



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 13, 2020 REPORT NO. HO-20-022

HEARING DATE: May 20, 2020

SUBJECT: SDG&E CASPIAN SDP, Process Three Decision

PROJECT NUMBER: [602244](#)

OWNER/APPLICANT: Elkhorn Ranch Inc., a California Corporation, Owner and San Diego Gas & Electric (SDG&E) Permittee

SUMMARY

Issue: Should the Hearing Officer approve construction of approximately 1,150 linear feet of private storm drain pipe (12 inch to 24-inch diameter) and 16 catch basins or cleanouts to tie into the existing City of San Diego storm drain at 4951 Ruffin Road within the Kearny Mesa Community Plan area?

Staff Recommendation: Approve Site Development Permit No. 2357390.

Community Planning Group Recommendation: On January 16, 2019, the Kearny Mesa Planning Group voted 9-0-3 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(d) (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 17, 2020 and the opportunity to appeal that determination ended March 31, 2020 (Attachment 6)

BACKGROUND

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area (Attachment 1). The site is developed with six warehouse buildings totaling 65,685 square feet. The site was previously graded for the industrial development and has remaining steep slope areas to the north, south, and east of the existing development that are outside the allowable development area on the premises.

DISCUSSION

Project Description

The proposed scope of work includes the construction of approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts, of which 110 linear feet of storm drain pipe and a catch basin are proposed outside of the previous limits of development (Attachment 9).

The project is not within or adjacent to the Multiple Habitat Planning Area. However, the site does contain areas of steep slopes and sensitive biological resources considered Environmentally Sensitive Lands, as defined in SDMC Section 113.0103. The proposed storm water improvements will result in minimum disturbance to potentially sensitive habitats. This project proposes to fill in an area of currently disturbed coastal sage scrub habitat, and extend into developed lands and very small areas of maritime succulent scrub. No habitat mitigation is required as impacts fall below 0.1-acres in size. Hydroseeding of the fill area will result in no impacts to Environmentally Sensitive Lands pursuant to SDMC Section 143.0110. To further protect the undeveloped and more sensitive areas of the site, two Covenants of Easement will be dedicated onsite. The south easement where more biologically sensitive habitat may develop is 1.15-acres and an eastern easement will be over the steeper slope portions of the site and is 0.78-acre area.

The Community Plan Land Use Designation for the project site is Industrial and Business Park. The site is developed with six existing warehouse structures on the site in conformance with the land use designation (Attachment 2). The development of private storm water facilities would not alter the land use or the ongoing business activities onsite.

The City of San Diego General Plan, Public Facilities, Services and Safety Element policies includes PF-G.2, "Install infrastructure that includes components to capture, minimize, and/or prevent pollutants in urban runoff from reaching receiving waters and potable water supplies." The project is in conformance with the General Plan policy by instillation of a private storm water collection system, connecting to the public stormwater system at the edge of the site, as well as, recontouring an onsite hillside that has experienced significant erosion. The hillside will be filled, recontoured and revegetated with native species.

No deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

Conclusion

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft permit conditions of approval (Attachments 5) and draft findings to support approval of the project (Attachment 4). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 2357390, with modifications.

