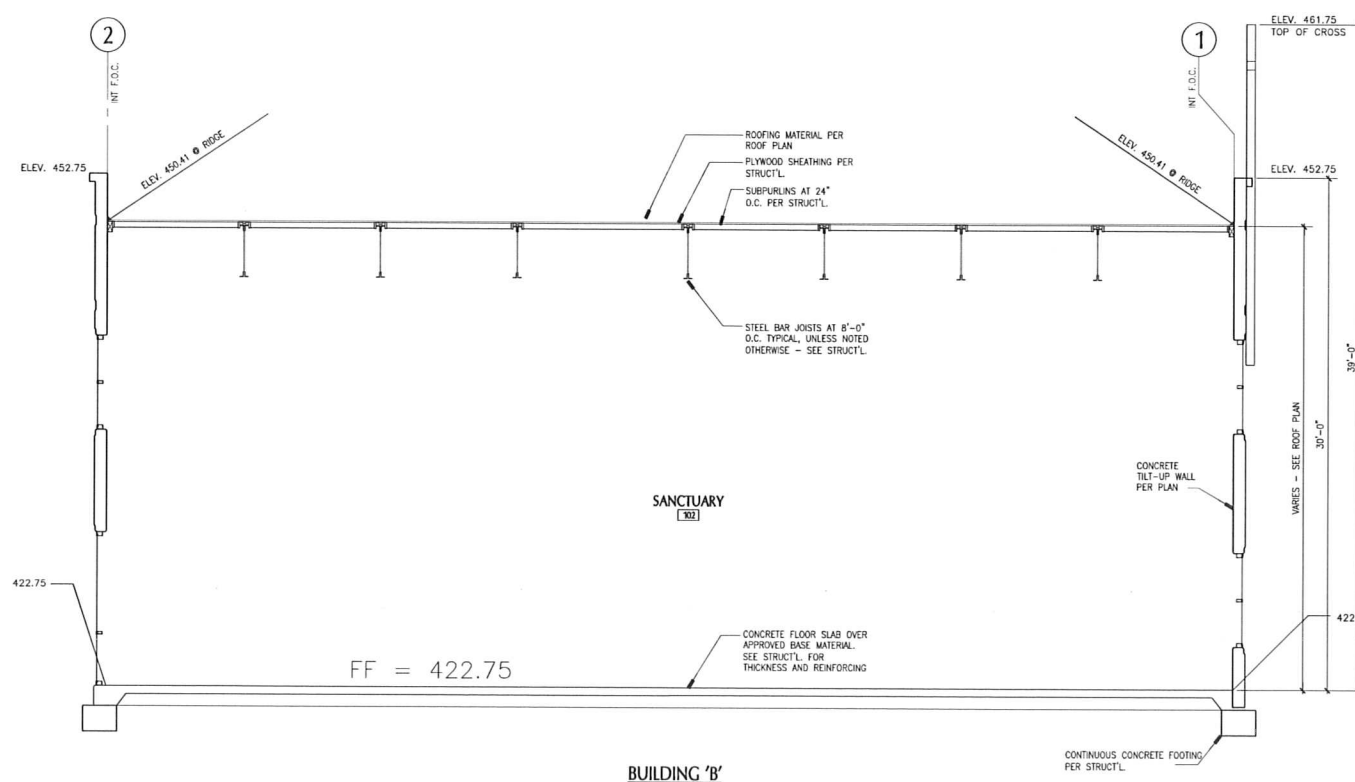
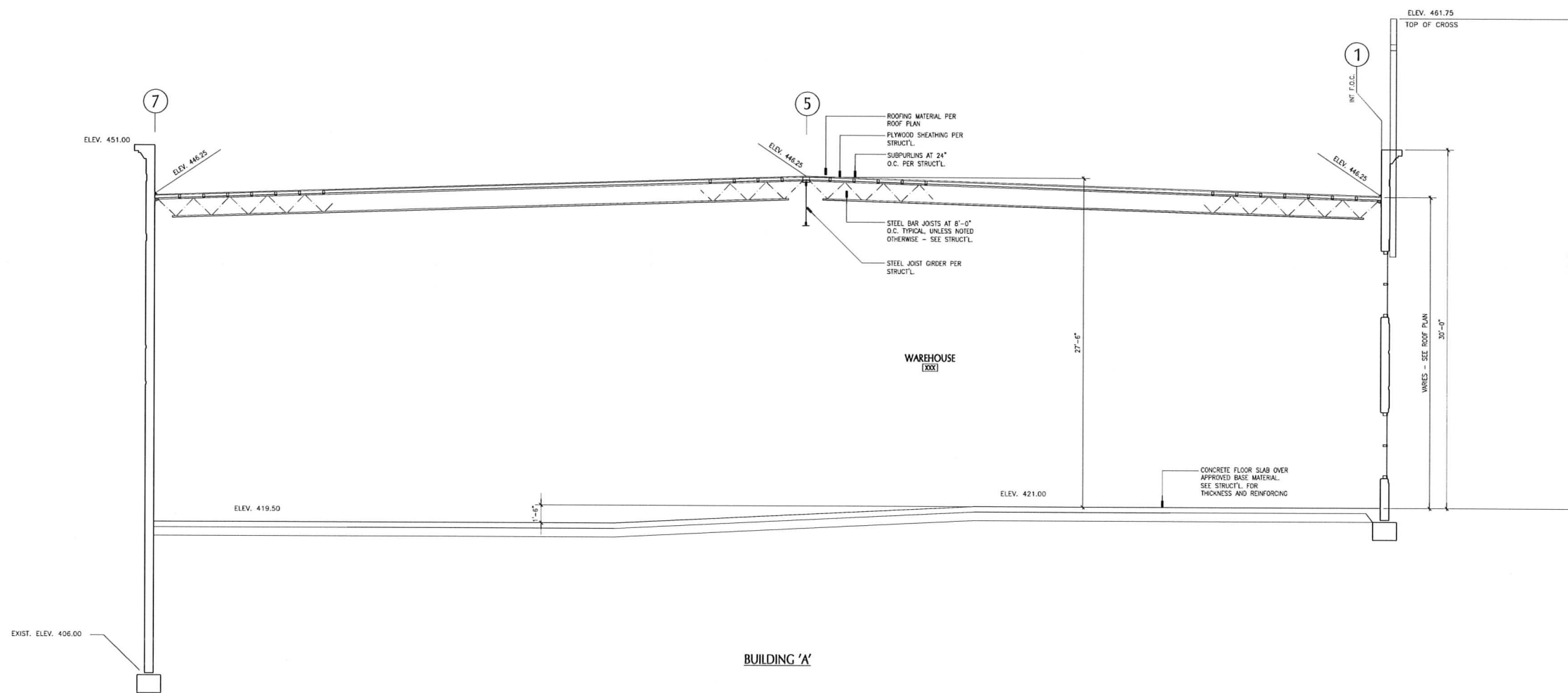
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DATE 2-5-08
JOB No 03073
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CHECKED BY RON

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07/08/10

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MONUMENT SIGN
(East & West Elevation)

3
DD-10
1/2" = 1'-0"

1
DD-10
1/4" = 1'-0"

Design Development Plans for
North City
Presbyterian Church
San Diego, California

project:

DD-10
OF 12 SHEETS

RETAINING WALL PLANTING

PROVIDE ONE PLANT IN EACH (APPROXIMATELY 4' X 8' HIGH SIZE) PLANTING CELL ACROSS THE ENTIRE FACE OF THE PLANTABLE WALLS. PROVIDE AN EQUAL PROPORTION OF THE SPECIES LISTED, DISTRIBUTE THE SPECIES RANDOMLY.

Table with 3 columns: BOTANICAL NAME, COMMON NAME, SIZE. Lists plants like ARTÉMISIA CALIFORNICA, YARROW, and COYOTE BUSH.

PLANTING SHALL PROVIDE BOX SCREENING OF PLANTABLE WALLS WITH TWO YEARS.

SEE SHEET L-4 FOR KEY TO EXISTING TREE SPECIES

PLANT LEGEND

PLANTS LISTED OR SPECIES WITH SIMILAR CHARACTERISTICS SHALL BE UTILIZED. IRRIIGATED, BROUGHT TOLERANT NATIVE SPECIES CONSISTENT WITH ADJACENT HABITATS

Large table with 5 columns: SYMBOL, BOTANICAL NAME, COMMON NAME, PLANT FORM, APPROX QUANTITY. Lists various plant species and their placement quantities.

