



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 24, 2020 REPORT NO. HO-20-053

HEARING DATE: December 2, 2020

SUBJECT: VARDY HOUSE SDP, Process Three Decision

PROJECT NUMBER: [644944](#)

OWNER/APPLICANT: Alexander and Elena Vardy, Owners and Mark Silva, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit for the construction of a new single dwelling unit with an attached garage located at 13074 Polvera Avenue within the Rancho Bernardo Community Plan area?

#### Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 644944 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit No. 2334627.

Community Planning Group Recommendation: On November 21, 2019, the Rancho Bernardo Community Planning Board voted 13-0-0 to recommend approval of the proposed project with conditions.

Environmental Review: A Mitigated Negative Declaration No. 644944 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

### BACKGROUND

The 3.16-acre site located 13074 Polvera Avenue, east of Interstate 15, west of Sycamore Creek Road, south of Highland Valley Road, and north of Rancho Bernardo Road (Attachment 1).

The General Plan designates the site Very Low Residential density of 0 to 4 dwelling units/acre (du/ac), and is supported by the Rancho Bernardo Community Plan, which designates the site Very Low Density Development allowing 0-1 du/net residential acre (Attachment 2). This land use designation is intended for single family homes at a very low density. The site is subject to the AR-1-2 zoning requirements which allows 1 du/43,560 square feet. The project is also within the Fire - Brush Management 100-foot Setback, Fire - Brush Zone with 300-foot Buffer, Very High Fire Hazard Severity Zone, and the Residential Tandem Parking Overlay Zones, and the Multiple Habitat Planning Area (MHPA). The site is currently undeveloped with a concrete driveway pad, and contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources, and some outcrops of rock (Attachment 3).

The project proposes a new single dwelling unit with an attached garage. Since the site contains ESL and is on a lot greater than 15,000 square feet, a Process Three, Site Development Permit is required pursuant to San Diego Municipal Code (SDMC) section [143.0110](#) and Table [143-01A](#).

### DISCUSSION

The project proposes the construction of a new 4,297 square-foot, two-story single dwelling unit with an attached garage, permanent shoring retaining walls, patio, and motor court on a 3.16-acre site. Approximately 0.50-acre of the project site is within the City's MHPA that is located downslope from the development area.

The city has conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural resources. A Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project, which indicates there are no significant environmental effects due to revisions in the project being made and agreed to by the project proponent.

City Staff has reviewed and accepted a Biological Letter Survey Report prepared by Klutz Biological Consulting, dated June 9, 2020, which concludes the project will require mitigation through conservation of sensitive biological resources within the City's MHPA. In addition, City Staff has reviewed and accepted a Geotechnical Investigation Report prepared by SCST, Inc., dated April 26, 2018, and has determined the consultant has adequately addressed the soil and geologic conditions for the project.

The project is conditioned to require implementation of a Brush Management Program, construction best management practices, and compliance with the City of San Diego's MSCP land use adjacency guidelines. The project is also conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. The project has been conditioned to either require a dedication through fee title to the City, or a Covenant of Easement (COE) over the undeveloped portion of the on-site ESL for the protection of steep hillsides and sensitive biological resources.

### CONCLUSION

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the

Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support project approval and recommends the Hearing Officer to approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 2334627 with modifications.
2. Deny Site Development Permit No. 2334627, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

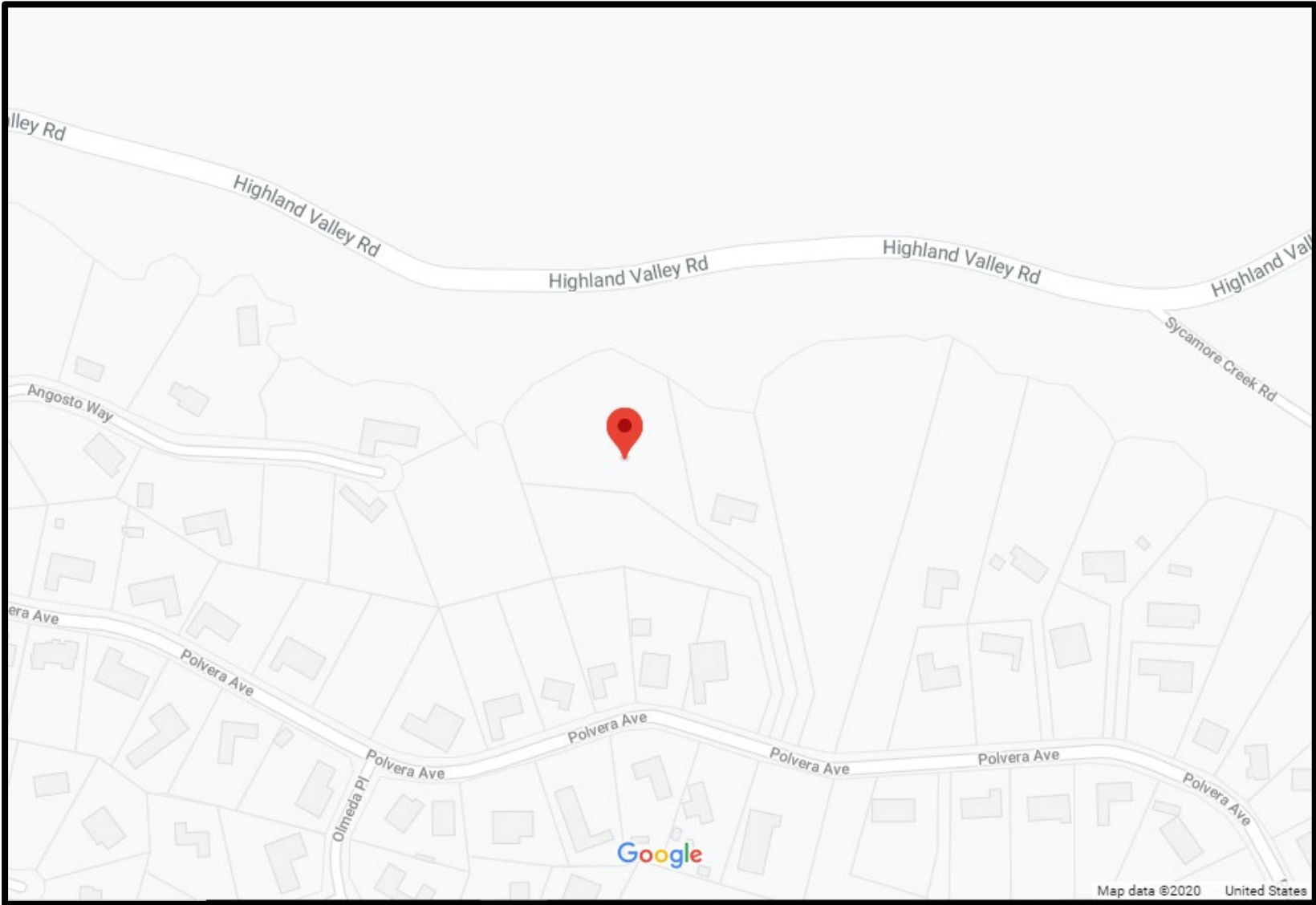


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Benjamin Hafertepe, Development Project Manager

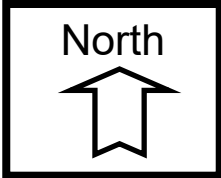
Attachments:

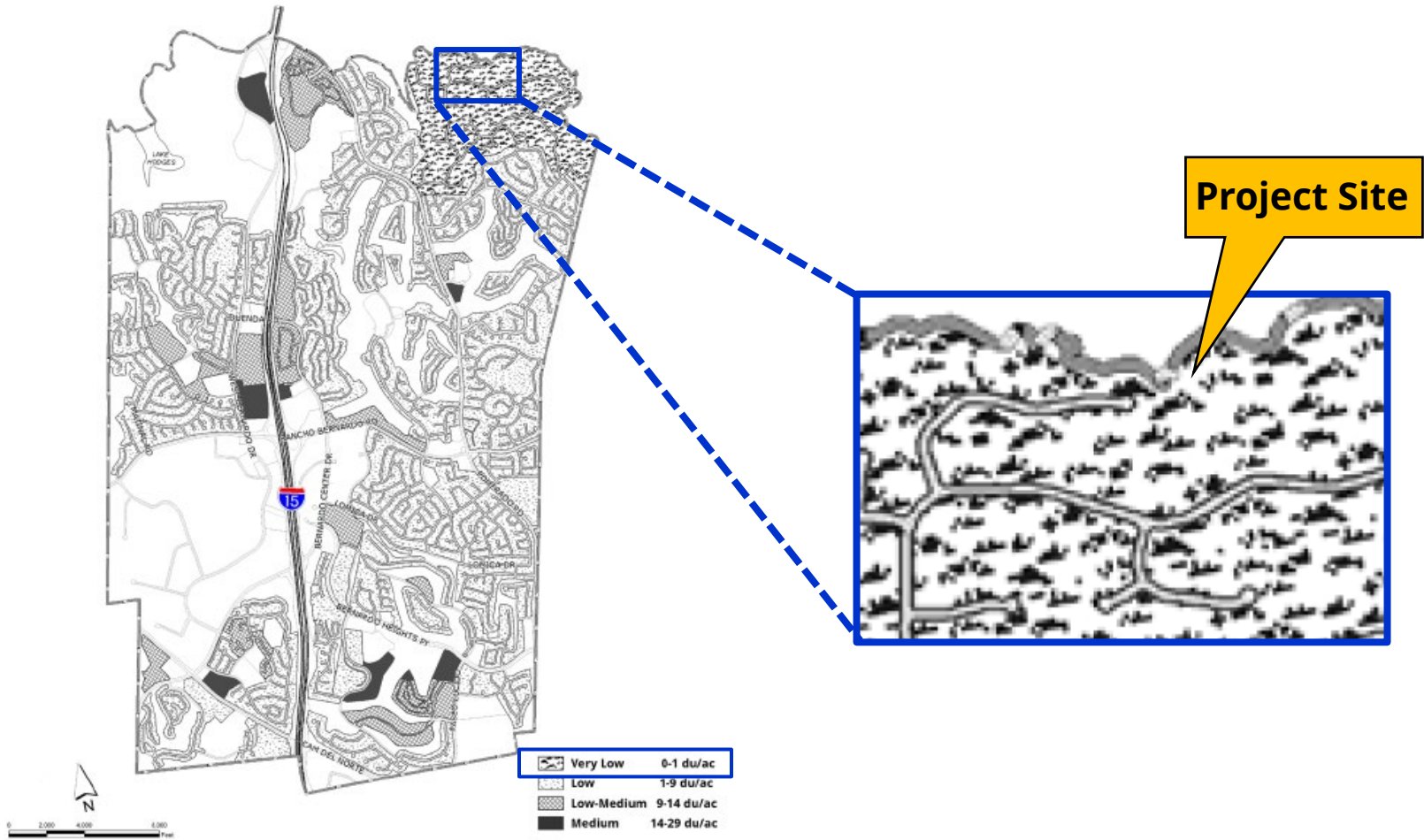
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP (MND)
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



# Project Location Map

Vardy House SDP  
Project No. 644944 - 13074 Polvera Avenue





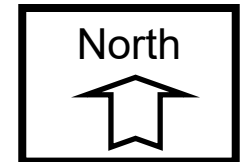
**Residential Areas-Land Use Density Designations**  
**Rancho Bernardo Community Plan**