2. Deny Site Development Permit No. 2357390, if the findings required to approve the project cannot be affirmed.

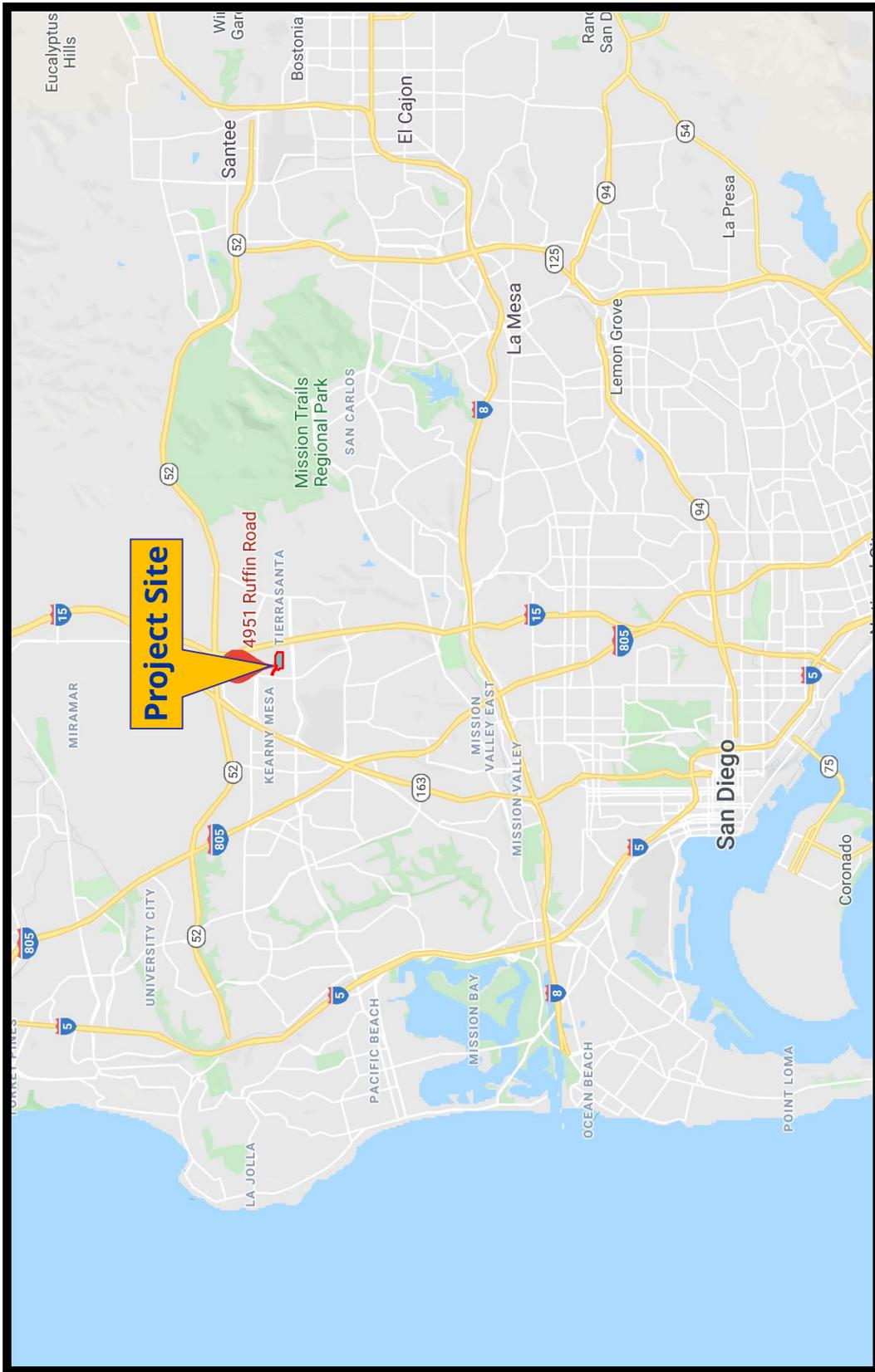
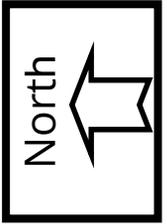
Respectfully submitted,



Karen Bucey, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Project Data Sheet
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map
SDG&E Caspian; Project No. 602244
4951 Ruffin Road

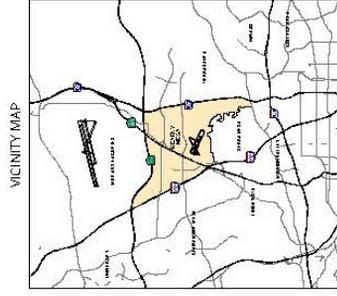




**KEARNY MESA
COMMUNITY PLAN
LAND USE**

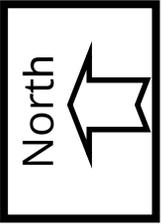
LEGEND

- Industrial and Business Parks
- General Commercial
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential
- Mixed Use Commercial
- Residential
- General Aviation Airport
- Fire/Police Stations
- County Facilities
- Community Parks
- Open space
- Utility



Community Plan Land Use Map

SDG&E Caspian; Project No. 602244
4951 Ruffin Road



HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2357390
SDG&E CASPIAN PROJECT NO. 602244

WHEREAS, Elkhorn Ranch Inc., a California Corporation, Owner and San Diego Gas & Electric (SDG&E) Permittee, Owner/Permittee, filed an application with the City of San Diego for a permit for construction of a private storm drain system to tie into the existing City of San Diego storm drain (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2357390), on portions of a 11.18-acre site;

WHEREAS, the project site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map 18014, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 23, 1998;

WHEREAS, on March 17, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303(d) (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 20, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2357390 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:
That the Hearing Officer adopts the following written Findings, dated May 20, 2020;

A. SITE DEVELOPMENT PERMIT (SDMC Section 126.0505)

a. Findings for all Site Development Permits:

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

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The Community Plan Land Use Designation for the project site is Industrial and Business Park. The site is developed with six existing warehouse structures on the site in conformance with the land use designation. The development of private storm water facilities would not impact the land use or the ongoing uses onsite. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The project is on developed industrial site consisting of six warehouse structures and is not within or adjacent to the Multiple Species Conservation Program or the Multiple Habitat Planning Area. However, the site does contain areas of steep slopes and sensitive biological resources considered Environmentally Sensitive Lands, as defined in SDMC Section 113.0103.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or conversion of small structures).