PLANT LEGEND

PLANTS NOT WITHIN 100 FEET OF MSCP BOUNDARY, NOT IN ANY BRUSH MANAGEMENT ZONE

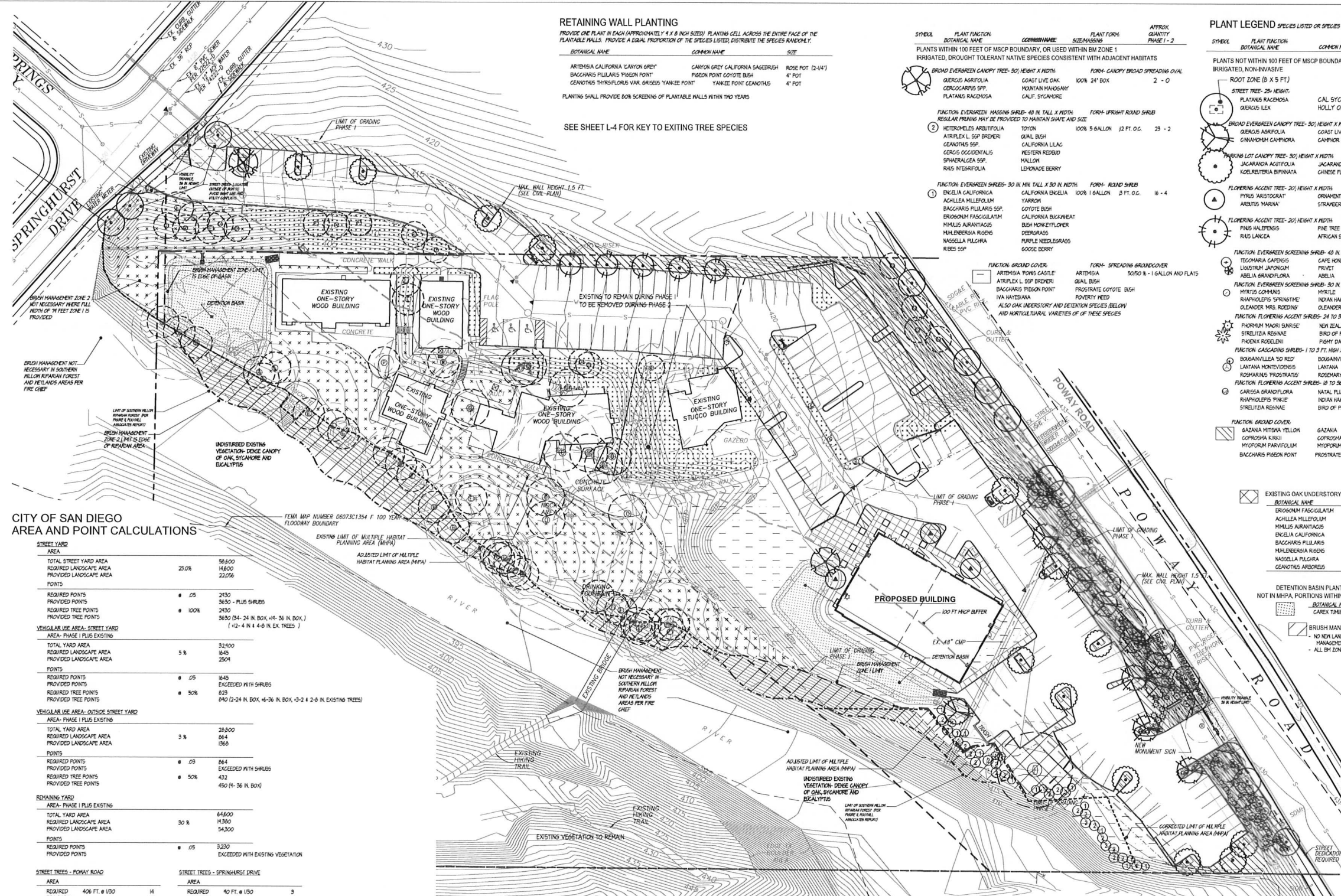
Table with 5 columns: SYMBOL, BOTANICAL NAME, COMMON NAME, PLANT FORM, APPROX QUANTITY. Lists plant species for non-irrigated areas.

Table with 4 columns: BOTANICAL NAME, COMMON NAME, SIZE, DENSITY PLANTS / ACRE. Lists understory plants like ERIOGONUM FASCICULATUM and CALIFORNIA BUCKWHEAT.

DETONATION BASIN PLANTING NOT IN MHFA, PORTIONS WITHIN 100 FEET OF MHFA, BM ZONE 1 - IRRIGATED. Lists plants like GAZANIA MITSHA YELLOW and COPROSHA KIRILLI.

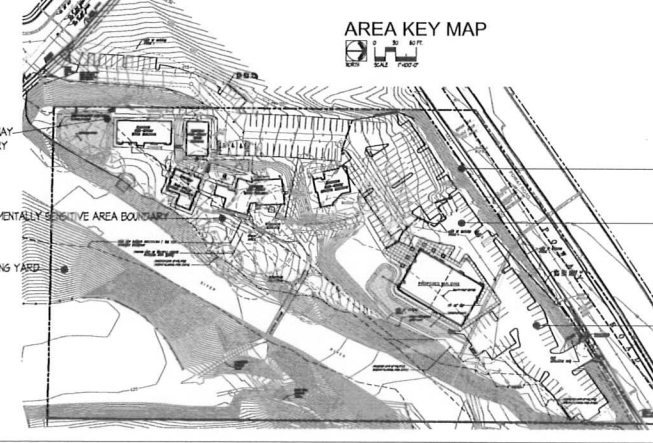
BRUSH MANAGEMENT ZONE 2 NO LANDSCAPING IS PROPOSED FOR BRUSH MANAGEMENT ZONE 2 AREAS. ALL B4 ZONE 2 AREA ARE EXISTING LANDSCAPE TO REMAIN.

INVASIVE PLANT NOTE ALL EXISTING INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES.



CITY OF SAN DIEGO AREA AND POINT CALCULATIONS

Table of area and point calculations for different zones: STREET YARD AREA, VEHICULAR USE AREA - STREET YARD AREA, VEHICULAR USE AREA - OUTSIDE STREET YARD AREA, REMAINING YARD, STREET TREES - POWAY ROAD, and STREET TREES - SPRINGHURST DRIVE.



LANDSCAPE CONCEPT STATEMENT

PLANTING CONCEPT THE LANDSCAPE CONCEPT PROVIDES FOR AESTHETIC AND FUNCTIONAL TREATMENTS OF GRADE BUILDING ADDITION. MULCH ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES.

DRAINAGE BEST MANAGEMENT PRACTICES

NO IRRIGATION RUN OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHT OF WAY, SIDEWALKS, DRIVEWAYS OR ALLEYS. MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT MINIMUM DISTANCE TO STREET TREE.

PHASE 1 LANDSCAPE DEVELOPMENT PLAN

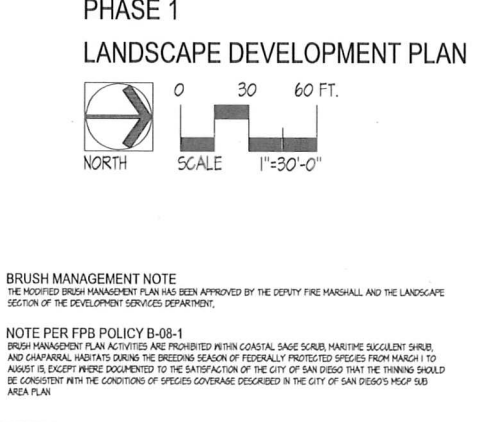


Table with 2 columns: PROJECT ADDRESS (SAN DIEGO, CA), PROJECT NAME (NORTH CITY PRESBYTERIAN CHURCH), SHEET TITLE (LANDSCAPE DEVELOPMENT PLAN).

AHLES LANDSCAPE ARCHITECTURE INC.
 P.O. Box 1503
 Rancho Santa Fe, California
 92067
 858.756.8963

PROJECT NO.: OT11

LANDSCAPE DEVELOPMENT PLAN

NORTH CITY PRESBYTERIAN CHURCH
 San Diego, California

PREVIOUS: 30 JUL 01
 REFERENCE: P15 150565
 SHEET:

L-2

REVISION 16: CYCLE 16-1 NOV 16
 REVISION 15: CYCLE 14-1 SEP 16
 REVISION 14: CYCLE 13-1 JUN 16
 REVISION 13: CYCLE 10-1 MAR 15
 REVISION 12: CYCLE 14 OCT 14
 REVISION 11: CYCLE 24 NOV 13
 REVISION 10: CYCLE 1 MAR 13
 REVISION 9: CYCLE 31 JUL 12
 REVISION 8: BIO FIG 4-16 SEP 10
 REVISION 7: 1 JUL 10
 REVISION 6: MPA-3 MAY 10
 REVISION 5: BM-16 FEB 10
 REVISION 4: 16 NOV 01
 REVISION 3: 20 APR 01
 REVISION 2: 3 MAR 01
 REVISION 1: 10 AUG 01
 ORIGINAL DATE: 10 AUG 01
 SHEET 2 OF 4
 DEP:

PLANT LEGEND SPECIES LISTED OR SPECIES WITH SIMILAR CHARACTERISTICS SHALL BE UTILIZED.

SYMBOL	PLANT FUNCTION	COMMON NAME	PLANT FORM	APPROX. QUANTITY
(Symbol)	STREET TREE - 25' HIGH	FLORIDA YACONTH	FORM- BROAD UPRIGHT OVAL	13 - 0
(Symbol)	BROAD EVERGREEN CANOPY TREE - 30' HEIGHT X 10' WIDTH	QUERCUS AGROFILIA	FORM- CANOPY BROAD SPREADING OVAL	11 - 8
(Symbol)	PARKING LOT CANOPY TREE - 30' HEIGHT X 10' WIDTH	JACARANDA ACUTIFOLIA	FORM- CANOPY BROAD SPREADING OVAL	13 - 11
(Symbol)	FLOWERING ACCENT TREE - 20' HEIGHT X 10' WIDTH	PIRUS ARIOSTRAT	FORM- MEDIUM UPRIGHT VASE	3 - 1
(Symbol)	FLOWERING ACCENT TREE - 20' HEIGHT X 10' WIDTH	PIRUS ARIOSTRAT	FORM- MEDIUM EDGE TREE	5 - 0
(Symbol)	FUNCTION: EVERGREEN SCREENING SHRUB - 40 IN. MIN. TALL X 10' WIDTH	TEUCARIUM CAPTOSUM	FORM- UPRIGHT ROAD SHRUB	32 - 21
(Symbol)	FUNCTION: EVERGREEN SCREENING SHRUB - 30 IN. MIN. TALL X 30 IN. WIDTH	ARTHEMISA FENS CASTLE	FORM- ROUND SHRUB	65 - 61
(Symbol)	FUNCTION: CASCADING SHRUBS - 1 TO 3 FT. HIGH X 5 FT. WIDTH	BOGANVILLEA SO REPT	FORM- SPREADING CASCADING SHRUB	101 - 71
(Symbol)	FUNCTION: FLOWERING ACCENT SHRUBS - 18 TO 36 IN. HIGH X 18 IN. WIDTH	CARISSA GRANDIFLORA	FORM- ARCHING SHRUB	8 - 0
(Symbol)	FUNCTION: GROUND COVER	GAZANIA HUTSIA YELLOW	FORM- SPREADING GROUND COVER	1000 PLANTS