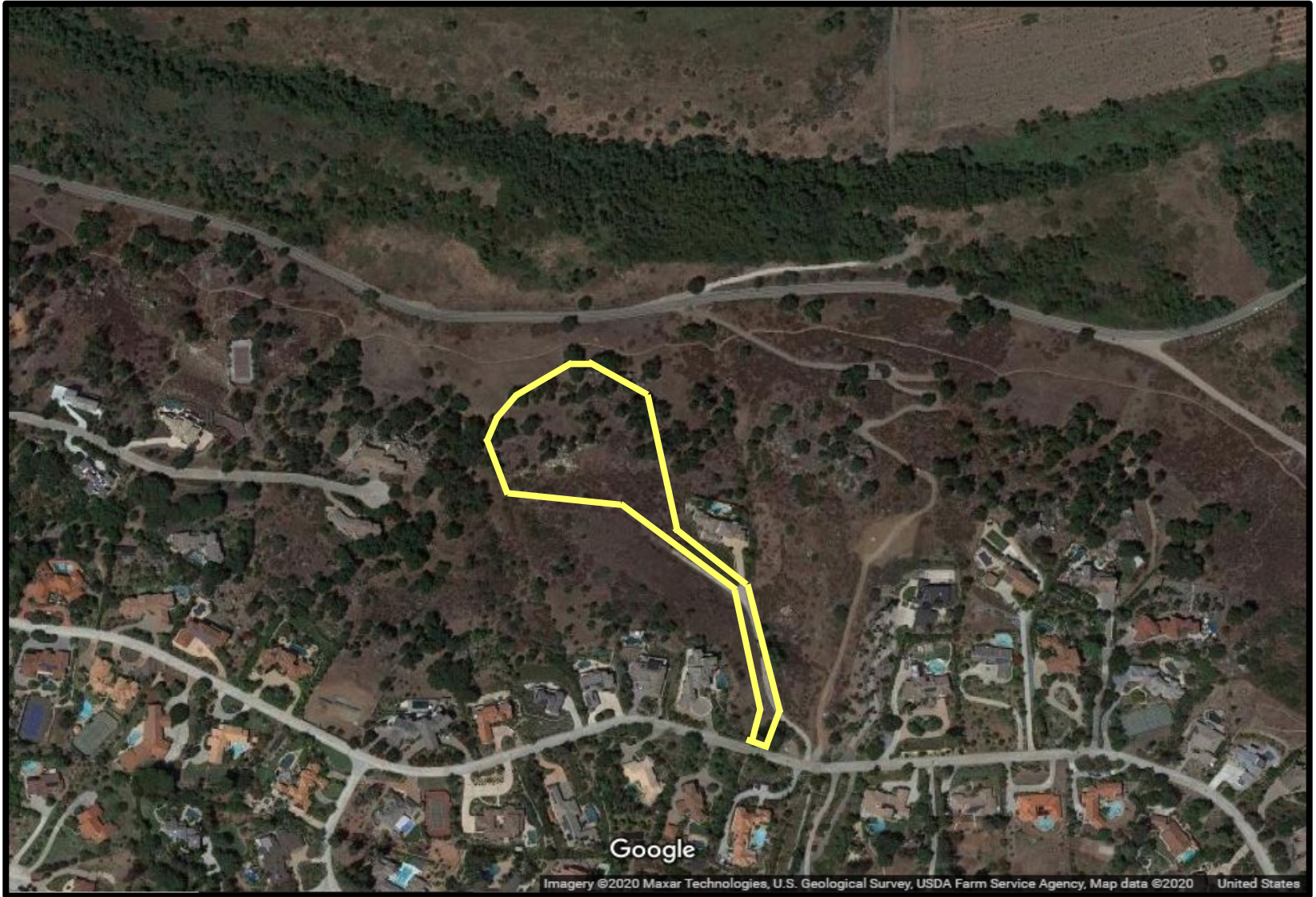
FIGURE  
**2**



# Land Use Map

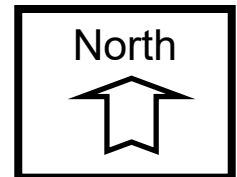
Vardy House SDP  
 Project No. 644944 - 13074 Polvera Avenue





## Aerial Photograph

Vardy House SDP  
Project No. 644944 - 13074 Polvera Avenue



HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2334627  
**VARDY HOUSE SDP - PROJECT NO. 644944 [MMRP]**

WHEREAS, ALEXANDER AND ELENA VARDY, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a single dwelling unit with an attached garage and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2334627), on portions of a 3.16-acre site;

WHEREAS, the project site is located at 13074 Polvera Avenue in the AR-1-2 Zone, and the Fire - Brush Management 100-foot Setback, Fire - Brush with 300-foot Buffer, Very High Fire Hazard Severity, and Residential Tandem Parking Overlay Zone(s), and partially within the Multiple Habitat Planning Area, within the Rancho Bernardo Community Plan area;

WHEREAS, the project site is legally described as Lot 2332 of Bernardo Trails Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8879, filed in the Office of the County Recorder of San Diego County, June 10, 1978;

WHEREAS, on December 2, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2334627 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, that it adopts the following findings with respect to Site Development Permit No. 2334627:

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage.

The project site is within the Rancho Bernardo Community plan area. The General Plan designates the site Very Low Residential density (0 - 4 dwelling units/acre (du/ac)) and is supported by the Rancho Bernardo Community Plan (RBCP), which designates the site as Very Low Density Development (0-1 du/net residential acre). This land use designation is intended for single family homes at a very low density. The project site is zoned AR-1-2, which allows 1 du/43,560 square feet. The project conforms with all applicable development standards of the underlying AR-1-2 Zone including height, density, building setbacks, floor area ratio, lot coverage, and parking requirements. The project is compatible with the surrounding development and permitted by the community plan and zoning designation. Therefore, 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 project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage.

The environmental analysis of the project did not find any significant impacts to public health, safety, and welfare. The project will not have any impact on the provision of essential public services. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance 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 require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks. The construction will be inspected by certified building and engineer inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-



square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage.

The project site is within the Rancho Bernardo Community plan area. The General Plan designates the site Very Low Residential density (0 - 4 dwelling units/acre (du/ac)) and is supported by the Rancho Bernardo Community Plan (RBCP), which designates the site as Very Low Density Development 0-1 du/acre. This land use designation is intended for single family homes at a very low density. The project site is zoned AR-1-2, which allows 1 du/43,560 square feet. The project conforms with all applicable development standards of the underlying AR-1-2 Zone including height, density, building setbacks, floor area ratio, lot coverage, and parking requirements.

The 3.16-acre site is undeveloped and contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillides and Sensitive Biological Resources. The project site contains 0.50-acres of the City's Multiple Habitat Planning Area (MHPA) which is located downslope from the development area and 2.33-acres of steep hillides. Of the 3.16-acre (137,734 square feet) site, 22,865 square-feet or 16 percent of the site will be developed and will not encroach into the MHPA. The project will not exceed the maximum allowable development area of 40 percent, which is the maximum encroachment allowed for a project containing steep hillides that is located outside of the MHPA and Coastal Overlay Zone pursuant to San Diego Municipal Code 143.0142 (a)(2) and (a)(3). The City's Environmental Analysis Section conducted an Initial Study in accordance with the California Environmental Quality Act, which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural resources. A Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project, which includes mitigation measures that reduce to below a level of significance to any potentially significant environmental impacts previously identified. The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. The project has been conditioned to either require a dedication through fee title to the City, or a Covenant of Easement (COE) over the undeveloped portion of the on-site ESL for the protection of steep hillides and sensitive biological resources. The project is not requesting any deviations, therefore the proposed development complies with the regulations of the Land Development Code.

**2. Supplemental Findings - Environmentally Sensitive Lands**

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-

square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage.

The 3.16-acre site is undeveloped and contains ESL in the form of Steep Hillides and Sensitive Biological Resources. The project site contains 0.50-acre of the City's MHPA which is located downslope from the development area and 2.33-acres of steep hillides. Of the 3.16-acre (137,734 square feet) site, 22,865 square-feet or 16 percent of the site will be developed and will not encroach into the MHPA. The project will not exceed the maximum allowable development area of 40 percent for projects outside of the MHPA and Coastal Zone which contain Steep Hillides pursuant to San Diego Municipal Code 143.0142 (a)(2) and (a)(3). The city has conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural resources. A Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project, which includes mitigation measures that would reduce to below a level of significance any potentially significant environmental impacts previously identified.

City Staff has reviewed and accepted a Biological Letter Survey Report prepared by Klutz Biological Consulting, dated June 9, 2020, which concludes the project will require mitigation through conservation of sensitive biological resources within the City's MHPA. In addition, staff has reviewed and accepted a Geotechnical Investigation Report prepared by SCST, Inc., dated April 26, 2018, and determined the consultant has adequately addressed the soil and geologic conditions for the project.

The project is conditioned to require implementation of a Brush Management Program and construction best management practices. In addition, the project is also conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. The project has also been conditioned to either require a dedication through fee title to the City, or a COE over the undeveloped portion of the on-site ESL for the protection of steep hillides and sensitive biological resources. The project has been designed to minimize disturbance to environmentally sensitive lands by excavating residual soils and existing fills, and constructing permanent shoring retaining walls to reduce the potential for settlement within the development area of the project site. As proposed, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-

square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage.

The 3.16-acre site is undeveloped and contains ESL in the form of Steep Hillides and Sensitive Biological Resources. The project site contains 0.50-acres of the City's MHPA which is located downslope from the development area. The city has conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural resources. A Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project, which includes mitigation measures that reduce to below a level of significance to any potentially significant environmental impacts previously identified. City staff has reviewed and accepted a Geotechnical Investigation Report prepared by SCST, Inc., dated April 26, 2018, and determined the consultant has adequately addressed the soil and geologic conditions for the project. In addition, the project site is not located in any flood hazard area. The project site is located in the Fire - Brush Management 100-foot setback, Fire - Brush Zone with 300-foot Buffer, Very High Fire Hazard Severity Zones. The project is conditioned to require implementation of a Brush Management Program. By incorporating brush management zones and compliance with appropriate building codes, the project would not result in an undue risk from fire hazards.

The project has been designed to minimize grading by excavating residual soils and existing fills, and constructing permanent shoring retaining walls to reduce the potential for settlement within the development area of the project site. 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.

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage.

The 3.16-acre site is undeveloped and contains ESL in the form of Steep Hillides and Sensitive Biological Resources. The project site contains 0.50-acres of the City's MHPA which is located downslope from the development area and 2.33-acres of steep hillides. Of the 3.16-acre (137,734 square feet) site, 22,865 square-feet or 16 percent of the site will be developed and will not encroach into the MHPA. The project will not exceed the maximum allowable development area of 40 percent for projects outside of the MHPA and Coastal Zone which contain Steep Hillides pursuant to San Diego Municipal Code 143.0142 (a)(2) and (a)(3). The City conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural resources. A Mitigated Negative Declaration

(MND) and a Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project, which includes mitigation measures that reduce to below a level of significance any potentially significant environmental impacts previously identified.

City Staff has reviewed and accepted a Biological Letter Survey Report prepared by Klutz Biological Consulting, dated June 9, 2020, which concludes the project will require mitigation through conservation of sensitive biological resources within the City's MHPA.

The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. The project has also been conditioned to either require a dedication through fee title to the City, or a COE over the undeveloped portion of the on-site ESL for the protection of steep hillsides and sensitive biological resources. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage.

The 3.16-acre site is undeveloped and contains ESL in the form of Steep Hillsides and Sensitive Biological Resources. The project site contains 0.50-acres of the City's MHPA which is located downslope from the development area. The city has conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural resources. A Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project, which includes mitigation measures that reduce to below a level of significance any potentially significant environmental impacts previously identified.

City Staff has reviewed and accepted a Biological Letter Survey Report prepared by Klutz Biological Consulting, dated June 9, 2020, which concludes the project will require mitigation through conservation of sensitive biological resources within the City's MHPA.