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development of private storm water improvements and continued use of the site contains specific conditions addressing the project compliance with Site Development Permit No. 2357390. Additionally, the project will comply with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent

detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval include covenants of easements be placed over the steep slope portions of the site. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The City of San Diego General Plan, Public Facilities, Services and Safety Element policies includes PF-G.2, "Install infrastructure that includes components to capture, minimize, and/or prevent pollutants in urban runoff from reaching receiving waters and potable water supplies." The project is in conformance with the General Plan policy by installation of a private storm water collection system, connecting to the public stormwater system at the edge of the site, as well as, recontouring an onsite hillside that has experienced significant erosion. The hillside will be filled, recontoured and revegetated with native species.

The project proposes no deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development will comply with the applicable regulations of the Land Development Code.

b. Supplemental Findings--Environmentally Sensitive Lands

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

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The site is physically suitable for the design and siting of the proposed stormwater improvements will result in minimum disturbance to potentially sensitive habitats. This Project proposes to fill in an area of currently disturbed coastal sage scrub habitats, and extend into developed lands and very small areas of maritime succulent scrub. No mandatory mitigation is required for this Project as Tier I-IIIB habitat impact totals fall below 0.1 acres in size. To further protect the undeveloped and more sensitive areas of the site, two Covenants of Easement will be dedicated onsite. The south easement where more biologically sensitive habitat may develop is 1.15-acres and an eastern easement will be over the steeper slope portions of the site and is 0.78-acre area. Proactive mitigation through the hydroseeding of the fill area will result in no impacts to environmentally sensitive lands pursuant to SDMC Section 143.0110.

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 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geological and erosional forces, flood hazards, or fire hazards. The project will mitigate a known chronic, erosional issue and install a long-term solution to current and future storm water runoff issues. Long term effects of the Project will improve regional storm water quality by minimizing sediment load and decreasing impacts associated with maintenance such as sedimentation removal and potential infrastructure damage/blockage.

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

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The proposed development will be designed to prevent adverse impacts on adjacent environmentally sensitive lands. The siting of the proposed development is dependent upon the need where a chronic erosional issue has created storm water runoff impacts. The proposed development area is surrounded by disturbed habitat, landscaping, and

developments. A small amount of moderate quality maritime succulent scrub (Tier 1) is adjacent to the project area, and adverse impacts would be prevented through implementation of Minimization and Avoidance measures listed in the project's Biological Technical Report. To further protect the undeveloped and more sensitive areas of the site, two Covenants of Easement will be dedicated onsite. The south easement where more biologically sensitive habitat may develop is 1.15-acres and an eastern easement will be over the steeper slope portions of the site and is 0.78-acre area. 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 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The proposed development is consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP). The proposed development is not located within a defined Multi-Habitat Planning Area (MHPA) preserve, nor within a Vernal Pool site or containing any species covered by the VPHCP. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

The proposed development is more than eight miles east of the Pacific Ocean and will drain to the public stormwater system therefore, 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.

The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project proposes to construct approximately 1,150 linear feet of private storm drain pipe (12" to 24" diameter) and 16 catch basins or cleanouts. The 110 linear feet of storm drain pipe and one catch basin proposed within the Environmentally Sensitive Lands areas to be dedicated as a Covenant of Easement area ensuring preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises.

This project proposes to correct an ongoing erosional issue and alleviate stormwater sedimentation, and in doing so would minimally impact coastal sage scrub and maritime succulent scrub habitats. No mandatory mitigation is required as Tier I-III B habitat impact totals fall below 0.1 acres in size. SDG&E will proactively mitigate through the hydroseeding with native species in the fill area. To further protect the undeveloped and more sensitive areas of the site, two Covenants of Easement will be dedicated onsite. The south easement where more biologically sensitive habitat may develop is 1.15-acres and an eastern easement will be over the steeper slope portions of the site and is a 0.78-acre area. Therefore, the nature and extent of conditions 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, Site Development Permit No. 2357390 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. No. 2357390, a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: May 20, 2020

IO#: 24007791

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: 24007791

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2357390
SDG&E CASPIAN PROJECT NO. 602244
HEARING OFFICER

This Site Development Permit No. 2357390 is granted by the Hearing Officer of the City of San Diego to Elkhorn Ranch Inc., a California Corporation, Owner and San Diego Gas & Electric (SDG&E) Permittee, pursuant to San Diego Municipal Code (SDMC) Section 143.0110. The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area. The project site is legally described as: Parcel 2 of Parcel Map 18014, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 23, 1998.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for construction of a private storm drain system to tie into the existing City of San Diego storm drain, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated May 20, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of Approximately 1,150 linear feet of storm drain pipe (12" to 24" diameter) and 16 catch basin or cleanouts.;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 3, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner, Permittee, and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner and Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary construction permits. The Owner and Permittee is informed that to secure these permits, substantial construction modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to

comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner and 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 and Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner and 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 and 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 and 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 and Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner and 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.