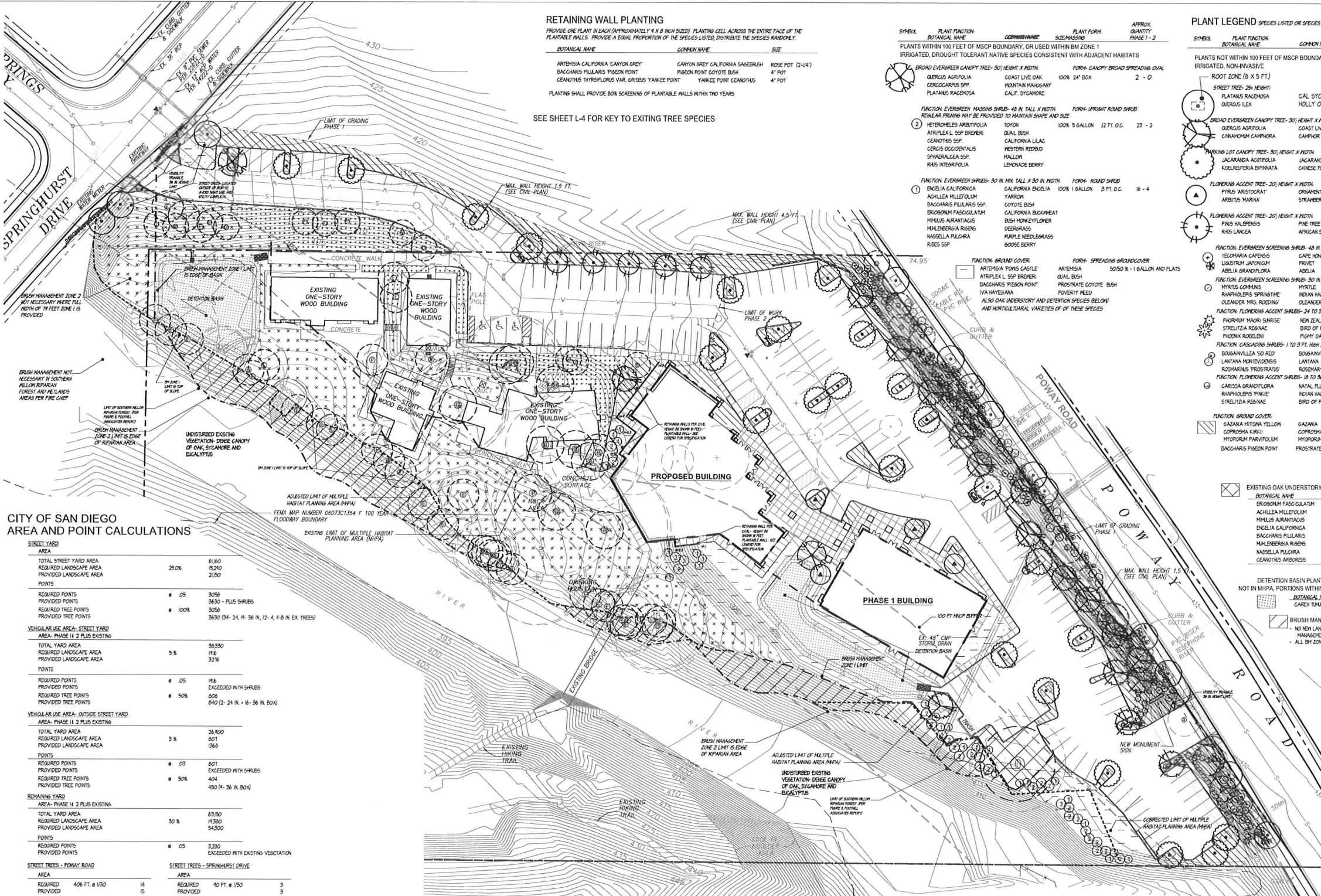
RETAINING WALL PLANTING
 PROVIDE ONE PLANT IN EACH APPROXIMATELY 4' X 8' HIGH SIZE PLANTING CELL ACROSS THE ENTIRE FACE OF THE PLANTABLE WALLS. PROVIDE AN EQUAL PROPORTION OF THE SPECIES LISTED, DISTRIBUTE THE SPECIES RANDOMLY.

BOTANICAL NAME	COMMON NAME	SIZE
ARTHEMISA CALIFORNICA 'CANYON GREY'	CANYON GREY CALIFORNIA SAGEBRUSH	ROSE POT (2-1/4")
BACCHARIS PULLARIS 'PIGSON POINT'	PIGSON POINT COYOTE BUSH	4" POT
CEANOTHUS THYRSIFLORUS VAR. GRISIDUS 'YANKEE POINT'	'YANKEE POINT' CEANOTHUS	4" POT

PLANTING SHALL PROVIDE BOX SCREENING OF PLANTABLE WALLS WITHIN TWO YEARS.

PLANT FUNCTION

FUNCTION	PLANT FUNCTION	COMMON NAME	PLANT FORM	APPROX. QUANTITY
1	BROAD EVERGREEN CANOPY TREE - 30' HEIGHT X 10' WIDTH	QUERCUS AGROFILIA	FORM- CANOPY BROAD SPREADING OVAL	2 - 0
2	FUNCTION: EVERGREEN MASSING SHRUBS - 40 IN. TALL X 10' WIDTH	ARTHEMISA FENS CASTLE	FORM- UPRIGHT ROAD SHRUB	23 - 2
3	FUNCTION: EVERGREEN SHRUBS - 30 IN. MIN. TALL X 30 IN. WIDTH	ARTHEMISA FENS CASTLE	FORM- ROUND SHRUB	16 - 4
4	FUNCTION: GROUND COVER	GAZANIA HUTSIA YELLOW	FORM- SPREADING GROUND COVER	1000 PLANTS



CITY OF SAN DIEGO AREA AND POINT CALCULATIONS

STREET YARD AREA	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	POINTS
TOTAL STREET YARD AREA	15,240	2,350	
REQUIRED POINTS	3056	3630 + PLUS SHRUBS	05
PROVIDED POINTS	3056	3630	100%
REQUIRED TREE POINTS	3630 (24 - 14 - 16 - 36 IN. EX. TREES)		
PROVIDED TREE POINTS			

VEHICULAR USE AREA - STREET YARD AREA - PHASE II 2 PLUS EXISTING	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	POINTS
TOTAL YARD AREA	11,300	54,300	
REQUIRED POINTS	116	EXCEEDED WITH SHRUBS	05
PROVIDED POINTS	800	140 (2 - 24 IN. + 16 - 36 IN. BOX)	50%
REQUIRED TREE POINTS			
PROVIDED TREE POINTS			

VEHICULAR USE AREA - OUTSIDE STREET YARD AREA - PHASE II 2 PLUS EXISTING	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	POINTS
TOTAL YARD AREA	801	1368	
REQUIRED POINTS	801	EXCEEDED WITH SHRUBS	05
PROVIDED POINTS	404	450 (4 - 36 IN. BOX)	50%
REQUIRED TREE POINTS			
PROVIDED TREE POINTS			

REMAINING YARD AREA - PHASE II 2 PLUS EXISTING	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	POINTS
TOTAL YARD AREA	11,300	54,300	
REQUIRED POINTS	3,330	EXCEEDED WITH EXISTING VEGETATION	05
PROVIDED POINTS			

STREET TREES - POWAY ROAD	STREET TREES - SPRINGHURST DRIVE
REQUIRED	REQUIRED
PROVIDED	PROVIDED



LANDSCAPE CONCEPT STATEMENT

PLANTING CONCEPT
 THE LANDSCAPE CONCEPT PROVIDES FOR AESTHETIC AND FUNCTIONAL TREATMENTS OF GARCH BUILDING ADDITION. TWO EXISTING ILLUSTRATE THE PHASED IMPLEMENTATION OF THE PROJECT. TREES AND FLOWERING SHRUBS ENHANCE THE SITE AND IMPROVE ENTRANCES. THE SITE CONTAINS SEVERAL LARGE EXISTING TREES.

IRRIGATION CONCEPT
 ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATICALLY CONTROLLED PERMANENT UNDERGROUND SYSTEMS. ALL IRRIGATION, EITHER EXISTING OR PROPOSED, SHALL CONFORM TO CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL, AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR IRRIGATION AND MAINTENANCE. SYSTEM SHALL PROVIDE FOR THE PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. RUNOFF SHALL BE MINIMIZED TO THE EXTENT POSSIBLE PER THE REGULATIONS. WATER CONSERVATION IS PROMOTED THROUGH THE HYDROZONE GROUPING OF PLANTS WITH SIMILAR IRRIGATION REQUIREMENTS. NOTE REGARDING IRRIGATED NATIVE REVEGETATION AREA - THIS AREA WILL BE WATERED MANUALLY AS NECESSARY FOR ESTABLISHMENT DURING THE FIRST YEAR AND WILL BE IRRIGATED THEREAFTER.

WATER CONSERVATION NOTE
 HIGH WATER USE PLANTS SHALL BE LIMITED TO NOT MORE THAN 10 PERCENT OF TOTAL DEVELOPED LANDSCAPE AREA. ALL OTHER PLANTINGS SHALL BE COMPOSED OF LOW WATER USE PLANT MATERIAL.

LANDSCAPE REGULATION CONFORMANCE
 ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

EXISTING LANDSCAPE NOTE
 EXISTING TREES SHOWN SHALL REMAIN. TREES TO BE REMOVED ARE NOTED ON THE PLAN. ANY AREAS BASED OR DISTURBED BY CONSTRUCTION WILL BE REPAIRED WITH NEW LANDSCAPING TO MATCH.