The project is conditioned to comply with the City of San Diego's MSCP land use adjacency guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. The project has also been conditioned to either require a dedication through fee title to the City, or a COE over the undeveloped

portion of the on-site ESL for the protection of steep hillsides and sensitive biological resources. The project is not subject to the Vernal Pool Habitat Conservation Plan (VPHCP) since the project site does not contain threatened and endangered species associated with vernal pools. Therefore, the proposed project will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage. The site is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project site is located at 13074 Polvera Avenue, east of Angosto Way, and west of Sycamore Creek Road. The project proposes the construction of a new 4,297-square-foot single dwelling unit on a vacant lot with an attached 888-square-foot garage. The 3.16-acre site is undeveloped and contains ESL in the form of Steep Hillsides and Sensitive Biological Resources. The project site contains 0.50-acres of the City's MHPA which is located downslope from the development area. An MND and MMRP have been prepared for the project as it was determined that the proposed development could have significant impact in the following areas:

- Biological Resources
- Cultural Resources (Archaeology)
- Tribal Cultural Resources

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated MMRP, the project now avoids or mitigates any potentially significant environmental impacts to Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural Resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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. 2334627 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. 2334627, a copy of which is attached hereto and made a part hereof.

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Benjamin Hafertepe  
Development Project Manager  
Development Services

Adopted on: December 2, 2020

IO#: 24008364

**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: 24008364

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2334627  
**VARDY HOUSE SDP PROJECT NO. 644944 [MMRP]**  
HEARING OFFICER

This Site Development Permit is granted by the Hearing Officer of the City of San Diego to Alexander and Elena Vardy, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 3.16-acre site is located at 13074 Polvera Avenue in the AR-1-2 Zone, and the Fire - Brush Management 100-foot Setback, Fire - Brush with 300-foot Buffer, Very High Fire Hazard Severity, and Residential Tandem Parking Overlay Zones, and partially within the Multiple-Habitat Planning Area (MHPA), within the Rancho Bernardo Community Plan area. The project site is legally described as: Lot 2332 of Bernardo Trails Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8879, filed in the Office of the County Recorder of San Diego County, June 10, 1978.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a single dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a new 4,297 square-foot, two-story single dwelling unit with an attached garage;
- b. Permanent shoring retaining walls, patio, and motor court;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- 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 17, 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/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

**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. 644944, 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. 644944, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered

to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Cultural Resources (Archaeology)
- 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 drainage system proposed for this development is subject to approval by the City Engineer.

17. 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.

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

19. Prior to the issuance of any construction permit the Owner/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:**

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

21. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area

around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

22. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

23. Prior to issuance of any grading permit, 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."

24. 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 Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

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

**MULTIPLE SPECIES CONSERVATION PROGRAM:**

26. 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 stormwater 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.

27. Prior to issuance of any building permits, the Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for

conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

28. Prior to issuance of Notice to Proceed, the owner/permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site.

- **Grading/Land Development/MHPA Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/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 temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 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 home-owner's association or other private party.

- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the CA gnatcatcher, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. If species are present or assumed present because surveys are not performed, then appropriate mitigation shall be utilized to reduce noise impacts to 60dB or below at the edge of the occupied habitat.
- **Covenant of Easement** - The issuance of this permit by the City of San Diego does not authorize the 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. Section 1531 et seq.) in accordance with authorization granted to the City of San Diego from the USFWS pursuant to Sec. 10(a) of the ESA and by the CDFG pursuant to Fish & Game Code sec. 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon 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 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant 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 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 CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA. For lands identified as mitigation but not yet dedicated, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

**PLANNING/DESIGN REQUIREMENTS:**

29. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

30. 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.

31. The applicant shall be required to ensure that construction materials, including pieces of polystyrene foam forms, be cleaned up daily and that construction materials not be permitted to accumulate on the construction site, on adjacent properties, or within biologically sensitive areas.

**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 December 2, 2020 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Site Development Permit No. 2334627  
Date of Approval: December 2, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Benjamin Hafertepe  
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.

**Alexander Vardy**  
Owner/Permittee

By \_\_\_\_\_

**Elena Vardy**  
Owner/Permittee

By \_\_\_\_\_

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

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on September 16, 2019, Mark Silva submitted an application to the Development Services Department for a SITE DEVELOPMENT PERMIT (SDP) for the Vardy House SDP 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 has heard by the Hearing Officer on December 2, 2020; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 644944 (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 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.



## ATTACHMENT 6

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City of San Diego Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City of San Diego 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 1<sup>st</sup> Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department 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: \_\_\_\_\_  
Benjamin Hafertepe, Development Project Manager

ATTACHMENT(S):      Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 2334627

PROJECT NO. 644944

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. 644944 shall be made conditions of Site Development Permit No. 2334627 as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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 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 (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
  
<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

**1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO**

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

- Qualified Archaeologist*
- Qualified Biologist*
- Qualified Native American 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) #644944 and /or Environmental Document #644944, 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.

***None Required***

**4. MONITORING EXHIBITS**

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>Document Submittal/Inspection Checklist</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Monitoring Exhibit	Monitoring Report Approval
Cultural Resources (Archaeology)	Monitoring Report(s)	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**

**BIO-1:**

Mitigation of 0.40-acres of impacts to Tier II and Tier III habitat shall be implemented for the

project. Impacts to Tier II habitat shall be mitigated at a 1:1 ratio and a 0.5:1 ratio for Tier III. According to the City of San Diego's Biological Guidelines, the project could conserve a Tier I habitat inside of the MHPA to mitigate for loss of Tier II and Tier III. The project shall preserve a minimum of 0.40-acres of Coast Live Oak woodland habitat (Tier I) inside the MHPA with a Covenant of Easement (COE).

**BIO-2:**

**BIOLOGICAL RESOURCE PROTECTION 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 any species identified as a listed, candidate, sensitive, or special status species 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~~ January 1 to September 15). If Project activities cannot be avoided from January 1 through September 15, CDFW recommends a qualified biologist complete a preconstruction survey no more than three days prior to the beginning of any Project-related activity for nesting bird activity within the limits of disturbance and 500 feet from the area of disturbance. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. If Project activities are delayed or suspended for more than 14 days during the breeding season, surveys should be repeated. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 100 feet around non-listed active passerine (perching birds and songbirds) nests, 300 feet around any listed passerine nests (e.g., California gnatcatcher (*Polioptila californica*)), and 500 feet around active non-listed raptor nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. 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 birds 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.

**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING**

**CUL -1:**

**I. Prior to Permit Issuance or Bid Opening/Bid Award**

- A. Entitlements Plan Check
  - 1. Prior to permit issuance or Bid Opening/Bid Award, 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. Prior to Bid Award, 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. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)  
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
  - 3. Identify Areas to be Monitored  
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.

The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).

MMC shall notify the PI that the AME has been approved.

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

After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

- A. Monitor 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 (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the 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) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM 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 Section 15064.5, 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.**

      - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
    - 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.
      - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
      - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
1. Procedures for documentation, curation and reporting

- a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
- b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
- c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

**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 provenience of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
  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 granted access to the site, 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, the landowner shall reinter the human remains, and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
    - c. 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; or
      - (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
    - 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 the RE and 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. 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 via the RE 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 as a result of 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 or Pipeline Trenching Discovery Process 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.

## ATTACHMENT 6

2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC via the RE 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.
- 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. 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 C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
  4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit 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 of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 644944  
SCH No. 2020090035

**SUBJECT:** **Vardy House SDP:** The project requests a Site Development Permit (SDP) for the construction of a new two-story 4,297-square-foot single-family residence with an attached garage, located on a vacant lot at 13074 Polvera Avenue. The project contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Biological Resources. Project features would include solar panels, green roof, retaining walls, associated hardscape, landscape, and a driveway. The 3.16-acre site is designated very Low Density Residential (0-4 du/ac) pursuant to the Rancho Bernardo Community Plan and is subject to the AR-1-2 zoning requirements. The project is also subject to Fire - Brush Management 100-foot setback, Fire - Brush Zone with 300-foot Buffer, Very High Fire Hazard Severity Zone, Residential Tandem Parking Overlay, and Council District 5. (LEGAL DESCRIPTION: Lot 2332 of Bernardo Trails, Unit No. 4, City of San Diego, CA. Map No. 8879)

### Update October 6, 2020

Minor revisions have been made to the draft Mitigated Negative Declaration (MND). Added language would appear in ~~strikeout~~ and underline format. A comment letter from the California Department of Fish and Wildlife has made a suggestion on expanding the avoidance months for nesting birds and suggested adding some language on how to set up appropriate barriers if construction does take place during those months. The language helps to clarify the current mitigation measures. As such, the language has been included into the Mitigation Monitoring and Reporting (MMRP) section of this document. The update to the language in the mitigation section would not result in any changes to the environmental impacts associated with the project. As such, no recirculation of the MND is required. In accordance with the California Environmental Quality Act, Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated where there is identification of new significant environmental impact or the addition or a new mitigation measure required to avoid a significant environmental impact.

#### I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **BIOLOGICAL RESOURCES, CULTURAL RESOURCES (ARCHAEOLOGY), TRIBAL CULTURAL RESOURCES.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

**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 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 (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>

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

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



**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

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

*Qualified Archaeologist*

*Qualified Biologist*

*Qualified Native American 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) #644944 and /or Environmental Document #644944, 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.

*None Required*

**4. MONITORING EXHIBITS**

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>Document Submittal/Inspection Checklist</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Monitoring Exhibit	Monitoring Report Approval
Cultural Resources (Archaeology)	Monitoring Report(s)	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**

**BIO-1:**

Mitigation of 0.40-acres of impacts to Tier II and Tier III habitat shall be implemented for the project. Impacts to Tier II habitat shall be mitigated at a 1:1 ratio and a 0.5:1 ratio for Tier III. According to the City of San Diego's Biological Guidelines, the project could conserve a Tier I habitat inside of the MHPA to mitigate for loss of Tier II and Tier III. The project shall preserve a minimum of 0.40-acres of Coast Live Oak woodland habitat (Tier I) inside the MHPA with a

Covenant of Easement (COE).

**BIO-2:**

**BIOLOGICAL RESOURCE PROTECTION 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 any species identified as a listed, candidate, sensitive, or special status species 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~~ January 1 to September 15). If Project activities cannot be avoided from January 1 through September 15, CDFW recommends a qualified biologist complete a preconstruction survey no more than three days prior to the beginning of any Project-related activity for nesting bird activity within the limits of disturbance and 500 feet from the area of disturbance. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites.

If Project activities are delayed or suspended for more than 14 days during the breeding season, surveys should be repeated. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 100 feet around non-listed active passerine (perching birds and songbirds) nests, 300 feet around any listed passerine nests (e.g., California gnatcatcher (Poliioptila californica)), and 500 feet around active non-listed raptor nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. 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 birds 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 (CSVVR). The CSVVR 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.

**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING**

**CUL -1:**

**I. Prior to Permit Issuance or Bid Opening/Bid Award**

- A. Entitlements Plan Check
  - 1. Prior to permit issuance or Bid Opening/Bid Award, 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. Prior to Bid Award, 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. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)  
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
  3. Identify Areas to be Monitored  
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.  
The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).  
MMC shall notify the PI that the AME has been approved.
  4. When Monitoring Will Occur
    - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
    - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
  5. Approval of AME and Construction Schedule  
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

- A. Monitor 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) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM 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 Section 15064.5, 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.**
    - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
  - 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.
    - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
    - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
- 1. Procedures for documentation, curation and reporting
    - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
    - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
    - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
    - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.