GEOLOGY REQUIREMENTS:

12. Prior to the issuance of any construction permits (either grading or construction permit), the Owner and Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permit, the Owner and 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.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing driveway per current City Standards on Ruffin Road satisfactory to City Engineer.

15. Prior to the issuance of any construction permits, the Owner and Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for connecting private drainage to public conveyance system within storm drain easement.

16. Prior to the issuance of any construction permit the Owner and Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any grading permit, the Owner and Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

18. The Owner and Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

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

Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

22. 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 and Permittee.

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

24. 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.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on May 20, 2020 and (Approved Resolution Number).

ATTACHMENT 5

Permit Type/PTS Approval No.: Site Development Permit No. 2357390
Date of Approval: May 20, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

Elkhorn Ranch Inc.
Owner

By _____
Deborah Wills Booth
TITLE

Elkhorn Ranch Inc.
Owner

By _____
Kathleen Wills Booth
TITLE

Elkhorn Ranch Inc.
Owner

By _____
H. Wills Booth III
TITLE

ATTACHMENT 5

San Diego Gas & Electric
Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice March 17, 2020

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007791

PROJECT NAME/NUMBER: SDG&E Caspian SDP/602244

COMMUNITY PLAN AREA: Kearny Mesa Community Planning Area

COUNCIL DISTRICTS: 6

LOCATION: The project is located at 4951 Ruffin Road San Diego CA

PROJECT DESCRIPTION: Site Development Permit (SDP) to construct private a private storm drain that would tie into an existing City of San Diego storm drain system located in an easement to the south of the project site. The proposed project would construct approximately 1,150 linear feet of private storm drain pipe (12 inch to 24-inch diameter) and 16 catch basins or cleanouts. The site is developed with six warehouse buildings totaling 65,685 square feet and was previously graded for the industrial development. There are remaining steep slopes where the storm drain would be located. The 11.18-acre site is located at 4951 Ruffin Road in the Light Industrial (IL-2-1) Zone and within the Kearny Mesa Community Plan area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Hearing Officer

ENVIRONMENTAL DETERMINATION: 15303(d) (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (d). The environmental review for the project was conducted, including a biological resources report which determined that sensitive resources would not be impacted by the project. Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures; and the installation of small new equipment and facilities in small structures. Subsection "d" applies specifically to water mains, sewage, electrical gas and other utility extensions. Since the project would construct the storm drain extension in an area that lacks sensitive

resources it was determined that the CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Karen Bucey
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER/EMAIL: (619) 446-5049/ Kbucey@sandiego.gov

On March 17, 2020 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on March 31, 2020. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
January 16, 2019
Serra Mesa/Kearny Mesa Public Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

Tim Nguyen Paul Yung Tana Lorah Todd Matcher Ray Richmond Jeff Sallen
 John Turpit Meridith Marquis Buzz Gibbs Ed Quinn Karen Ruggels Robyn Badilla
 Derek Applbaum John Mulvihill Dana Hooper Mike Huntoon

Community Members in Attendance:

Lisa Lind, Bill Snipes, Trevor Snipes, George Coleman, Rodney Eales, Juan Arriaga, Isaac Wang, Robert McDowell, Officer Dave Gibson & Shahin Mobine

The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the December 2018 meeting** were distributed. The minutes were immediately reviewed and a vote in favor of the minutes without any changes were taken. The results were (6-0-5).

Kearny Mesa Community Plan Update / Public Comment:

Police Officer Dave Gibson spoke to the group for the second month in a row. Officer Gibson introduced himself back in December. Officer Gibson updated the group of recent crimes in the area and fielded questions from planning group members and community members present in the audience.

Following Officer Gibson, Lisa Lind with the City of San Diego stood before the audience and gave a brief update to the ongoing Kearny Mesa Community Plan Update. The Draft Plan has been posted on the Kearny Mesa Connected website.

Action Item(s):

Project #602244 / Trevor Snipes (Design Engineer) with Snipe-Dye Associates presented on a proposed new catch basin within a public easement. There is an existing catch basin at the bottom of the hill that currently is covered in about 4' of sediment and no longer functions properly. Runoff from the hill has eroded away some of the hill and created a well-defined ravine. The plan is to replace this catch basin and implement a storm drain system to alleviate further erosion of the hill. A vote was taken and the project was approved by the planning group (9-0-3).

Shahin Mobine and his business partner came back in front of the KMPG for a second time to present on their project. The two asked for a vote to allow a marijuana production facility to occupy the premises at 8020 Ronson Road. A vote to recommend a Conditional Use Permit (valid for five (5) years) was taken by the KMPG. The results were (6-6-0).