MAINTENANCE NOTE
 ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

DRAINAGE BEST MANAGEMENT PRACTICES

NO IRRIGATION RUN OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEM WITHOUT PROPER PERMITS. ALL ROOF DISCHARGE TO BE TO SURFACE DRAINAGE. REFER TO STORM WATER POLLUTION PREVENTION PLAN PREPARED BY SWEPS DYE & ASSOCIATES, 2848 CENTER DRIVE, SUITE 6, LA MESA, CA, 92042, DATED 8-15-2002.

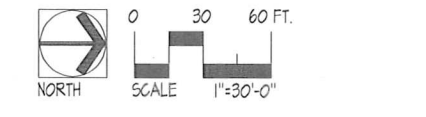
MULCH
 ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREA WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH (LDC 142042B3).

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:	DISTANCE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
OTHER LINES	10 FEET
OTHER UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY ENTRIES	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

EXISTING TREE PROTECTION
 THE FOLLOWING PROTECTION FOR EXISTING TREES TO REMAIN ON SITE WILL BE PROVIDED:
 1- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2- STOCKPILING, TOPSOIL, DISTURBANCE, CONSTRUCTION MATERIAL, STORAGE, VEHICLE USE, FOOT TRAFFIC, AND STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE OF EXISTING TREES ON SITE.
 3- ROOT SYSTEMS OF EXISTING TREES ON SITE WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
 4- THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES ON SITE.
 5- ROOTS OF EXISTING TREES ON SITE WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH ROOT PAINT AS MANUFACTURED BY FLUTEKITE OR APPROVED EQUAL.
 6- MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
 7- ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

PHASE 2 LANDSCAPE DEVELOPMENT PLAN



BRUSH MANAGEMENT NOTE
 THE MODIFIED BRUSH MANAGEMENT PLAN HAS BEEN APPROVED BY THE DEPUTY FIRE MARSHALL AND THE LANDSCAPE SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE PER FPB POLICY B-08-1
 BRUSH MANAGEMENT PLAN ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARINE SUCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING SHOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

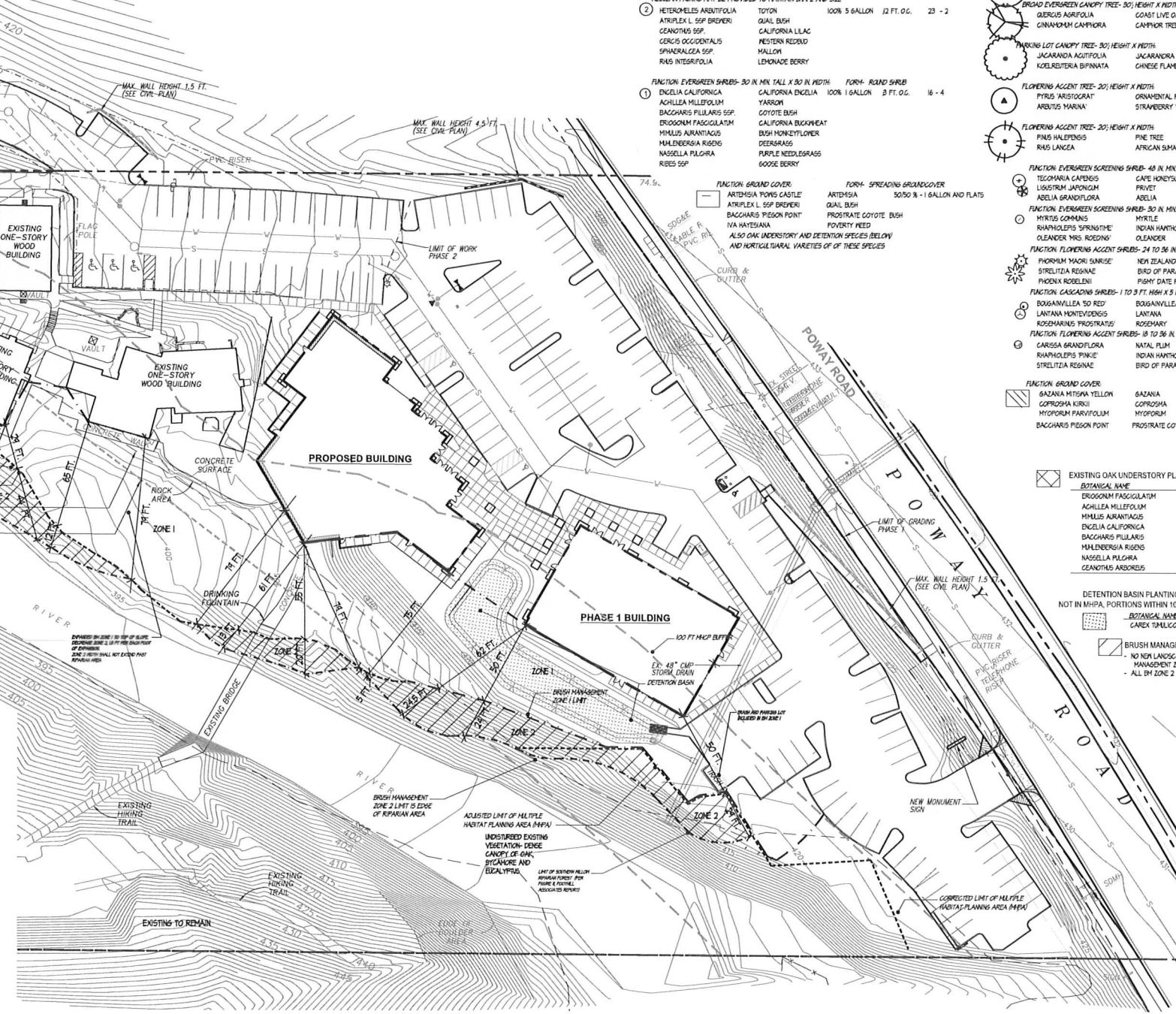
PLANT LEGEND SPECIES LISTED OR SPECIES WITH SIMILAR CHARACTERISTICS SHALL BE UTILIZED

SYMBOL	PLANT FUNCTION	COMMON NAME	PLANT FORM	APPROX QUANTITY	PHASE 1 - 2
(Symbol)	PLANTS NOT WITHIN 100 FEET OF MSCP BOUNDARY, OR USED WITHIN BM ZONE 1				
(Symbol)	IRRIGATED, DROUGHT TOLERANT NATIVE SPECIES CONSISTENT WITH ADJACENT HABITATS				
(Symbol)	FUNCTION: BROAD EVERGREEN CANOPY TREE- 30' HEIGHT X WIDTH	QUERCUS AGROFOLIA	FORM- BROAD UPRIGHT OVAL	100%	24' BOX
(Symbol)	FUNCTION: EVERGREEN MASSING SHRUB- 48 IN TALL X WIDTH	ARTEMISA TORRES CASTLE	FORM- SPREADING GROUND COVER	5000	8-1 GALLON AND PLANTS

RETAINING WALL PLANTING

BOTANICAL NAME	COMMON NAME	SIZE
ARTEMISA CALIFORNICA	CANYON GREY	ROSE POT (2-4")
BACCHARIS PILLULARIS	PIGEON POINT	4" POT
CEANTHUS THYRSIFLORUS	YANKEE POINT	4" POT

PLANTING SHALL PROVIDE 80% SCREENING OF PLANTABLE WALLS WITHIN TWO YEARS



BRUSH MANAGEMENT ZONES

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS- FER LDC 142-04H

- ZONE 1 - MINIMUM WIDTH RANGES FROM 4 TO 14 FEET. CONSISTS OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING
- ZONE 2 - MINIMUM WIDTH RANGES FROM 0 TO 40 FEET. CONSISTS OF THINNEO NATIVE OR NATURALIZED VEGETATION

*REGULATORY ZONES VARY PER THE PLAN. BRZ2 LIMIT IS THE TOP OF THE ADJACENT MANUFACTURED SLOPE. BRZ2 LIMIT IS EDGE OF THE RIPARIAN AREA. NO BRUSH MANAGEMENT IS REQUIRED IN THE RIPARIAN AREA.

WHERE INDICATED ON THIS PLAN, ZONE 1 IS INCREASED IN WIDTH WITH A CORRESPONDING DECREASE IN ZONE 2 OF ONE AND ONE HALF FOOT FOR EACH FOOT OF ZONE ONE INCREASE.

ADJACENT TO EXISTING BUILDINGS, WHERE INDICATED ON THIS PLAN, ZONE 1 IS DECREASED IN WIDTH WITH A CORRESPONDING INCREASE IN ZONE 2 OF ONE FOOT FOR EACH FOOT OF ZONE ONE INCREASE.

A PORTION OF THE BRUSH MANAGEMENT ZONE ONE IS ON SLOPE WITH A GRADIENT GREATER THAN 4:1. THE PROPERTY REGISTERS TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1981

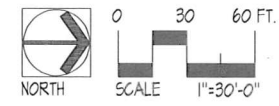
NOTE

THE MODIFIED BRUSH MANAGEMENT PLAN HAS BEEN APPROVED BY THE DEPUTY FIRE MARSHALL AND THE LANDSCAPE SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

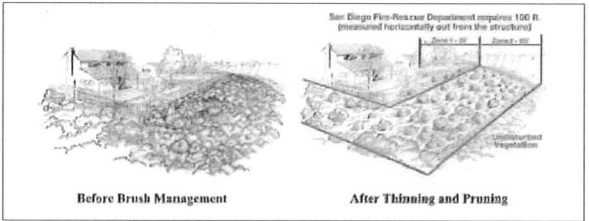
NOTE PER FPB POLICY B-08-1

BRUSH MANAGEMENT PLAN ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING SHOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

BRUSH MANAGEMENT PLAN



ZONE 2 THINNING AND PRUNING



BRUSH MANAGEMENT - ZONE 1

THIS IS THE MOST CRITICAL AREA FOR FIRE WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES, TWIGS, AND BRUSH SHOULD BE REGULARLY TRIMMED TO ELIMINATE DEAD FUELS TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT - ZONE 2

THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL. IT IS RECOMMENDED THAT NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR RAIN GROWTH CYCLES. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL.

ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. REPAIR AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUND COVERS (M) SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. GRASSES AND SOME ICE PLANTS. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. HOWEVER, A LIGHT APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PRODUCTION NEW GROWTH WHEN SEVERAL PRUNING OLD SHRUBS AND WOOD GROUNDCOVERS.

ZONE REQUIREMENTS

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

ZONE TWO REQUIREMENTS

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED FLAMMABLE VEGETATION AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE TO THE EDGE OF THE UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 8 INCHES.
- WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE CUT AND CLEARED SHALL BE PRUNED TO REDUCE FUEL LOADINGS IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO AREA IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - A. ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE OR NATURALIZED LOW-FUEL AND FIRE RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - B. NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 2 FEET. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES.
 - C. ALL NEW ZONE TWO PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO. ONLY LOW FLOW LOW GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RINOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - D. WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.04(A) A REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
 - E. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

BRUSH MANAGEMENT - MAINTENANCE NOTES

REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES.

BRUSH MANAGEMENT NOTE

THE MODIFIED BRUSH MANAGEMENT PLAN HAS BEEN APPROVED BY THE DEPUTY FIRE MARSHALL AND THE LANDSCAPE SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

NORTH CITY PRESBYTERIAN CHURCH

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PROJECT NO.: 0711

LANDSCAPE DEVELOPMENT PLA

NORTH CITY
PRESBYTERIAN
CHURCH

San Diego, Californic

PREVIOUS: 30 JUL 07
REFERENCE: PTS 150585
SHEET:

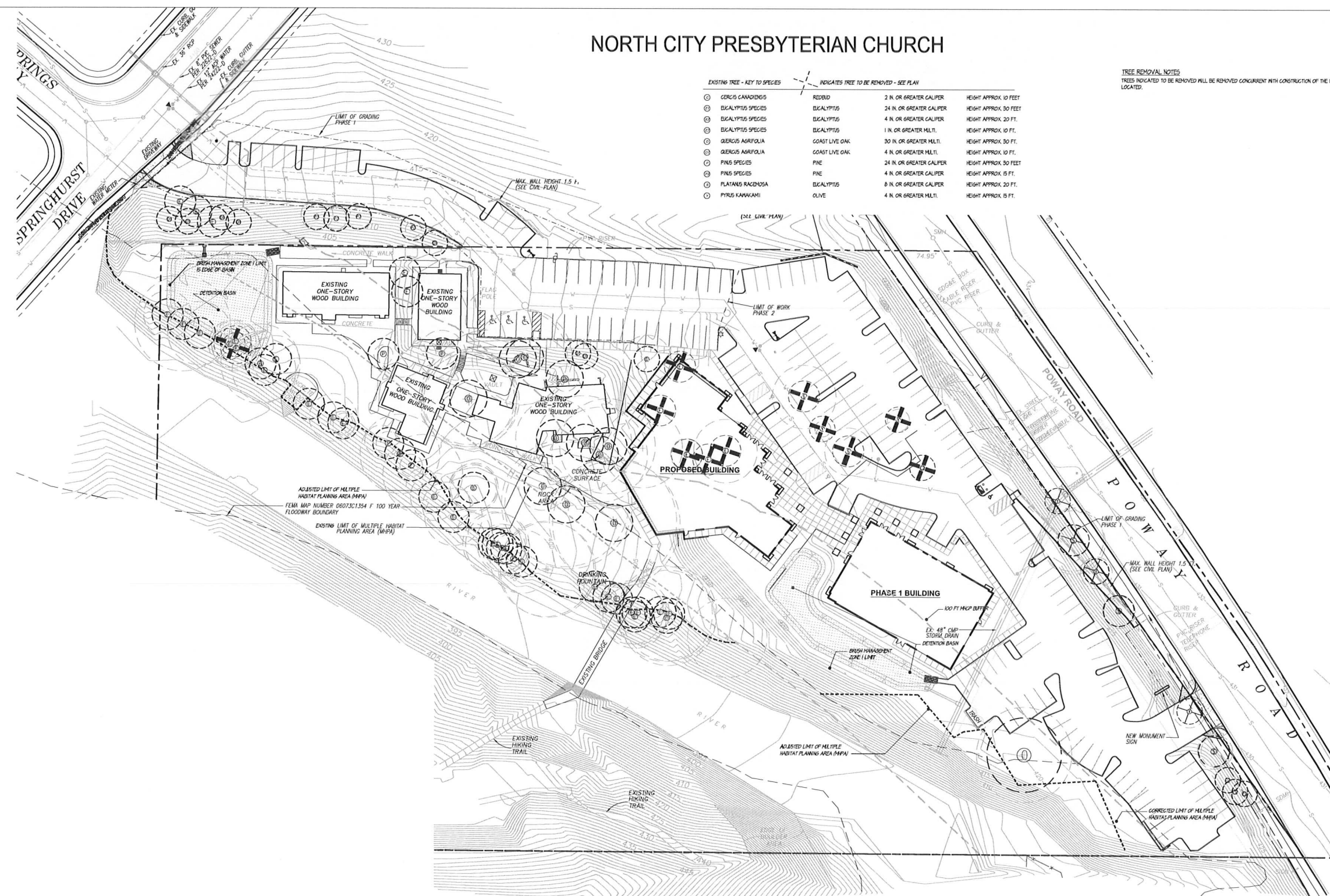
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REVISION 16: CYCLE 16- 7 NOV 16
REVISION 15: CYCLE 14- 7 SEP 16

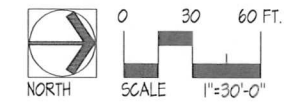
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REVISION 13: CYCLE 12- 2 MAY 16
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REVISION 11: CYCLE- 24 NOV 13
REVISION 10: CYCLE- 1 MAR 13
REVISION 9: CYCLE- 31 JUL 12
REVISION 8: BIO FIG 4- 16 SEP 10
REVISION 7: 1 JUL 10
REVISION 6: MHPA- 3 MAY 10
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REVISION 4: 16 NOV 09
REVISION 3: 20 APR 09
REVISION 2: 3 MAR 09
REVISION 1: 10 AUG 07
ORIGINAL DATE: 10 AUG 07
SHEET 4 OF 4
DEPP

TREE REMOVAL NOTES
TREES INDICATED TO BE REMOVED WILL BE REMOVED CONCURRENT WITH CONSTRUCTION OF THE PHASE IN WHICH IT IS LOCATED.

EXISTING TREE - KEY TO SPECIES	INDICATES TREE TO BE REMOVED - SEE PLAN		
① QERCUS CANADENSIS	REDBIRD	2 IN. OR GREATER CALIPER	HEIGHT APPROX. 10 FEET
② EUCALYPTUS SPECIES	EUCALYPTUS	24 IN. OR GREATER CALIPER	HEIGHT APPROX. 30 FEET
③ EUCALYPTUS SPECIES	EUCALYPTUS	4 IN. OR GREATER CALIPER	HEIGHT APPROX. 20 FT.
④ EUCALYPTUS SPECIES	EUCALYPTUS	1 IN. OR GREATER M.L.T.	HEIGHT APPROX. 10 FT.
⑤ QERCUS AGROFOLIA	COAST LIVE OAK	30 IN. OR GREATER M.L.T.	HEIGHT APPROX. 30 FT.
⑥ QERCUS AGROFOLIA	COAST LIVE OAK	4 IN. OR GREATER M.L.T.	HEIGHT APPROX. 10 FT.
⑦ PINUS SPECIES	PINE	24 IN. OR GREATER CALIPER	HEIGHT APPROX. 30 FEET
⑧ PINUS SPECIES	PINE	4 IN. OR GREATER CALIPER	HEIGHT APPROX. 15 FT.
⑨ PLATANUS RACEMOSA	EUCALYPTUS	8 IN. OR GREATER CALIPER	HEIGHT APPROX. 20 FT.
⑩ PYRUS KAWAKAWI	OLIVE	4 IN. OR GREATER M.L.T.	HEIGHT APPROX. 15 FT.



EXISTING TREE AND REMOVAL PLAN



PREPARED BY:
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PROJECT ADDRESS:
-
SAN DIEGO, CA

PROJECT NAME:
NORTH CITY
PRESBYTERIAN CHURCH
-

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN
EXISTING TREES

PHASE I GRADING QUANTITIES *

Table with 4 columns: Quantity Type, Value, Unit, and Notes. Includes Graded Area (1.4± ACRES), Cut/Fill Quantities (3,800 [CYD], 2,450 [CYD]), Export (1,350 [CYD]), and Retaining Walls (2 [EA]).