#### 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 provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
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 granted access to the site, 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, the landowner shall reinter the human remains, and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
  - c. 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; or
  - (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
- 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 CSVN 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 the RE and 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. 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 via the RE 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 as a result of 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 or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE 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.
- 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. 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 C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
  4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit 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 of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

FEDERAL AGENCIES

US Fish & Wildlife Service (23)

STATE AGENCIES

State Clearinghouse

California Department of Fish and Wildlife

CITY OF SAN DIEGO

Mayor's Office

Councilmember Mark Kersey - District 5

Development Services:

Development Project Manager

Engineering Review

Environmental Review

Fire

Geology

Landscaping

MSCP

Planning Review

MMC (77A)

City Attorney's Office (93C)

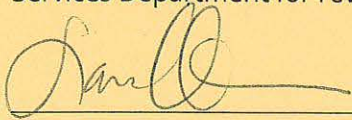
OTHER ORGANIZATIONS AND INTERESTED PARTIES

Sierra Club (165)  
San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Endangered Habitats League (182A)  
Historical Resources Board (87)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organization (214)  
Ron Christman (215)  
Clint Linton (215B)  
Frank Brown – Inter-Tribal Cultural Resources Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Rancho Bernardo Community Council (398)  
Rancho Bernardo Community Planning Board (400)  
The Bernardo Trails Homeowners Association (406)  
Trails Architectural Review Committee (406A)

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- (X) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Development Services Department for review, or for purchase at the cost of reproduction.



\_\_\_\_\_  
Sara Osborn, AICP  
Senior Planner  
Development Services Department

8-27-2020

\_\_\_\_\_  
Date of Draft Report

10.8.2020

\_\_\_\_\_  
Date of Final Report

Analyst: Rachael Ferrell

- Attachments: Comment Letter A  
                  Comment Letter B  
                  Initial Study Checklist  
                  Figure 1 – Location Map  
                  Figure 2 – Site Plan

# Comment Letter A

# Response

A. Comment noted.



## San Diego County Archaeological Society, Inc.

Environmental Review Committee

8 September 2020

To: Ms. Rachel Ferrell  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration  
Vardy House SDP  
Project No. 644944

Dear Ms. Ferrell:


I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

A

Based on the information contained in the DMND and the cultural resources survey report posted on the City's website, we concur with the impact analysis in the survey report and the archaeological monitoring program described in the DMND.

Thank you for the opportunity to participate in the City's environmental review of this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: Brian F. Smith & Associates  
SDCAS President  
File

Comment Letter BResponse

[EXTERNAL] Comments on Vardy House SDP (SCH#2020090035)



Turner, Jennifer@Wildlife &lt;Jennifer.Turner@wildlife.ca.gov&gt;

To Ferrell, Rachael

Cc Hailey, Cindy@Wildlife; Stepek, Melissa@Wildlife

Retention Policy Inbox (Never)

Expires Never



Wed 9/30

You replied to this message on 10/6/2020 12:02 PM.

**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

Dear Ms. Ferrell:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Initial Study / Mitigated Negative Declaration (MND) dated August 27, 2020, for the Vardy House SDP (SCH# 2020090035). CDFW is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§ 15386 and 15281, respectively) and is responsible for ensuring appropriate conservation of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (Fish and Game Code § 2050 et seq.) and other sections of the Fish and Game Code (1600 et seq.).

The MND indicates, "[t]here are a substantial number of non-native trees on the site, but because they are surrounded by asphalt and structures and noise generating vehicle crushing operations, the trees are unlikely to provide suitable habitat, including nesting habitat, for migratory birds under the federal Migratory Bird Treaty Act (MBTA) and under Section 3513 et. seq. of the CDFW Code." Although sensitive species are not identified as likely to occur on the Project site, existing ornamental vegetation has the potential to provide habitat to migratory or nesting birds protected under California Fish and Game Code Sections 3503 and 3513 et seq.

A

To minimize significant impacts to migratory or nesting birds, CDFW recommends that construction avoidance be expanded to include an earlier window beginning January 1 through September 15. We suggest incorporating the following language into the MND:

B

*If Project activities cannot be avoided from January 1 through September 15, CDFW recommends a qualified biologist complete a preconstruction survey no more than three days prior to the beginning of any Project-related activity for nesting bird activity within the limits of disturbance and 500 feet from the area of disturbance. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. If Project activities are delayed or suspended for more than 14 days during the breeding season, surveys should be repeated. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 100 feet around non-listed active passerine (perching birds and songbirds) nests, 300 feet around any listed passerine nests (e.g., California gnatcatcher (Polioptila californica)), and 500 feet around active non-listed raptor nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.*

- A. Comment noted. Language has been added to expand the avoidance window for nesting birds from February 1 – September 15 to January 1 – September 15.
- B. Comment noted. Language has been incorporated into the Pre-Construction mitigation.



Comment Letter B (cont.)

Response

We appreciate the opportunity to comment on the MND for this project. Should you have any questions pertaining to biological resources or regarding this email, please contact Melissa Stepek, cc'd, for additional coordination.

Sincerely,

***Jennifer Turner***

Senior Environmental Scientist (Supervisor)  
California Department of Fish and Wildlife  
South Coast Region 5  
3883 Ruffin Road  
San Diego, CA 92123  
Office: (858) 467-2717  
Mobile: (858) 539-9109

**INITIAL STUDY CHECKLIST**

1. Project title/Project number: Vardy House SDP / 644944
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Rachael Ferrell / (619) 446-5129
4. Project location: 13074 Polvera Avenue, San Diego, CA 92128
5. Project Applicant/Sponsor's name and address: Mark Silva, 3666 Argonne Street, San Diego, CA 92117, (858) 735-2375
6. General/Community Plan designation: Residential/ Very Low Residential (0-4 DU/AC)
7. Zoning: AR-1-2
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project proposes to construct a new two-story 4,297-square-foot single-family residence on a vacant lot with an attached 888-square-foot garage. Project features would include solar panels, green roof, retaining walls, associated hardscape, landscape, and a driveway. The project contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillsides and Biological Resources. The project would fully mitigate loss of 0.50-acres of Diegan coastal sage scrub and non-native grassland by conserving 0.50-acres of coast live oak woodland inside the City's Multi-Habitat Planning Area (MHPA). An additional 1.31-acres (0.96-acre of coast live oak woodland, 0.30-acre of Diegan coastal sage Scrub, and 0.05-acre of non-native grassland) would be preserved outside of the MHPA for a total of 1.81-acre, under a Covenant of Easement (COE).

The project's landscaping has been reviewed by staff and would comply with all applicable City of San Diego Landscape ordinances and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Ingress to the project site would be via Polvera Avenue. All parking would be provided on-site.

9. Surrounding land uses and setting:

The 3.16-acre site is located 13074 Polvera Avenue and is designated Very Low Density Residential (0-4 du/ac) pursuant to the Rancho Bernardo Community Plan and is subject to the AR-1-2 zoning requirements. The project is also subject to Fire - Brush Management 100-foot setback, Fire - Brush Zone with 300-foot Buffer, Very High Fire Hazard Severity Zone, Residential Tandem Parking Overlay, and Council District 5.

The project site is currently vacant and contains native soils and native vegetation, some outcrops of rock, and a concrete driveway pad. Additionally, the MHPA is located downslope from the development area. The project site is situated East of Interstate 15, West of Sycamore Creek Road, South of Highland Valley Road, and North of Rancho Bernardo Road. The project is located in a residential neighborhood of similar development and would have a private Mutual Access Easement for the driveway with the neighboring residence.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

List or None required.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

In accordance with the requirements of Assembly Bill (AB) 52, the City of San Diego sent Notifications via email to three Native American Tribes traditionally and culturally affiliated with the project area. The Jamul Indian Village responded within the time period requesting consultation. Consultation began on May 14, 2020 and concluded via email the same day. Please see Section XVII of the Initial Study for more detail.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                     |                                    |                          |                                 |                                     |                           |
|-------------------------------------|------------------------------------|--------------------------|---------------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/>            | Aesthetics                         | <input type="checkbox"/> | Greenhouse Gas Emissions        | <input type="checkbox"/>            | Population/Housing        |
| <input type="checkbox"/>            | Agriculture and Forestry Resources | <input type="checkbox"/> | Hazards & Hazardous Materials   | <input type="checkbox"/>            | Public Services           |
| <input type="checkbox"/>            | Air Quality                        | <input type="checkbox"/> | Hydrology/Water Quality         | <input type="checkbox"/>            | Recreation                |
| <input checked="" type="checkbox"/> | Biological Resources               | <input type="checkbox"/> | Land Use/Planning               | <input type="checkbox"/>            | Transportation/Traffic    |
| <input checked="" type="checkbox"/> | Cultural Resources                 | <input type="checkbox"/> | Mineral Resources               | <input checked="" type="checkbox"/> | Tribal Cultural Resources |
| <input type="checkbox"/>            | Energy                             | <input type="checkbox"/> | Noise                           | <input type="checkbox"/>            | Utilities/Service System  |
| <input type="checkbox"/>            | Geology/Soils                      | <input type="checkbox"/> | Mandatory Findings Significance | <input type="checkbox"/>            | Wildfire                  |

**DETERMINATION: (To be completed by Lead Agency)**

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

The project proposes to construct a single-family residence located on a vacant lot in a developed residential neighborhood. The project would meet all required setbacks and height requirements; additionally, there are no designated scenic vistas or view corridors identified in the Rancho Bernardo Community Plan. Therefore, the project would not have a substantial adverse effect on a scenic vista. No impact would result.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project is situated within a developed residential neighborhood. Some rock outcroppings occur on-site but would remain. The project is not located within or adjacent to a state scenic highway and therefore would not substantially damage such scenic resources. Therefore, no impacts would result.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The project site is currently vacant but would construct a single-family residence located in a neighborhood of similar development. The project is compatible with the surrounding development and permitted by the community plan and zoning designation. The project would not degrade the existing visual character or quality of the site and its surroundings; therefore, no impacts would result.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The project would comply with the outdoor lighting standards contained in Municipal Code Section 142.0740 (Outdoor Lighting Regulations) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact.

The project would comply with Municipal Code Section 142.0730 (Glare Regulations) that requires exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The structure would consist of tempered glass, stucco, and concrete. The project would have a less than significant glare impact.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. - Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is consistent with the community plan's land use designation and is located within a developed residential neighborhood. As such, the project site does not contain, and is not adjacent to, any lands identified as Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as show on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. Therefore, the project would not result in the conversion of such lands to non-agricultural use. No significant impacts would occur, and no mitigation measures are required.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response II (a), above. There are no Williamson Act Contract lands on or within the vicinity of the project. The project is consistent with the existing land use and the underlying zone. The project would not conflict with any properties zoned for agricultural use or be affected by a Williamson Act Contract. Therefore, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur onsite as the project is consistent with the community plan, and the underlying zone. No impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to response II (c) above. Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impacts would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Refer to response II (a) and II (c), above. The project and surrounding areas do not contain any farmland or forest land. No changes to any such lands would result from project implementation. Therefore, no impact would result.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2009). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O3). The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project would construct a single-family residence on a vacant lot within a developed neighborhood of similar residential uses. The project is consistent with the General Plan, community plan, and the underlying zoning for single-family residential development. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. As such, no impacts would result.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Short-Term (Construction) Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or offsite.

Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures as required by City of San Diego grading permit to limit potential air quality impacts. Any impacts associated with fugitive dust are considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary sources emissions. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant, and no mitigation measures are required.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

As described in III (b) above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short-term (Construction)

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The project would construct a single-family residence. Residential units, in the long-term operation, are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Direct Impacts

A Biological Resource Letter Report (BLR) was prepared by Klutz Biological Consulting (June 9, 2020) for the Vardy House Residence Project. The report analyzed the impacts of the proposed project on the biological resources located in the vicinity of the project. The BLR indicated that the project proposes to impact 0.06-acre of coast live oak woodland (Tier I), 0.70-acre of Diegan coastal sage scrub (Tier II), 0.35-acre of non-native grassland (Tier III), and 0.03-acre of disturbed habitat (Tier IV). The 0.06-acre of coast live oak woodland occurs within Brush Management Zone 2, which is considered impact neutral. According to the City of San Diego’s Biological Guidelines, Diegan coastal sage scrub is a Tier II habitat and non-native grassland is a Tier III, and any impacts to Tier II and Tier III require mitigation for any loss of habitat.