Following the presentation by Shahin, Jeff then thanked everyone for coming and ended the meeting.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
---	---	---	---

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

Project Title: SDG&E Ruffin Road/Caspian Storm Drain Extension **Project No. For City Use Only:** 602244

Project Address: 4951 Ruffin Road, San Diego, CA 92123

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 95-3742466
 Partnership Individual

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

Property Owner

Name of Individual: FLYHORN RANCH LLC c/o Scott Dunbar Owner Tenant/Lessee Successor Agency
 Street Address: P.O. Box 2164 Julian Ca 92036
 City: Julian State: Ca Zip: 92036
 Phone No.: 619-540-6887 Fax No.: _____ Email: _____
 Signature: [Signature] Date: 7/3/2018
 Additional pages Attached: Yes No

Applicant

Name of Individual: Snipes Dye Associates - Bill Snipes (Agent for owner) Owner Tenant/Lessee Successor Agency
 Street Address: 8348 Centor Drive - Suite G
 City: La Mesa State: CA Zip: 91942
 Phone No.: 619 697 5234 Fax No.: 619 460 2033 Email: bill@snipesdye.com
 Signature: [Signature] Date: 7/5/18
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

PROJECT ADDRESS:

4951 RUFFIN ROAD
SAN DIEGO, CA 92123

A.P.N.:
369-181-49

COORDINATE INDEX:

NAD 27 - N 240, E 1731
NAD 83 - N 185, E 6285

TOPOGRAPHIC SOURCE:

PHOTO GEODETIC CORPORATION
(619) 631-1366
161 EAST MAIN STREET, SUITE 102
EL CAJON, CA 92021
DATED OCTOBER 30, 2013
PROJECT NAME: RUFFIN ROAD, BOOTH PROPERTY
PROJECT NUMBER: 43613B

SUPPLEMENTAL TOPOGRAPHIC SURVEY

BY SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G
LA MESA, CA 91942
DATED: 11-06-15
JOB #: KM0282

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS A BRASS
PLUG LOCATED AT THE SOUTH-WEST CORNER OF
RUFFIN COURT AND GREENCRAIG LANE
ELEVATION: 422.832
DATUM: MSL
RECORD FROM: CITY OF SAN DIEGO VERTICAL
CONTROL

LEGAL DESCRIPTION:

PARCEL 2 OF PARCEL MAP NO. 18014, IN THE CITY
OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1998
AS FILE NO. 1998-0233013, OFFICIAL RECORDS.

GRADING TABULATIONS:

TOTAL PROJECT BOUNDARY SITE AREA:	0.1 ACRES
ON-SITE AREA TO BE GRADED:	6,280 SF.
OFF-SITE AREA TO BE GRADED:	440 SF.
PERCENT OF TOTAL ON-SITE TO BE GRADED:	1.7%
TOTAL SOIL DISTURBED AREA:	6,720 SF.
TOTAL AREA TO BE GRADED:	6,720 SF.
EXISTING IMPERVIOUS SURFACE:	N/A
PROPOSED NEW & REPLACED IMPERVIOUS SURFACE:	7,600 SF.
AMOUNT OF CUT:	20 C.Y.
AMOUNT OF FILL:	235 C.Y.
AMOUNT OF IMPORT MATERIAL:	215 C.Y.
AMOUNT OF EXPORT MATERIAL:	0 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES: (21 MAX) 47 FT.	
MAXIMUM HEIGHT OF CUT SLOPES: (21 MAX) N/A	
RETAINING / CRIB WALLS: N/A	TOTAL LENGTH: N/A
MAX. HEIGHT: N/A	

NOTE:
THIS IS A STANDARD DEVELOPMENT PROJECT.

ZONING INFORMATION:

EXISTING/PROPOSED ZONE: IL-2-I

SHEET INDEX

1	TITLE/NOTES
2	CONCEPTUAL STORM DRAIN & SLOPE REPAIR PLAN
3	SITE SECTIONS

DEVELOPMENT SUMMARY:

- EXISTING & PROPOSED USE IS INDOOR & OUTDOOR STORAGE
- BUILDINGS CONSTRUCTED - 1963 (NO BUILDINGS TO BE DEMOLISHED)
- GEOLOGIC HAZARD CATEGORY - S1, S3
- LANDSCAPE AREA SQUARE FOOTAGE - NOT APPLICABLE

COVENANT OF EASEMENT:

SOUTH EASEMENT (BIOLOGICAL) - 49,900 SF
EAST EASEMENT (STEEP SLOPES) - 34,295 SF

SCOPE OF WORK

PROPOSED REPAIR WOULD BE TO INSTALL A STORM DRAIN SYSTEM BY TRENCHING FROM TOP OF THE MESA, DOWN THE SLOPE IN THE EXISTING RAVINE, AND TYING INTO AN EXISTING CITY OF SAN DIEGO STORM DRAIN SYSTEM. THEN TRENCH WOULD BE BACKFILLED AND THE VEGETATION WOULD BE RESTORED IN KIND, IRRIGATED, AND MAINTAINED UNTIL ESTABLISHED. THE SYSTEM WOULD BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR LESSEE.