PHASE II GRADING QUANTITIES *

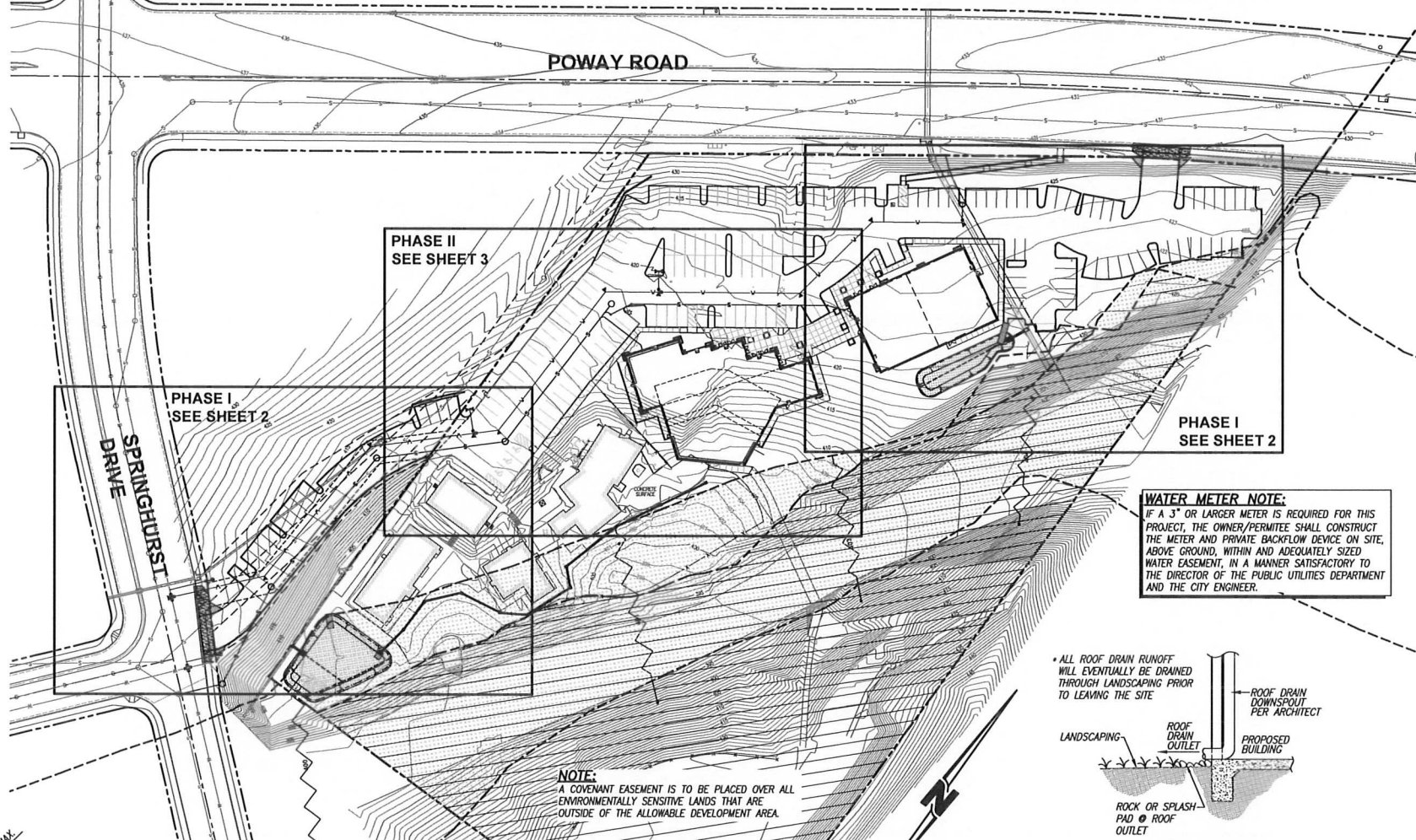
Table with 4 columns: Quantity Type, Value, Unit, and Notes. Includes Graded Area (1.1± [ACRES]), Cut/Fill Quantities (1,400 [CYD], 2,230 [CYD]), Import (830 [CYD]), and Retaining Walls (1 [EA]).

* THE QUANTITIES OF CUT AND FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS. THE QUANTITIES ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY...

NOTES

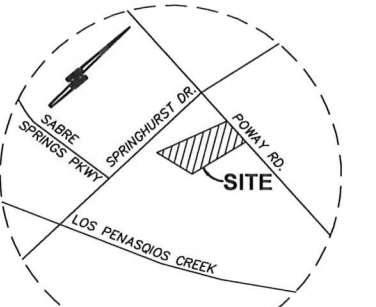
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
• PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE...

NORTH CITY PRESBYTERIAN CHURCH CONCEPTUAL GRADING PLAN FOR PHASE I & II



LEGEND

- PROPERTY BOUNDARY
EXISTING CONTOURS
EXISTING SPOT ELEVATIONS TO REMAIN
EXISTING CURBS
PROPOSED CONTOURS
PROPOSED SPOT ELEVATIONS
PROPOSED CURB
PROPOSED RETAINING WALL
FEMA MAP NUMBER 06073C1354 F
100 YEAR FLOODWAY BOUNDARY
LIMIT OF MULTIPLE HABITAT PLANNING AREA (MHPA)



VICINITY MAP

NO SCALE
PER S.D. CO. THOMAS GUIDE
PAGE 1190, A-6

OWNER

NORTH CITY PRESBYTERIAN CHURCH
11717 POWAY ROAD, SAN DIEGO CA 92064
858-748-4642

SITE ADDRESS

11717 POWAY ROAD, SAN DIEGO CA 92064

TOPOGRAPHY SOURCE

THE TOPOGRAPHY SHOWN ON THESE PLANS WAS DONE BY FIELD SURVEY ON AUGUST 17, 1998 BY SAN DIEGO LAND SURVEYING & ENGINEERING, INC.

BENCHMARK

THE BENCHMARK FOR THIS TOPOGRAPHICAL SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL POINT, BENCHMARK No. 15904 LOCATED AT THE INTERSECTION OF POWAY ROAD AND SABRE SPRINGS PARKWAY, SWBP. ELEVATION = 403.915 M.S.L.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSORS PARCEL NUMBER

J16-040-36

LOT SIZE

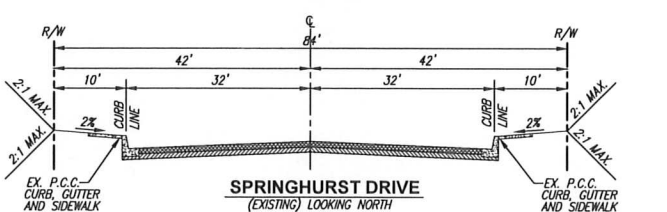
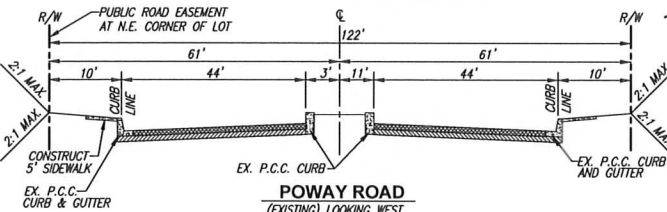
STREET FRONTAGE= 553.81' (MIN.)
LOT WIDTH= 456.44' (MIN.)
LOT DEPTH= 539.95' (MIN.)
TOTAL SITE AREA= 7.37± ACRES

"SUBJECT TO INUNDATION": ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET.

"CONCEPTUAL PHASE"

CONCEPTUAL GRADING PLANS FOR: NORTH CITY PRESBYTERIAN CHURCH

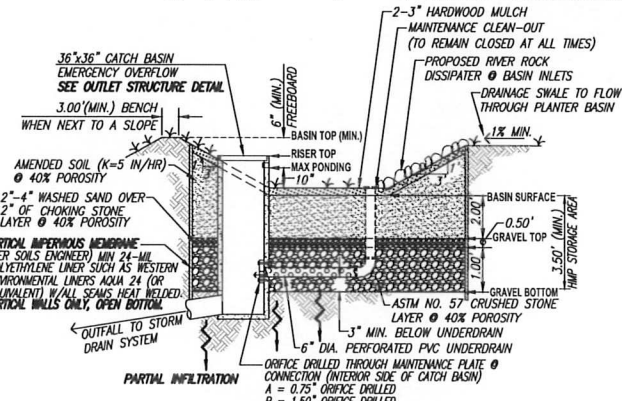
Table with columns: Description, By, Prep. Date, Approved, W.O. No., P.T.S. No., V.T.M., and Lambert Coordinates. Includes revision history and project information.



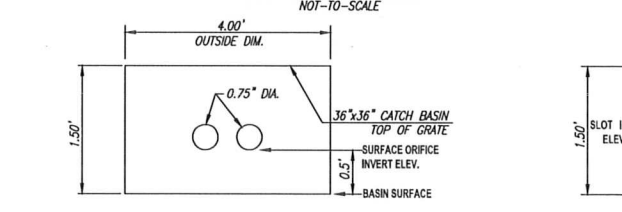
TYPICAL STREET SECTIONS

NOTES REGARDING PRELIMINARY TITLE REPORT:

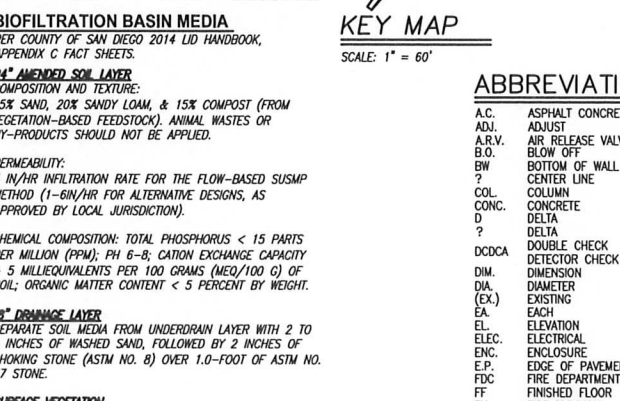
- 1. THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY IS BASED ON THE DESCRIPTIONS FURNISHED IN CHICAGO TITLE COMPANY, PRELIMINARY REPORT, ORDER NO. 7354282-013, DATED AS OF FEBRUARY 20, 1998.
2. ITEM NO. 5 OF SAID REPORT REFERS TO AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR A RIGHT OF WAY AND INCIDENTS THERE TO FOR PUBLIC ROAD PURPOSES, RECORDED NOVEMBER 16, 1950, DOCUMENT NO. 133786 IN BOOK 3864, PAGE 114 OF OFFICIAL RECORDS. PLOTTED HEREON.