The project would fully mitigate impacts to Tier II and Tier III habitat on-site by conserving coast live oak woodland (Tier I) inside the City’s MHPA, which occurs on-site. The required mitigation would involve a minimum of 0.40-acre of habitat (1:1 ratio for Diegan coastal sage scrub and 0.5:1 ratio for non-native grassland). The project applicant has proposed to conserve a total 0.50-acres of coast live oak woodland habitat inside the MHPA with a Covenant of Easement (COE).

A Mitigation Monitoring and Reporting Program, as detailed within Section V of the Mitigated

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Negative Declaration would be implemented to reduce impacts related to Biological Resources to below a level of significance.

Special Status Species

There were no sensitive plant species nor any threatened or endangered wildlife species that were observed within the project site during the field survey. The project has suitable habitat for sensitive species such as California rufous-crowned sparrow, Bell’s sage sparrow, orange throat whiptail, coastal whiptail, rosy boa, red-diamond rattlesnake, San Diego black-tailed jackrabbit, San Diego desert woodrat, coast horned lizard, coastal California gnatcatcher, and western spadefoot, but only for aestivation habitat and not for breeding. Therefore, the project would not impact special status species during breeding season and no mitigation would be required.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The BLR did not identify any sensitive riparian habitat or other community identified in local or regional plans, policies, and regulations. Therefore, no impacts would result, and no mitigation is required.

- c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Wetlands or waters do not occur on-site. Wetlands or waters as regulated by the United States Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB) or the California Department of Fish and Wildlife (CDFW) do not occur on-site and therefore will not be impacted by the project. No impacts would occur, and no mitigation measures are required.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is surrounded by existing residential development and is not located adjacent to any established wildlife corridor and would not impede the movement of any wildlife or the use of any wildlife nursery sites. Therefore, no impact would occur, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site contains 0.50-acres of the City's MHPA and therefore is subject to the City's MSCP Subarea Plan. The project will place a COE over the MHPA and therefore preserve the land. Additionally, the project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within the MHPA that might be indirectly impacted by the project. Land Use Adjacency Guidelines address indirect impacts caused by drainage, toxics, lighting, noise, barriers, invasive species, brush management, grading, and bird strikes. Any impacts would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Please refer to IV (e) above. The project does not conflict with any other local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in potential impacts to a historical resource.

The project site is currently vacant and therefore would not qualify for a 45-year review. The project would result in less than significant impacts and no mitigation would be required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area is located within an area identified as sensitive on the City of San Diego’s Historical Resources Sensitivity Maps.

Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed to determine presence or absence of potential resources within the project site by qualified archaeological City staff. Previously recorded historic and prehistoric sites have been identified in the near project vicinity. Due to the close proximity of the recorded resources and undeveloped nature of the site, a Cultural Resources Survey and report was required.

The Cultural Resources Survey and Report for the Vardy Project (Brian F. Smith and Associates Inc., March 9, 2020) summarized that a previously recorded resource, SDI-17,929, was encountered during the field survey on January 3, 2020. The recorded resource was determined to be in an area that would not be directly impacted by the proposed development. Additionally, no further archaeological testing was recommended. The report concluded that due to the frequency of archaeological resources found within the vicinity of the project, presence of any unknown resources buried below the surface could be impacted during grading activities. As such, an archaeological and Native American monitor must be present during all grading activities in order to reduce any potential impacts to a level below significance.

A Mitigation Monitoring and Reporting Program, as detailed within Section V of the Mitigated Negative Declaration would be implemented to reduce impacts related to Historical Resources (archaeology) to below a level of significance.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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According to the "Geology of the San Diego Metropolitan Area, California, Escondido, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), and the Geotechnical Investigation (April 2018), the project site is mostly underlain with a low sensitive bedrock (Kt) granite deposit formation, which has a low probability of containing important paleontological resources. The City’s Significance Determination Thresholds state paleontological monitoring during grading activities may be required if it is determined that the project’s earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating and if greater than 2,000 cubic yards and ten feet deep for formations with a moderate sensitivity rating). The project does not propose any grading activities which would exceed the grading thresholds in a moderate or high sensitive formation. Therefore, no impacts would result.

d) Disturb human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to response V (b) above. Section V of the Mitigation Monitoring and Reporting Program contains provisions for the 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. Based upon the required mitigation measure impacts would be less than significant.

VI. ENERGY – Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project would be required to meet mandatory energy standards of the current California energy code. Construction of the single-family residence would require operation of heavy equipment but would be temporary and short-term in duration. Additionally, long-term energy usage from the building would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, and insulation and weather stripping. The project would also incorporate cool-roofing materials, a green roof, and photovoltaic panels to reduce energy costs. Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No impacts would result.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project is consistent with the General Plan and the Rancho Bernardo Community Plan land use. The project is required in comply with the City's Climate Action Plan (CAP) by implementing energy reducing design measures, therefore the project would not obstruct a state or local plan for renewable energy or energy efficiency. No impacts would result.

VII. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Geotechnical Investigation Report (April 2018), the closest known active faults are the Rose Canyon Fault (Oceanside section) fault located 18.1 miles west of the site and the Elsinore (Julian) fault located 20.4 miles east of the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone. No active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture is considered low. Additionally, the project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant.

- ii) Strong seismic ground shaking?

The site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant.

- iii) Seismic-related ground failure, including liquefaction?

Liquefaction generally occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. The potential for soil liquefaction at the subject site is low due to the dense nature of the underlying bedrock materials beneath the site. The project would be required to comply with the California Building Code that would reduce impacts to people or structures to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

- iv) Landslides?

According to the Geotechnical Investigation Report (April 2018), no evidence of landslides or slope instabilities were observed on-site. Therefore, the possibility of deep-seated slope stability problems at the site is low. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts would be reduced to an acceptable level of risk. Impacts would be less than significant.

- b) Result in substantial soil erosion or the loss of topsoil?

Demolition and construction activities would temporarily expose soils to increased erosion potential. The project would be required to comply with the City's Storm Water Standards which requires the implementation of appropriate Best Management Practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs would also be required

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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postconstruction consistent with the City’s regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil, therefore impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

As discussed in Section VII (a) and VII (b), the project site is not likely to be subject to landslides, and the potential for liquefaction and subsidence is low. The soils and geologic units underlying the site are considered to have a “low” expansion potential. The project design would be required to comply with the requirements of the California Building Code, ensuring hazards associated with expansive soils would be reduced to an acceptable level of risk. As such, impacts are expected to be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is considered to have very low expansive soil potential. The project would be required to comply with seismic requirements of the California Building Code that would reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located within an area that is already developed with existing infrastructure (i.e., water and sewer lines) and does not propose any septic system. In addition, the project does not require the construction of any new facilities as it relates to wastewater, as services are available to serve the project. No impact would occur.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The City’s Climate Action Plan (CAP) outlines the actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. The



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project is consistent with the General Plan and the Rancho Bernardo Community Plan’s land use and zoning designations. Further, based upon review and evaluation of the completed CAP Consistency Checklist, the project is consistent with the applicable strategies and actions of the CAP.

Based on the project’s consistency with the City’s CAP Checklist, the project’s contribution of GHG’s to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the projects direct and cumulative GHG emissions would have a less than significant impact.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gasses. The project is consistent with the existing General Plan and Community Plan land use and zoning designations. Further based upon review and evaluation of the completed CAP Consistency Checklist for the project, the project is consistent with the applicable strategies and actions of the CAP. Therefore, the project is consistent with the assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Impacts are considered less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would construct a single-family residence. Although minimal amounts of such substances may be present during construction, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to response IX (a) above. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to response IX (a) above. The project site is not within one quarter mile of a school. Future risk of releases of hazardous substances would not occur as a result of project operations because it is

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated that future on-site operations would not require the routine use or transport of acutely hazardous materials. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Further, the project would be required to comply with all federal, state and local requirements associated with hazardous materials; therefore, impacts would be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

A hazardous waste site record search was completed in October 2019 using Geo Tracker, an online website which discloses any type of hazardous clean-up site pursuant to Government Code section 65962.5: <http://geotracker.waterboards.ca.gov/> The records search identified that no hazardous waste sites exist onsite or in the surrounding area. No Impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within the vicinity of a private airstrip, nor would the project result in a safety hazard for people residing or working in the project area. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not impair the implementation of, or physically interfere with an adopted emergency response plan or evacuation plan. No roadway improvements are proposed that would interfere with circulation or access, and all construction would take place on-site. No impacts would result.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
urbanized areas or where residences are intermixed with wildlands?				

The project is located within a Very High Fire Severity Zone, adjacent to the Lake Hodges natural area and San Pasqual Valley, which are locations that have been known historically to have wildland fires. The project would be conditioned to follow design guidelines and standards with fire resistant building materials. Additionally, the project is located in a developed residential neighborhood. Further discussion can be found in Section XX below. Any impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?

The project would comply with the City's Storm Water Regulations during and after construction, and appropriate best management practices (BMP's) would be utilized. Implementation of project specific BMP's would preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project does not require the construction of wells or the use of groundwater. Furthermore, the project would include pervious design features and appropriate drainage. Therefore, the project would not introduce a significant amount of new impervious surfaces that could interfere with groundwater recharge. The project as designed was reviewed by qualified City staff and would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project is located in a residential neighborhood where all infrastructures exist. The project would connect to the existing public water system. No impact would result.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

The project would not substantially alter the existing drainage pattern of the site or the area. There are no streams or rivers located on-site and thus, no such resources would be impacted through the proposed construction activities. The project would be required to implement BMPs to ensure that substantial erosion or siltation on or off-site would not occur. Impacts would be less than significant.

- d) Substantially alter the existing drainage pattern of the site or area, including

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

The project would not alter the existing drainage pattern of the site or significantly alter runoff volumes. The project would not substantially alter the impervious area and runoff would continue to be discharged into the storm drain system. Thus, the project would not significantly alter the overall drainage pattern for the site or area, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would be required to comply with all City storm water standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant, and no mitigation measures are required.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to Section X (a). The project would be required to comply with all City storm water standards both during and after construction, using appropriate BMP's that would ensure that water quality is not degraded. Impacts would be less than significant, and no mitigation measures are required.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within a 100-year flood hazard area or any other known flood area. Therefore, no impacts would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within a 100-year flood hazard area or any other known flood area. Therefore, no impacts would occur.

XI. LAND USE AND PLANNING – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project would construct a new single-family residence. The project is consistent with the General Plan and the Rancho Bernardo Community Plan’s land use designation (Very Low Density, 0-4 du/ac) on an existing lot with access to a public roadway. The project site is located within a developed residential neighborhood and surrounded by similar residential development. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. No impacts would result.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to response XI (a). No impacts would result.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Please refer to section IV (e) above. The project is located within a developed residential neighborhood and would not conflict with any applicable habitat conservation plan or natural community conservation plan. The project site contains MHPA land and is therefore subject to the City’ MSCP, but the project would be conditioned to conserve the land onsite with a COE. Impacts would be less than significant.

XII. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

There are no known mineral resources located on the project site. The urbanized and developed nature of the project site and vicinity would preclude the extraction of any such resources. No impacts would result.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See XII (a), above. The project site has not been delineated on a local general, specific or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no impacts were identified.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. NOISE – Would the project result in:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Short-term (Construction)

Short-term noise impacts would be associated with onsite grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City’s Municipal Code (Section 59.5.0404, Construction Noise) which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City’s noise ordinance, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.

Long-term (Operation)

For the long-term, typical noise levels associated with residential uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potential effects from construction noise would be reduced through compliance with the City restrictions. Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not significantly increase long-term (ambient) noise levels. The project would not introduce a new land use or significantly increase the intensity of the allowed land use. Post construction noise levels and traffic would be generally unchanged as compared to noise with the existing residential use. Therefore, no substantial permanent increase in ambient noise levels is anticipated. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result during construction activities but would be temporary in nature. Construction-related noise impacts from the project would generally be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5 "Noise Abatement and Control." Implementation of these standard measures would reduce potential impacts from an increase in ambient noise level during construction to a less than significant level.

- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within an airport land use plan. The project site is also not located within two miles of a public airport or public use airport. No impacts would result.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within the vicinity of a private airstrip. No impacts would result.

XIV. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is to develop a single-family residence and the project site is located in a developed residential neighborhood and is surrounded by similar residential development. The project site is currently developed with the connections to receive water and sewer service from the City, and no extension of infrastructure to new areas is required. As such, the project would not substantially increase housing or population growth in the area. No roadway improvements are proposed as part of the project. No impacts would result.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would construct a new single-family residence on a vacant lot, located in a neighborhood of similar residential development; therefore, no such displacement would occur. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response XIV (b) above. No impacts would result.

XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

- |                    |                          |                          |                                     |                          |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Fire protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located in an urbanized and developed area where fire protection services are already provided. The project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new or expansion of existing governmental facilities. Impacts would be less than significant.

- |                       |                          |                          |                                     |                          |
|-----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Police protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located in an urbanized and developed area within the City of San Diego where police protection services are already provided. The project would not adversely affect existing levels of police protection services or create a new significant demand, and would not require the construction of new or expansion of existing governmental facilities. Impacts would be less than significant.

- |              |                          |                          |                                     |                          |
|--------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not affect existing levels of public services and would not require the construction or expansion of a school facility. The project site is located in an urbanized and developed area where public school services are available. The project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services. Impacts would be less than significant.

- |           |                          |                          |                                     |                          |
|-----------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iv) Parks | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located in an urbanized and developed area where City-operated parks are available. The project would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists and is not anticipated to result in a significant increase in demand for parks or other offsite recreational facilities. Impacts would be less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of public services and not require the construction or expansion of an existing governmental facility. Therefore, no new public facilities beyond existing conditions would be required. Impacts would be less than significant.

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing governmental facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, impacts would remain less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to XVI (a) above. The project does not propose recreation facilities nor require the construction or expansion of any such facilities. As such, impacts would remain less than significant.

XVII. TRANSPORTATION/TRAFFIC – Would the project?

a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project proposes to construct a single-family residence in a neighborhood with similar development, therefore, the project would not result in design measures that would conflict with existing policies, plan, or programs supporting alternative transportation. No impacts would result.

b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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On September 27, 2013, Governor Edmund G. Brown, Jr. signed SB-743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under CEQA. Related revisions to the State’s CEQA Guidelines include elimination of auto delay, level of service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts.

In December 2018, the California Resources Agency certified and adopted revised CEQA Guidelines, including new section 15064.3. Under the new section, vehicle miles traveled (VMT), which includes the amount and distance of automobile traffic attributable to a project, is identified as the “most appropriate measure of transportation impacts.” As of July 1, 2020, all CEQA lead agencies must analyze a project’s transportation impacts using VMT.

The Draft City of San Diego Transportation Study Manual (TSM) dated June 10, 2020 is consistent with the California Environmental Quality Act (CEQA) guidelines and utilizes VMT as a metric for evaluating transportation-related impacts. Based on these guidelines, all projects shall go through a screening process to determine the level of transportation analysis that is required.

The project would construct a single-family residence in a neighborhood which serves similar development. A “Small Project” is defined as a project generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures.

Based upon the screening criteria identified above, the project qualifies as a “Small Project” and is screened out from further VMT analysis. Therefore, as recommended in the Draft City of San Diego Draft TSM, June 10, 2020, the project would have a less than significant impact.

- c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would construct a single-family residence in a neighborhood with similar development. The project complies with the Rancho Bernardo Community Plan and is consistent with the land use and underlying zoning, therefore, the project does not include any design features that would substantially increase hazards. No impacts would result.

- d) Result in inadequate emergency access?

Adequate emergency access would be provided during both short-term construction (with construction operating protocols) and long-term operations of the project. Emergency access to the site would be provided from the driveway entrance on Polvera Avenue. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is vacant and not listed nor is it eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k). In addition, please see section V (b) above.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

In accordance with the requirements of Assembly Bill (AB) 52, The City of San Diego sent notification to the Native American Tribes traditionally and culturally affiliated with the project area. The Jamul Indian Village responded requesting consultation. Consultation began on May 14, 2020 and concluded via email the same day. It was determined that there are no sites, features, places or cultural landscapes that would be substantially adversely impacted by the proposed project. Although no Tribal Cultural Resources were identified within the project site, there is a potential for the construction of the project to impact buried and unknown Tribal Cultural Resources due to its location to known recorded resources in the near vicinity. Therefore, it was agreed upon that archaeological and Native American monitoring should be included in the MMRP. The Jamul Indian Village identified that no further evaluation was required and concluded consultation. Mitigation in the form of archaeological and Native American monitoring would reduce all impacts to Tribal Cultural Resources to below a level of significance. See section V of the MND and the Mitigation, Monitoring and Reporting Program (MMRP) for further details.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Implementation of the project would not interrupt existing sewer service to the project site or other surrounding uses. No increase in demand for wastewater disposal or treatment would be created by the project, as compared to current conditions. The project is not anticipated to generate significant amounts of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Additionally, the project site is located in an urbanized and developed area. Adequate services are already available to serve the project. No impacts would result.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to response XIX (a) above. Adequate services are available to serve the project site. Additionally, the project would not significantly increase the demand for water or wastewater treatment services and thus, would not trigger the need for new treatment facilities. No impacts would result.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not exceed the capacity of the existing storm water drainage systems and therefore, would not require construction of new or expansion of existing storm water drainage facilities of which could cause significant environmental effects. The project was reviewed by qualified City staff who determined that the existing facilities are adequately sized to accommodate the proposed development. No impacts would result.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The 2015 City Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assess the current and future water supply and needs for the City. Implementation of the project would not result in new or expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). The Public Utilities Department local water supply is generated from recycled water, local surface supply, and groundwater, which accounts for approximately 20 percent of the total water requirements for the City. The City purchases water from the San Diego County Water Authority to make up the difference between total water demands

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

and local supplies (City of San Diego 2015). Therefore, the project would not require new or expanded entitlements. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not adversely affect existing wastewater treatment services. Adequate services are available to serve the project site without requiring new or expanded entitlements. No impacts would result.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Construction debris and waste would be generated from the construction of the project. All construction waste from the project site would be transported to an appropriate facility, which would have sufficient permitted capacity to accept that generated by the project. Long-term operation of the residential use is anticipated to generate typical amounts of solid waste associated with residential uses. Furthermore, the project would be required to comply with the City's Municipal Code requirement for diversion of both construction waste during the short-term, construction phase and solid waste during the long-term, operational phase. Impacts are considered to be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Comply with federal, state, and local statutes and regulation related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

XX. WILDFIRE - Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The City of San Diego participates in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. The project complies with the General Plan and is part of the Rancho Bernardo Community Plan's circulation element. The project is consistent with the land use and zoning designation and is located in a residential neighborhood with similar development. Polvera Avenue is not a street that is identified as an emergency access route according to the City's emergency evacuation routes.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Therefore, the project would have a less-than-significant impact on an emergency response and evacuation plan during construction and operation.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project is located in a Very High Fire Severity Zone, in a residential neighborhood with similar development. The project would provide defensible space from a wildfire by complying with the City's Brush Management Plan which conditions the project to have a 35-foot zone 1 and a 65-foot zone 2, additionally the project would be conditioned to use fire-resistant building materials. The project is located upslope from the City's MHPA area and is clearing vegetation to construct a building pad for a single-family residence with associated hardscape and landscape. The project would be increasing the pervious area of the site and decreasing the on-site natural vegetation. Therefore, the project would have a less-than-significant impact on exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project is located in a residential neighborhood with similar development. The site is currently serviced by existing infrastructure which would service the site after construction is completed. No new construction of roads, fuel breaks, emergency water sources, power lines, or other utilities would be constructed that would exacerbate fire risk, therefore impacts would be less-than-significant.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Refer to response XX (b) above. The project would comply with the City's Brush Management Plan and appropriate Best Management Practices (BMP) for drainage and therefore would not expose people or structures to significant risks as a result of run-off, post-fire slope instability, or drainage changes. Therefore, less-than-significant impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

This analysis has determined that, although there is the potential of significant impacts related to Biological Resources, Cultural Resources (Archaeology) and Tribal Cultural Resources. As such, mitigation measures included in this document would reduce these potential impacts to a less than significant level as outlined within the Mitigated Negative Declaration.

<p>b) Does the project have impacts that are individually limited but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural Resources, which may have cumulatively considerable impacts. As such, mitigation measures have been incorporated to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute potentially significant cumulative environmental impacts.

<p>c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

The project would construct a single-family residence. The project is consistent with the environmental setting and with the use as anticipated by the City. Based on the analysis presented above, implementation of the mitigation measures would reduce environmental impacts such that no substantial adverse effects on humans would occur.

## INITIAL STUDY CHECKLIST

## REFERENCES

**I. Aesthetics / Neighborhood Character**

- City of San Diego General Plan  
 Community Plans: Rancho Bernardo

**II. Agricultural Resources & Forest Resources**

- City of San Diego General Plan  
 U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973  
 California Agricultural Land Evaluation and Site Assessment Model (1997)  
 Site Specific Report:

**III. Air Quality**

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990  
 Regional Air Quality Strategies (RAQS) - APCD  
 Site Specific Report:

**IV. Biology**

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997  
 City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996  
 City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997  
 Community Plan - Resource Element  
 California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001  
 California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001  
 City of San Diego Land Development Code Biology Guidelines  
 Site Specific Report: *Biological Survey Letter Report* for the Vardy Residence Project, prepared by Klutz Biological Consulting (June 9, 2020)

**V. Cultural Resources (includes Historical Resources)**

- City of San Diego Historical Resources Guidelines  
 City of San Diego Archaeology Library  
 Historical Resources Board List  
 Community Historical Survey:  
 Site Specific Report: *Phase I Cultural Resources Study for the Vardy Project*, prepared by Brian F. Smith and Associates, Inc. (March 9, 2020)

**VI. Geology/Soils**

- City of San Diego Seismic Safety Study  
 U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975  
 Site Specific Report: *Geotechnical Investigation for 13074 Polvera Avenue*, prepared by SCST, Inc. (April 26, 2018)



**VII. Greenhouse Gas Emissions**

- City of San Diego Climate Action Plan (CAP), (City of San Diego 2015)
- City of San Diego Climate Action Plan Consistency Checklist – Vardy House Project

**VIII. Hazards and Hazardous Materials**

- San Diego County Hazardous Materials Environmental Assessment Listing
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized, GeoTracker: <https://geotracker.waterboards.ca.gov/>
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- Airport Land Use Compatibility Plan
- Site Specific Report:

**IX. Hydrology/Drainage**

- Flood Insurance Rate Map (FIRM)
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- Site Specific Report:

**X. Land Use and Planning**

- City of San Diego General Plan
- Community Plan: Rancho Bernardo
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination
- Other Plans:

**XI. Mineral Resources**

- City of San Diego General Plan
- California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
- Division of Mines and Geology, Special Report 153 - Significant Resources Maps
- Site Specific Report:

**XII. Noise**

- City of San Diego General Plan
- Community Plan: Rancho Bernardo
- San Diego International Airport - Lindbergh Field CNEL Maps
- Brown Field Airport Master Plan CNEL Maps
- Montgomery Field CNEL Maps
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- Site Specific Report:

**XIII. Paleontological Resources**

- City of San Diego Paleontological Guidelines  
 \_\_\_ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego,"  
 Department of Paleontology San Diego Natural History Museum, 1996  
 Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area,  
 California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2  
 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975  
 \_\_\_ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay  
 Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977  
 \_\_\_ Site Specific Report:

**XIV. Population / Housing**

- City of San Diego General Plan  
 Community Plan: Rancho Bernardo  
 \_\_\_ Series 11/Series 12 Population Forecasts, SANDAG  
 \_\_\_ Other:

**XV. Public Services**

- City of San Diego General Plan  
 Community Plan: Rancho Bernardo

**XVI. Recreational Resources**

- City of San Diego General Plan  
 Community Plan: Rancho Bernardo  
 \_\_\_ Department of Park and Recreation  
 \_\_\_ City of San Diego - San Diego Regional Bicycling Map  
 \_\_\_ Additional Resources:

**XVII. Transportation / Circulation**

- City of San Diego General Plan  
 Community Plan: Rancho Bernardo  
 San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG  
 San Diego Region Weekday Traffic Volumes, SANDAG  
 \_\_\_ Site Specific Report:

**XVIII. Utilities**

- City of San Diego General Plan  
 Community Plan: Rancho Bernardo  
 \_\_\_ Site Specific Report:

**XIX. Water Conservation**

- \_\_\_ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

**XX. Water Quality**

- Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)  
 \_\_\_ Site Specific Report:

- XX. Wildfire**
- City of San Diego General Plan
- Community Plan: Rancho Bernardo
- Site Specific Report:

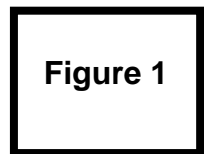


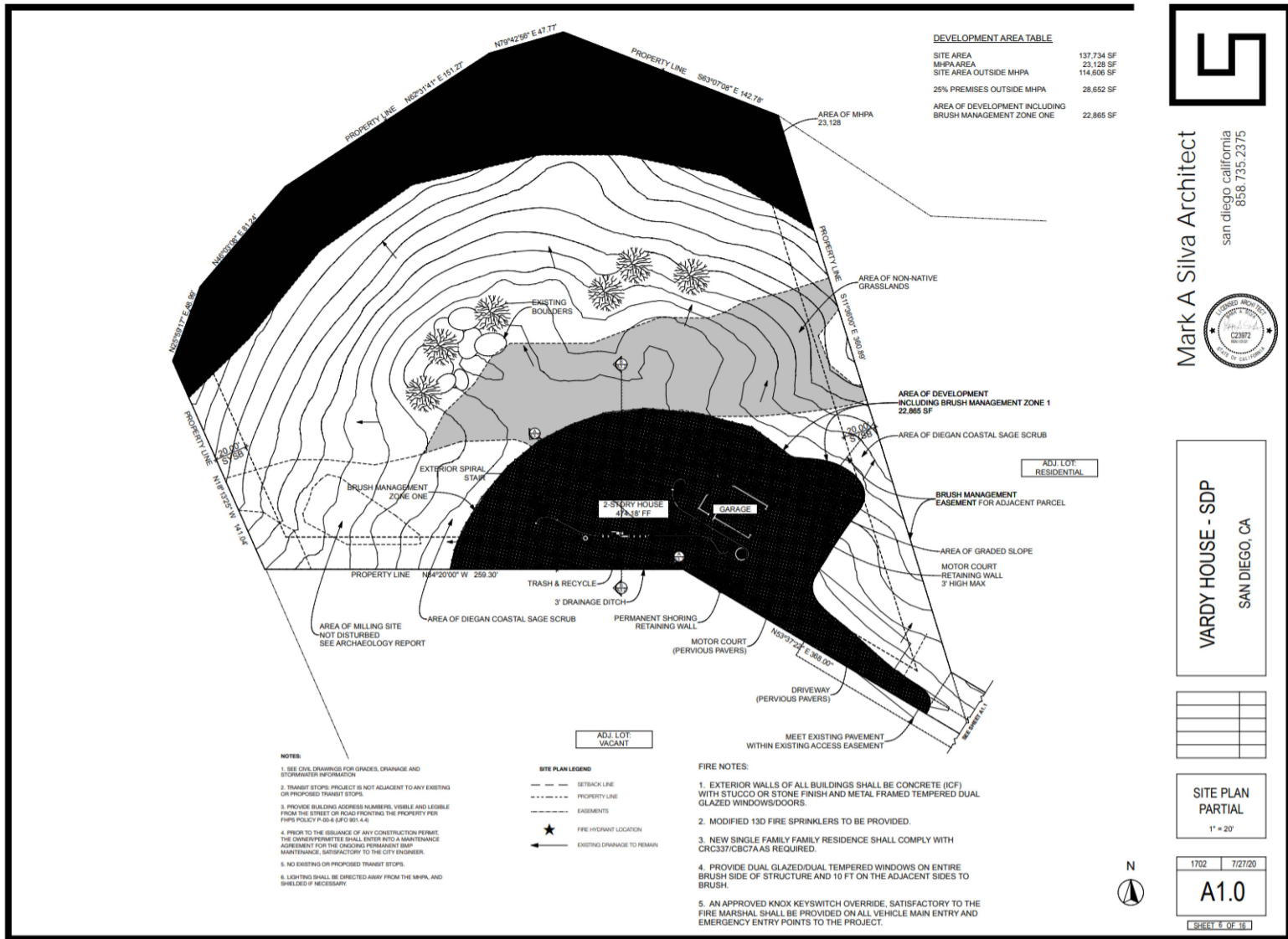
## Location Map

Vardy House SDP- Project No. 644944  
13074 Polvera Avenue



North





Mark A Silva Architect  
 san diego california  
 858.735.2375

VARDY HOUSE - SDP  
 SAN DIEGO, CA

SITE PLAN  
 PARTIAL  
 1" = 20'

1702 7/27/20  
**A1.0**  
 SHEET 6 OF 16



**Site Plan**  
 Vardy House SDP - No. 644944  
 13074 Polvera Avenue

**Figure 2**

## ***Rancho Bernardo Community Planning Board***

12463 Rancho Bernardo Road #523, San Diego, CA 92128

[www.rbplanningboard.com](http://www.rbplanningboard.com)

November 29, 2019

Benjamin Hafertepe  
City of San Diego, Development Services Department  
1222 First Avenue, MS-302  
San Diego, CA 92101

RE: Vardy House Site Development Permit (644944), 13074 Polvera Ave., Rancho Bernardo

Dear Mr. Hafertepe:

On November 21, 2019, the Rancho Bernardo Community Planning Board (Board) considered the proposal for a Process 3 Site Development Permit to allow the construction of a new two-story single-family residence with garage on a 3.16-acre lot within Environmentally Sensitive Lands (ESL). After reviewing the proposal and the recommendations of the Board's Development Review Subcommittee, the Board voted 13-0-0 to recommend approval of the Site Development Permit with one condition, as stated below in the approved motion of approval.

The Planning Board recommends approval of the Vardy House Site Development Permit with the request that the following condition be included in the permit:

*The applicant shall be required to ensure that construction materials, including pieces of styrofoam forms, be cleaned up daily and that construction materials not be permitted to accumulate on the construction site, on adjacent properties, or within biologically sensitive areas.*

With the inclusion of this condition into the Site Development Permit, we agree that all of the applicable findings required for the Site Development Permit and the Supplemental Findings required for Environmentally Sensitive Lands can be made.

Thank you for the opportunity to review and provide comments and recommendations for this project. If you have any questions, please contact me at [rbpbchair@gmail.com](mailto:rbpbchair@gmail.com).

Sincerely,

*Robin Kaufman*

Robin Kaufman, Chair  
Rancho Bernardo Community Planning Board

cc: Alexander Vardy, Applicant  
Mark Silva, Markitect



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

# Ownership Disclosure Statement

**FORM  
DS-318**

October 2017

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

**Project Title:** VARDY HOUSE **Project No. For City Use Only:** 644944

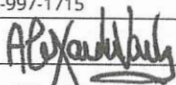
**Project Address:** 13074 POLVERA AVE., SAN DIEGO, CA 92128

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

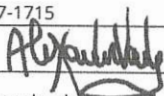
Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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: ALEXANDER VARDY  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 710 INSPIRATION LANE  
 City: ESCONDIDO State: CA Zip: 92025  
 Phone No.: 619-997-1715 Fax No.: \_\_\_\_\_ Email: AVARDY@GMAIL.COM  
 Signature:  Date: June 29, 2019  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: ALEXANDER VARDY  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 710 INSPIRATION LANE  
 City: ESCONDIDO State: CA Zip: 92025  
 Phone No.: 619-997-1715 Fax No.: \_\_\_\_\_ Email: AVARDY@UCSD.EDU  
 Signature:  Date: June 29, 2019  
 Additional pages Attached:  Yes  No

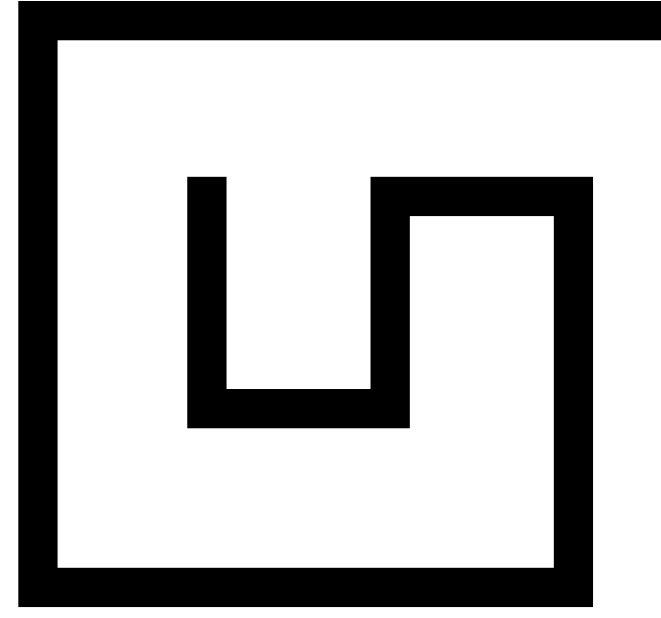
**Other Financially Interested Persons**

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

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

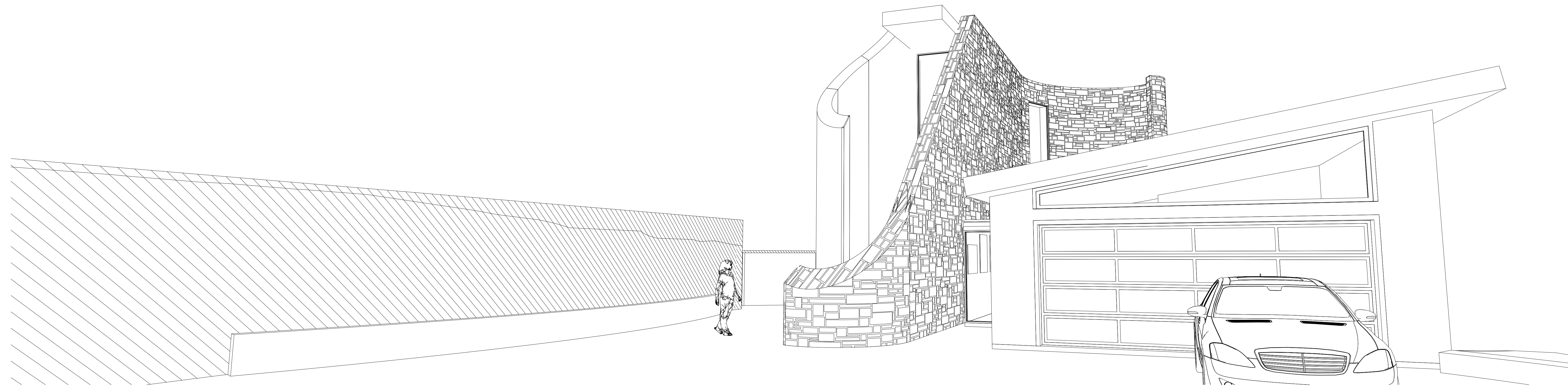
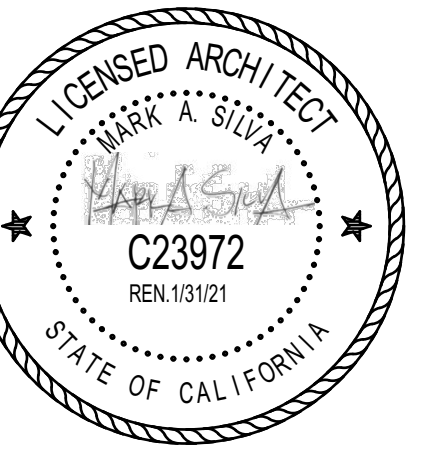
# VARDY HOUSE - SDP