LEGEND

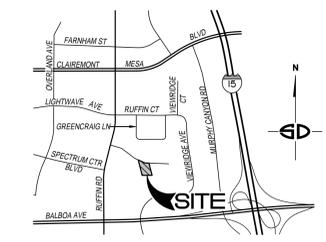
EXISTING CONTOUR	(415)
EXISTING SPOT ELEVATION	415.66
EXIST. BRUSH	
EXIST. STORM DRAIN	
SUBDIVISION BOUNDARY	

PROPOSED IMPROVEMENTS

PROPOSED CONTOUR	415
PROPOSED DAYLIGHT LINE	
PROPOSED 18" PVC STORM DRAIN WITH WATER TIGHT JOINTS	SDD-110
PROPOSED 24" PVC STORM DRAIN WITH WATER TIGHT JOINTS	SDD-110
PROPOSED TYPE F STORM DRAIN CATCH BASIN	SDD-119
PROPOSED TYPE A STORM DRAIN CLEANOUT	D-9
PROPOSED TYPE B CONCRETE BROW DITCH	SDD-106
PROPOSED TYPE G-1 CATCH BASIN	D-29

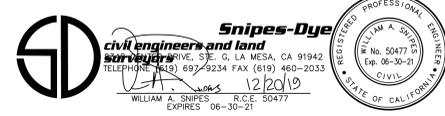
DIRECTORY

APPLICANT SAN DIEGO GAS & ELECTRIC COMPANY 8335 CENTURY PARK COURT SAN DIEGO, CA 92123 PH (658) 503-5431 CONTACT: BOB VARASO	CIVIL ENGINEER SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942 PH (619) 697-9234 FAX (619) 460-2033 CONTACT: BILL SNIPES
BIOLOGICAL CONSULTANT CHAMBERS GROUP, INC. 9620 CHESSAPEAKE DRIVE, SUITE 202 SAN DIEGO, CA 92123 PH (658) 241-2800 FAX (658) 261-2100 CONTACT: ROB FLETCHER	LANDSCAPE ARCHITECT NERI LANDSCAPE ARCHITECTURE 928 HORNBLAND STREET, SUITE #3 SAN DIEGO, CA 92109 PH (658) 274-3222, EX: 205 CONTACT: JENNIFER STAHL-HAMMER
OWNER ELK-HORN RANCH INC. P.O. BOX 2164 JULIAN, CA 92036 PH (619) 540-6887 CONTACT: WILLIS BOOTH	



VICINITY MAP
NO SCALE

Prepared	Revision
By: Name: SNIPES-DYE ASSOCIATES	Revision
Address: 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942	Revision
Phone: (619) 697-9234	Revision
Project Address:	Revision
4951 RUFFIN ROAD	Revision
SAN DIEGO, CA 92123	Revision
Project Name:	Revision
SD&E RUFFIN ROAD / CASPIAN	Revision
SLOPE RESTORATION & REVEGETATION SITE DEVELOPMENT	Revision
PERMIT NO. 2357390 PTS NO. 602244	Revision
Sheet Title:	Revision
TITLE/NOTES	Revision
1: Original	March 19, 2018
Date: Sheet Of 3	
P.T.S.	
602244	



associates

SD

TITLE/NOTES

CASPIAN STORMWATER IMPROVEMENTS (18-030)

4951 RUFFIN ROAD, SAN DIEGO, CA 92123

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

NO.	DATE	REVISION DESCRIPTION
1	8/28/18	CITY OF SAN DIEGO COMPLETENESS REVIEW SUBMITTAL
2	09/18/19	OPEN SPACE EASEMENTS
3	12/20/19	SOP RESUBMITTAL

SNIPES-DYE ASSOCIATES

SDR NO. 180287 (CT)

3/18/2020 10:52:04 AM, C:\Users\Public\Desktop\Projects\180287\180287.ctb, Plotting by: William A. Snipes