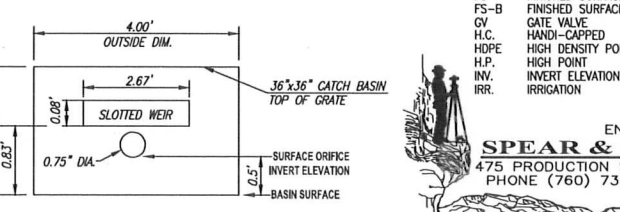
BIOFILTRATION BASIN TYPICAL SECTION & OUTLET CONNECTION NOT-TO-SCALE



BIOFILTRATION OUTLET STRUCTURE DETAIL FOR BASIN A 36" CATCH BASIN'S OUTSIDE WALL (2) ORIFICES TO BE INSTALLED ON SOUTH WALL NOT-TO-SCALE

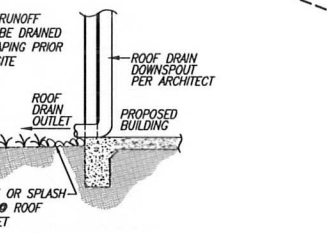


BIOFILTRATION BASIN TYPICAL SECTION & OUTLET CONNECTION NOT-TO-SCALE



BIOFILTRATION OUTLET STRUCTURE DETAIL FOR BASIN B 36" CATCH BASIN'S OUTSIDE WALL (3) SLOTTED WEIR TO BE INSTALLED ON NORTH, EAST, AND SOUTH WALLS NOT-TO-SCALE

WATER METER NOTE: IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AND ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF THE PUBLIC UTILITIES DEPARTMENT AND THE CITY ENGINEER.



ROOF DRAIN OUTLET TYPICAL ROOF DRAIN OUTLET AT LANDSCAPED AREAS NO SCALE

ABBREVIATIONS

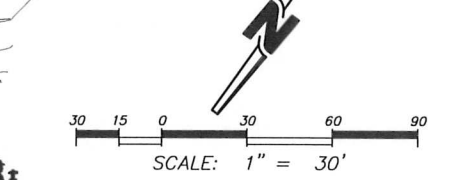
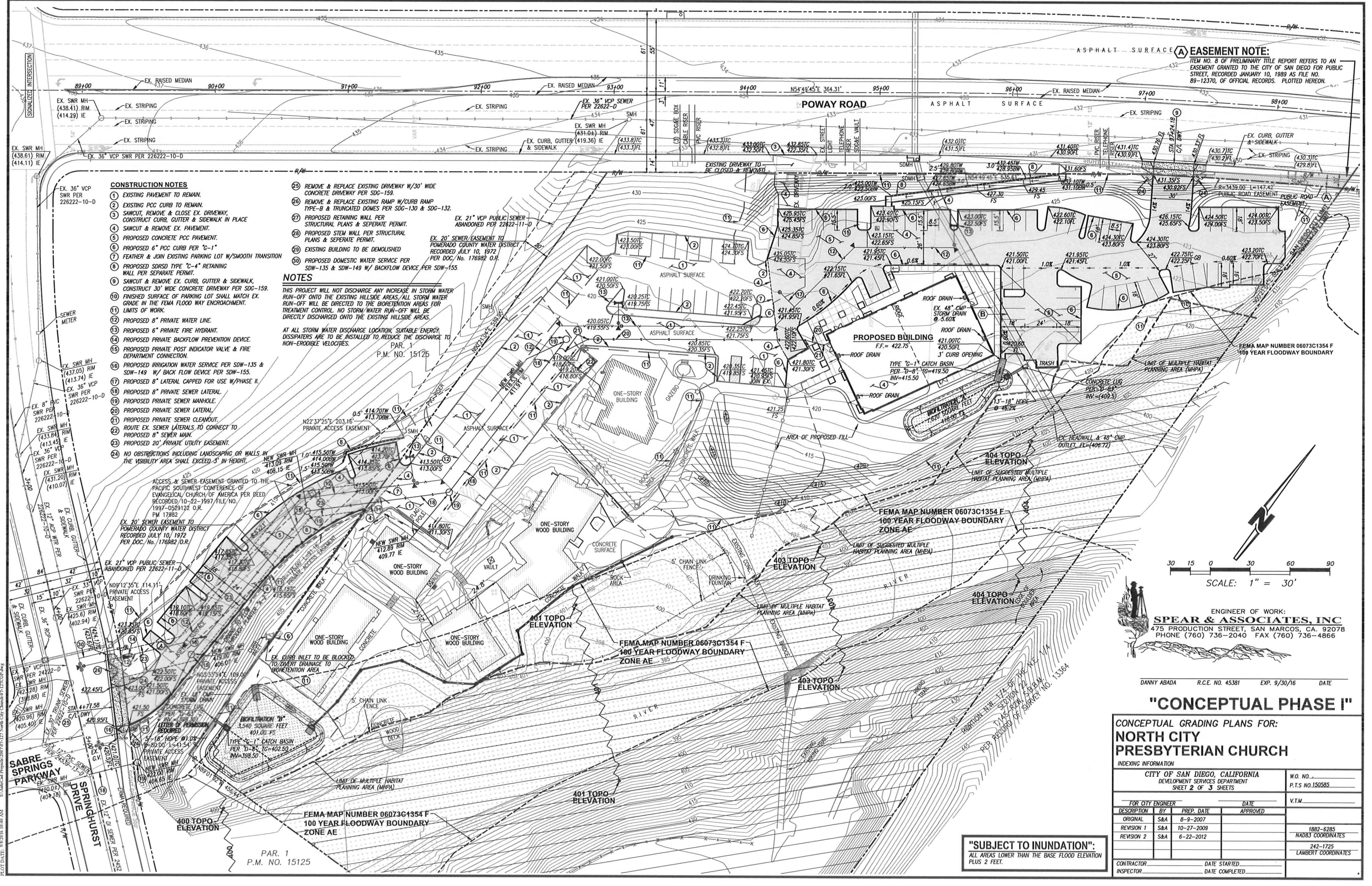
Table of abbreviations for construction terms: A.C. ASPHALT CONCRETE, L. LENGTH, etc.

ENGINEER OF WORK: SPEAR & ASSOCIATES, INC. 475 PRODUCTION STREET, SAN MARCOS, CA. 92078 PHONE (760) 736-2040 FAX (760) 736-4866

EASEMENT NOTE:
 ITEM NO. 8 OF PRELIMINARY TITLE REPORT REFERS TO AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR PUBLIC STREET, RECORDED JANUARY 10, 1989 AS FILE NO. 89-12370, OF OFFICIAL RECORDS. PLOTTED HEREON.

- CONSTRUCTION NOTES**
- 1 EXISTING PAVEMENT TO REMAIN.
 - 2 EXISTING PCC CURB TO REMAIN.
 - 3 SAWCUT, REMOVE & CLOSE EX. DRIVEWAY, CONSTRUCT CURB, GUTTER & SIDEWALK IN PLACE
 - 4 SAWCUT & REMOVE EX. PAVEMENT.
 - 5 PROPOSED CONCRETE PCC PAVEMENT.
 - 6 PROPOSED 6" PCC CURB PER "O-1"
 - 7 FEATHER & JOIN EXISTING PARKING LOT W/SMOOTH TRANSITION
 - 8 PROPOSED SDORS TYPE "C-4" RETAINING WALL PER SEPARATE PERMIT.
 - 9 SAWCUT & REMOVE EX. CURB, GUTTER & SIDEWALK, CONSTRUCT 30" WIDE CONCRETE DRIVEWAY PER SDG-159.
 - 10 FINISHED SURFACE OF PARKING LOT SHALL MATCH EX. GRADE IN THE FEMA FLOOD WAY ENCROACHMENT.
 - 11 LIMITS OF WORK.
 - 12 PROPOSED 8" PRIVATE WATER LINE.
 - 13 PROPOSED 6" PRIVATE FIRE HYDRANT.
 - 14 PROPOSED PRIVATE BACKFLOW PREVENTION DEVICE.
 - 15 PROPOSED PRIVATE POST INDICATOR VALVE & FIRE DEPARTMENT CONNECTION.
 - 16 PROPOSED IRRIGATION WATER SERVICE PER SDW-135 & SDW-149 W/ BACK FLOW DEVICE PER SDW-155.
 - 17 PROPOSED 8" LATERAL CAPPED FOR USE W/PHASE II.
 - 18 PROPOSED 8" PRIVATE SEWER LATERAL.
 - 19 PROPOSED PRIVATE SEWER MANHOLE.
 - 20 PROPOSED PRIVATE SEWER LATERAL.
 - 21 PROPOSED PRIVATE SEWER CLEANOUT.
 - 22 ROUTE EX. SEWER LATERALS TO CONNECT TO PROPOSED 8" SEWER MAIN.
 - 23 PROPOSED 20" PRIVATE UTILITY EASEMENT.
 - 24 NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT.

- NOTES**
- 25 REMOVE & REPLACE EXISTING DRIVEWAY W/30" WIDE CONCRETE DRIVEWAY PER SDG-159.
 - 26 REMOVE & REPLACE EXISTING RAMP W/CURB RAMP TYPE-B & TRUNCATED DOWNS PER SDG-130 & SDG-132.
 - 27 PROPOSED RETAINING WALL PER STRUCTURAL PLANS & SEPARATE PERMIT.
 - 28 PROPOSED STEM WALL PER STRUCTURAL PLANS & SEPARATE PERMIT.
 - 29 EXISTING BUILDING TO BE DEMOLISHED
 - 30 PROPOSED DOMESTIC WATER SERVICE PER SDW-135 & SDW-149 W/ BACKFLOW DEVICE PER SDW-155.
- PAR. 1 P.M. NO. 15125**
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS. ALL STORM WATER RUN-OFF WILL BE DIRECTED TO THE BIOTRETENTION AREAS FOR TREATMENT CONTROL. NO STORM WATER RUN-OFF WILL BE DIRECTLY DISCHARGED ONTO THE EXISTING HILLSIDE AREAS.
- AT ALL STORM WATER DISCHARGE LOCATION, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.