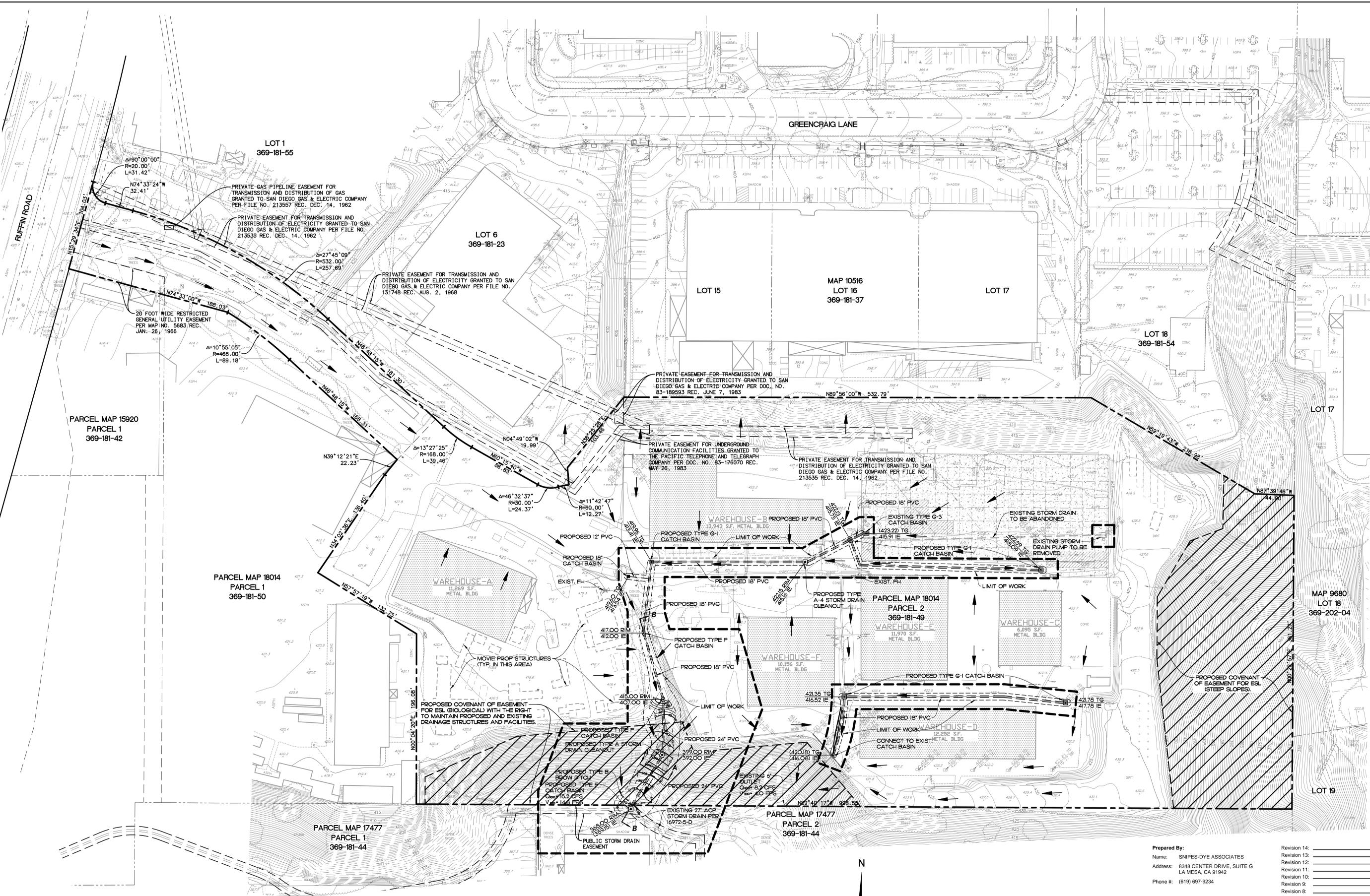


SITE PLAN / CONCEPTUAL STORM DRAIN AND SLOPE REPAIR PLAN
 SHEET TITLE
 PROJECT NAME: CASPIAN STORMWATER IMPROVEMENTS (18-030)
 ADDRESS: 4951 RUFFIN ROAD, SAN DIEGO, CA 92123
 DESIGNER: WJAS
 DRAWN: TFS
 CHECKED: WJAS
 DATE: 3/19/2018

BY: _____
 REVISION DESCRIPTION

NO. DATE
 1 6/28/18
 2 09/18/19
 3 12/20/19

SHEET NO. 2 OF 3
 SHEETS 3
 SNIPES-DYE ASSOCIATES



NOTE:
 THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.



Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-21

Prepared By:
 Name: SNIPES-DYE ASSOCIATES
 Address: 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942
 Phone #: (619) 697-9234

Project Address:
 4951 RUFFIN ROAD
 SAN DIEGO, CA 92123

Project Name:
 SDG&E RUFFIN ROAD / CASPIAN SLOPE RESTORATION & REVEGETATION SITE DEVELOPMENT PERMIT NO. 2357390
 PTS NO. 602244

Sheet Title:
 SITE PLAN
 CONCEPTUAL STORM DRAIN AND SLOPE REPAIR PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	December 20, 2019
Revision 3:	September 18, 2019
Revision 2:	January 28, 2019
Revision 1:	June 28, 2018

Original Date: March 19, 2018

Sheet 2 Of 3
 DEP# _____
 P.T.S. 602244



SITE SECTIONS
 SHEET TITLE
 JOB NAME: CASPIAN STORMWATER IMPROVEMENTS (18-030)
 4951 RUFFIN ROAD, SAN DIEGO, CA 92123

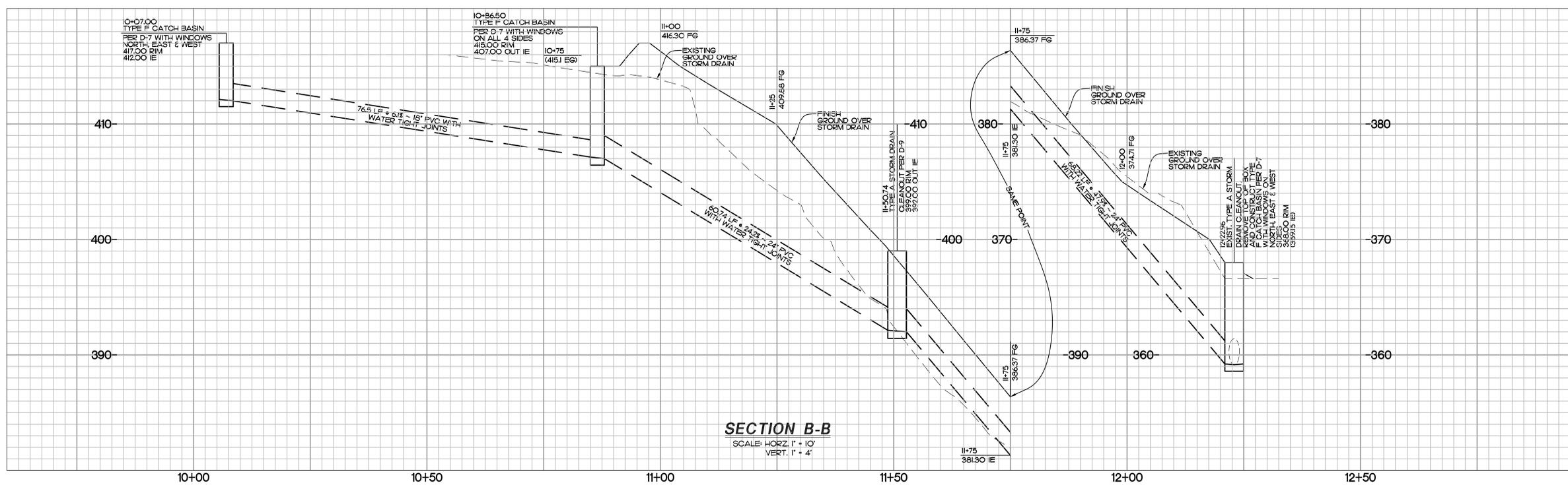
DESIGNER: W.A.S.
 DRAWN: T.P.S.
 CHECKED: W.A.S.
 DATE: 3/19/2018

BY: _____
 REVISION DESCRIPTION

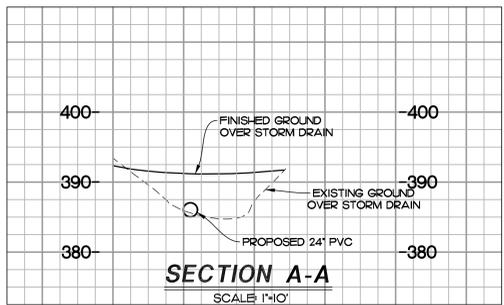
NO. DATE

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SNIPES-DYE ASSOCIATES



SECTION B-B
 SCALE: HORZ. 1" = 10'
 VERT. 1" = 4'



SECTION A-A
 SCALE 1"=10'

Prepared By:
 Name: SNIPES-DYE ASSOCIATES
 Address: 8348 CENTER DRIVE, SUITE G
 LA MESA, CA 91942
 Phone #: (619) 697-9234

Project Address:
 4951 RUFFIN ROAD
 SAN DIEGO, CA 92123

Project Name:
 SD&E RUFFIN ROAD / CASPIAN
 SLOPE RESTORATION & REVEGETATION
 SITE DEVELOPMENT PERMIT NO. 2357390
 PTS NO. 602244

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: **December 20, 2019**
 Revision 4: **September 18, 2019**
 Revision 3: **January 28, 2019**
 Revision 2: **June 28, 2018**
 Revision 1: _____

Original Date: **March 19, 2018**

Sheet 3 Of 3
 DEP# _____
 P.T.S. 602244

Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-21

12/20/19

P:\Projects\18-030\CAD\18-030-030-01.dwg (3/19/2018 10:42:00 AM) PLOT: 3/19/2018 10:42:00 AM