ENGINEER OF WORK:
SPEAR & ASSOCIATES, INC
 475 PRODUCTION STREET, SAN MARCOS, CA. 92078
 PHONE (760) 736-2040 FAX (760) 736-4866

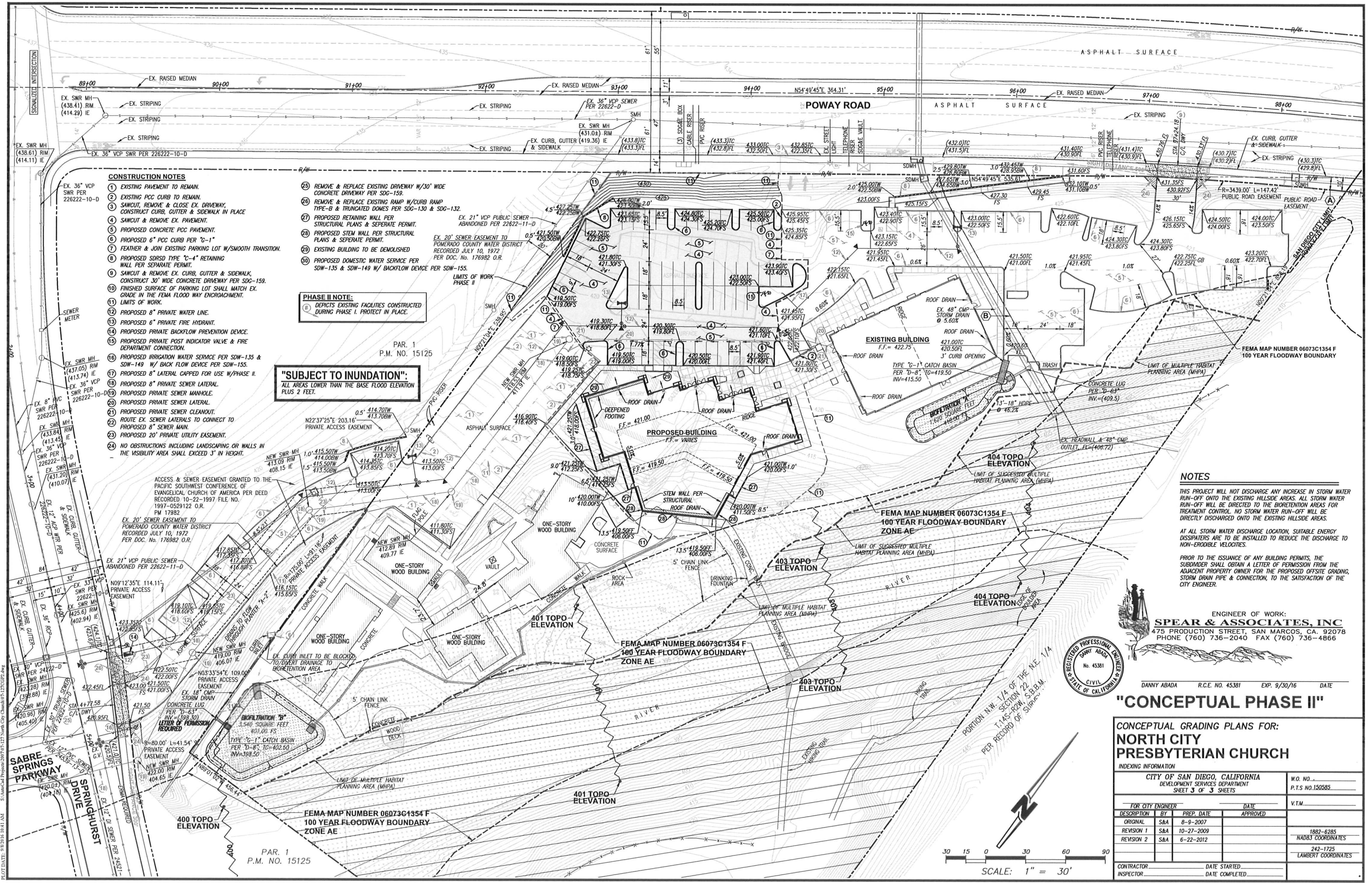
DANNY ABADA R.C.E. NO. 45381 EXP. 9/30/16 DATE

"CONCEPTUAL PHASE I"
 CONCEPTUAL GRADING PLANS FOR:
NORTH CITY PRESBYTERIAN CHURCH

INDEXING INFORMATION		CITY OF SAN DIEGO, CALIFORNIA		W.O. NO. _____
		DEVELOPMENT SERVICES DEPARTMENT		P.T.S. NO. 150585
		SHEET 2 OF 3 SHEETS		
FOR CITY ENGINEER	DATE		V.T.M.	
DESCRIPTION	BY	PREP. DATE	APPROVED	
ORIGINAL	S&A	8-9-2007		1882-6285
REVISION 1	S&A	10-27-2009		NAD83 COORDINATES
REVISION 2	S&A	6-22-2012		242-1725
				LAMBERT COORDINATES
CONTRACTOR	DATE STARTED _____		DATE COMPLETED _____	
INSPECTOR				

"SUBJECT TO INUNDATION":
 ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET.

PLOT DATE: 9/12/2016 10:40 AM S:\InfoCad\Projects\2007\07-127_North_City_Church\07-127C01.dwg



- CONSTRUCTION NOTES**
- EXISTING PAVEMENT TO REMAIN.
 - EXISTING PCC CURB TO REMAIN.
 - SAWCUT, REMOVE & CLOSE EX. DRIVEWAY, CONSTRUCT CURB, GUTTER & SIDEWALK IN PLACE.
 - SAWCUT & REMOVE EX. PAVEMENT.
 - PROPOSED CONCRETE PCC PAVEMENT.
 - PROPOSED 6" PCC CURB PER "G-1".
 - FEATHER & JOIN EXISTING PARKING LOT W/SMOOTH TRANSITION.
 - PROPOSED SPSDS TYPE "C-4" RETAINING WALL PER SEPARATE PERMIT.
 - SAWCUT & REMOVE EX. CURB, GUTTER & SIDEWALK, CONSTRUCT 30" WIDE CONCRETE DRIVEWAY PER SDG-159.
 - FINISHED SURFACE OF PARKING LOT SHALL MATCH EX. GRADE IN THE FEMA FLOODWAY ENCROACHMENT.
 - LIMITS OF WORK.
 - PROPOSED 8" PRIVATE WATER LINE.
 - PROPOSED 6" PRIVATE FIRE HYDRANT.
 - PROPOSED PRIVATE BACKFLOW PREVENTION DEVICE.
 - PROPOSED PRIVATE POST INDICATOR VALVE & FIRE DEPARTMENT CONNECTION.
 - PROPOSED IRRIGATION WATER SERVICE PER SDW-135 & SDW-149 W/ BACK FLOW DEVICE PER SDW-155.
 - PROPOSED 8" LATERAL CAPPED FOR USE W/PHASE II.
 - PROPOSED 8" PRIVATE SEWER LATERAL.
 - PROPOSED PRIVATE SEWER MANHOLE.
 - PROPOSED PRIVATE SEWER LATERAL.
 - PROPOSED PRIVATE SEWER CLEANOUT.
 - ROUTE EX. SEWER LATERALS TO CONNECT TO PROPOSED 8" SEWER MAIN.
 - PROPOSED 20" PRIVATE UTILITY EASEMENT.
 - NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3" IN HEIGHT.

- REMOVE & REPLACE EXISTING DRIVEWAY W/30" WIDE CONCRETE DRIVEWAY PER SDG-159.
- REMOVE & REPLACE EXISTING RAMP W/CURB RAMP TYPE-B & TRUNCATED DOMES PER SDG-130 & SDG-132.
- PROPOSED RETAINING WALL PER STRUCTURAL PLANS & SEPARATE PERMIT.
- PROPOSED STEM WALL PER STRUCTURAL PLANS & SEPARATE PERMIT.
- EXISTING BUILDING TO BE DEMOLISHED.
- PROPOSED DOMESTIC WATER SERVICE PER SDW-135 & SDW-149 W/ BACKFLOW DEVICE PER SDW-155.

PHASE II NOTE:
 (H) DEPICTS EXISTING FACILITIES CONSTRUCTED DURING PHASE I. PROTECT IN PLACE.

"SUBJECT TO INUNDATION":
 ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET.

NOTES

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS. ALL STORM WATER RUN-OFF WILL BE DIRECTED TO THE BIORETENTION AREAS FOR TREATMENT CONTROL. NO STORM WATER RUN-OFF WILL BE DIRECTLY DISCHARGED ONTO THE EXISTING HILLSIDE AREAS.

AT ALL STORM WATER DISCHARGE LOCATION, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE SUBMITTER SHALL OBTAIN A LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNER FOR THE PROPOSED OFFSITE GRADING, STORM DRAIN PIPE & CONNECTION, TO THE SATISFACTION OF THE CITY ENGINEER.



ENGINEER OF WORK:
SPEAR & ASSOCIATES, INC
 475 PRODUCTION STREET, SAN MARCOS, CA. 92078
 PHONE (760) 736-2040 FAX (760) 736-4866

DANNY ABADA R.C.E. NO. 45381 EXP. 9/30/16 DATE

"CONCEPTUAL PHASE II"

CONCEPTUAL GRADING PLANS FOR:
NORTH CITY PRESBYTERIAN CHURCH

INDEXING INFORMATION			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 3 SHEETS			W.O. NO. _____ P.T.S. NO. 150585
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	PREP. DATE	APPROVED
ORIGINAL	S&A	8-9-2007	
REVISION 1	S&A	10-27-2009	
REVISION 2	S&A	6-22-2012	
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	
		1882-6285 NAD83 COORDINATES	
		242-1725 LAMBERT COORDINATES	