ATTACHMENT 9



Mark A Silva Architect

san diego california  
858.735.2375



## PROJECT OVERVIEW

**SCOPE OF WORK:** NEW CONCRETE 2-STORY SINGLE FAMILY DWELLING, ATTACHED GARAGE ON VACANT LOT, PERMANENT SHORING RETAINING WALLS, PATIO & MOTOR COURT,

**PROJECT ADDRESS:** 13074 POLVERA AVE., SAN DIEGO, CA 92128

**ACCESSORS PARCEL:** 272-482-15

**LEGAL DESCRIPTION:** LOT 2332 OF BERNARDO TRAILS UNIT NO. 4, CITY OF SAN DIEGO, CA. MAP NO. 8879, FILED IN THE COUNTY RECORDER OF SAN DIEGO, JUNE 10, 1078

**ZONING:** AR-1-2

**GEO HAZARD:** 52

**GOVERNING CODES:** USGBC 2016  
CBC 2016

**OCCUPANCY:** R3

**CONTRUCTION TYPE:** TYPE I, SPRINKLERED

**FIRE SPRINKLERS:** MODIFIED 13D

## PROJECT DIRECTORY

**OWNER:** ALEXANDER & ELENA VARDY  
13074 POLVERA AVE.,  
SAN DIEGO, CA 92128

**ARCHITECT:** MARK A SILVA,  
505ARCHITECTURE  
3666 ARGONNE ST.  
SAN DIEGO, CA 92117  
858-735-2375

**CIVIL:** ANTONY K CHRISTENSEN, PE PLS QSD  
CHRISTENSEN ENGINEERING  
7888 SILVERTON AVENUE, SUITE J  
SAN DIEGO, CA 92126  
858-271-9901

**LANDSCAPE:** WILL ROGERS  
WILL ROGERS & ASSOCIATES  
27315 VALLEY CENTER ROAD SUITE A,  
VALLEY CENTER, CA 92082  
760-703-9946

**GEOLOGY** SCST, INC.  
6280 RIVERDALE STREET,  
SAN DIEGO, CA 92120  
877-215-4321

**SURVEY** LANDMARK CONSULTING  
9555 GENESEE AVE. SUITE 200,  
SAN DIEGO, CA 92121  
858-587-8070

## PROJECT DATA

**LOT AREA:** 137,734 SF

**MIN F.A.R ALLOWED:** 650 SF  
(PER TABLE 131-03C, FOOTNOTE 6)

**TOTAL PROPOSED AREA:** 5,185 SF

**MAX LOT COVERAGE:** 27,547 SF (20%)

**PROPOSED LOT COVERAGE:** 10,940 SF (08%)

**EXISTING & PROPOSED USES:**

EXISTING: VACANT

PROPOSED: SINGLE FAMILY RESIDENCE

**BUILDING AREA:**

FIRST FLOOR: 2,490 SF  
SECOND FLOOR: 1,807 SF  
**TOTAL HOUSE BLDG 4,297 SF**

ATTACHED GARAGE: 888 SF

DECK 176 SF  
PATIO 1,447 SF

## SHEET INDEX

T1.0 COVER SHEET

**CIVIL**

C1 TOPOGRAPHIC SURVEY  
C2 PRELIMINARY GRADING PLAN  
C3 PRELIMINARY GRADING PLAN  
C4 SLOPE ANALYSIS

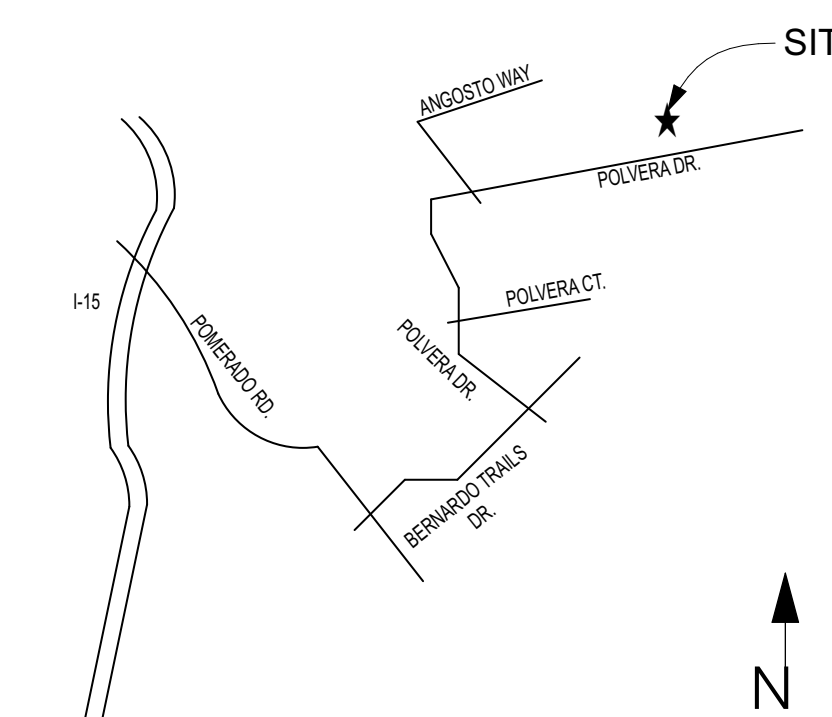
**ARCHITECTURAL**

A1.0 SITE PLAN PARTIAL  
A1.1 SITE PLAN PARTIAL  
A2.0 FIRST FLOOR PLAN  
A2.1 SECOND FLOOR PLAN  
A2.2 ROOF PLAN  
A3.0 EXTERIOR ELEVATIONS  
A3.1 EXTERIOR ELEVATIONS  
A3.2 BUILDING SECTIONS

**LANDSCAPE**

L1 LANDSCAPE TITLE SHEET & SITE PLAN  
L2 IRRIGATION PLAN  
L3 IRRIGATION DETAILS & NOTES  
L4 PLANTING & BRUSH MANAGEMENT PLAN  
L5 PLANTING & BRUSH MGMT DETAILS & NOTES

## VICINITY MAP

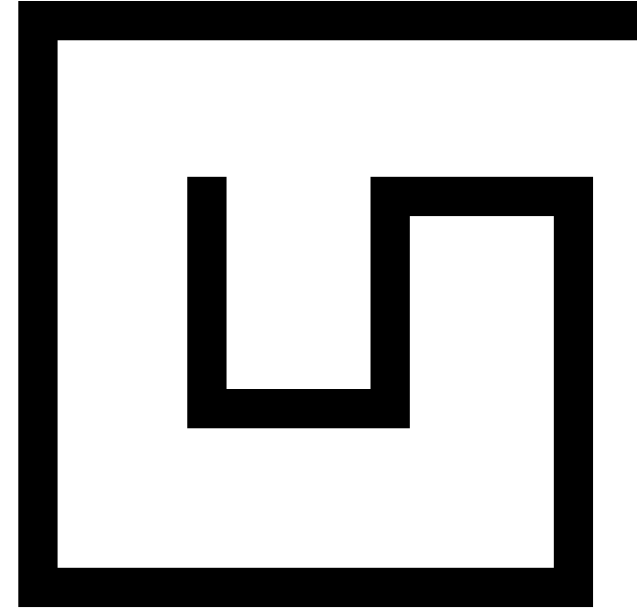


VARDY HOUSE - SDP  
SAN DIEGO, CA


TITLE SHEET

1702 9/10/19  
**T1**





Mark A Silva Architect  
 san diego california  
 858.735.2375

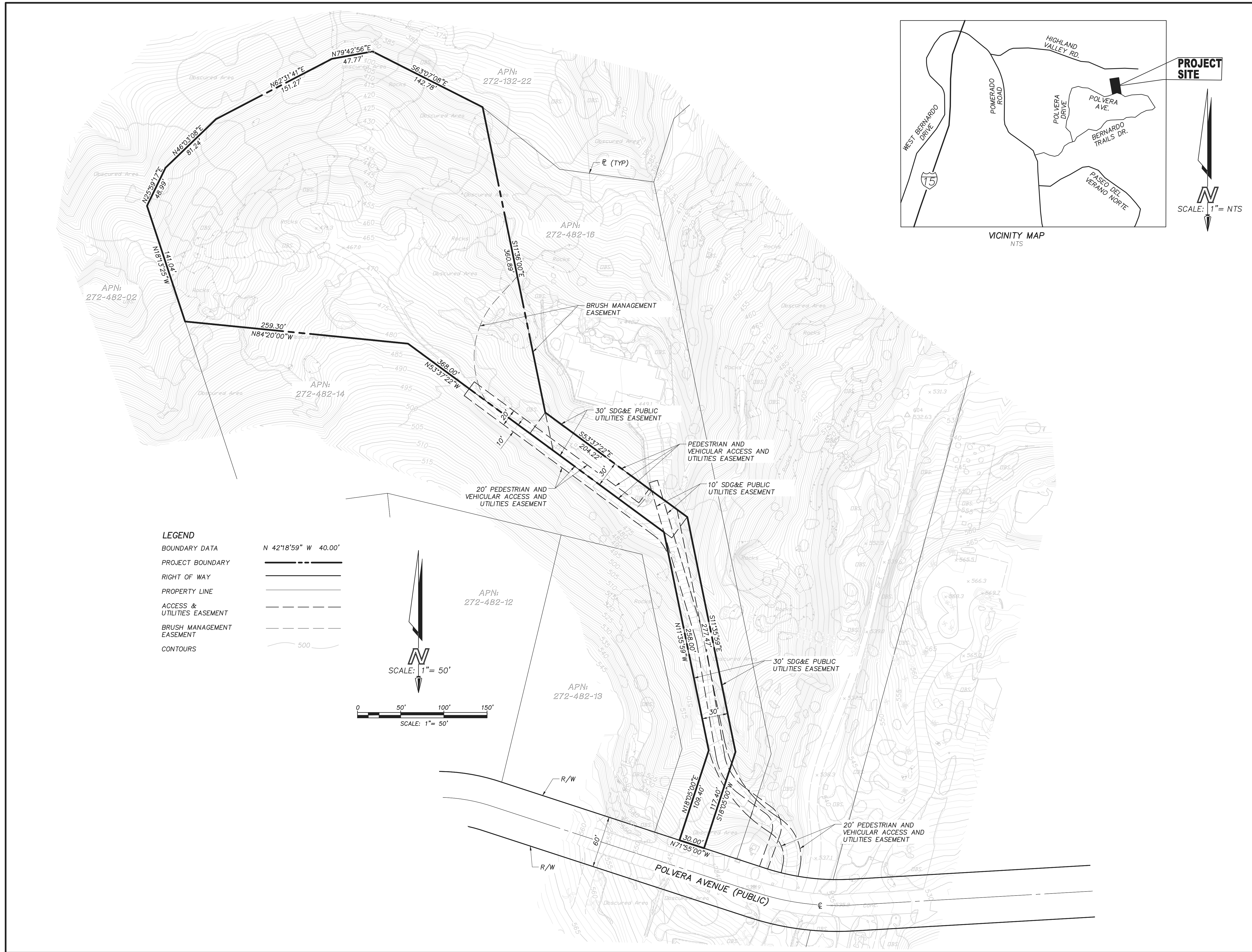


VARDY HOUSE - SDP  
 SAN DIEGO, CA


TOPOGRAPHIC SURVEY

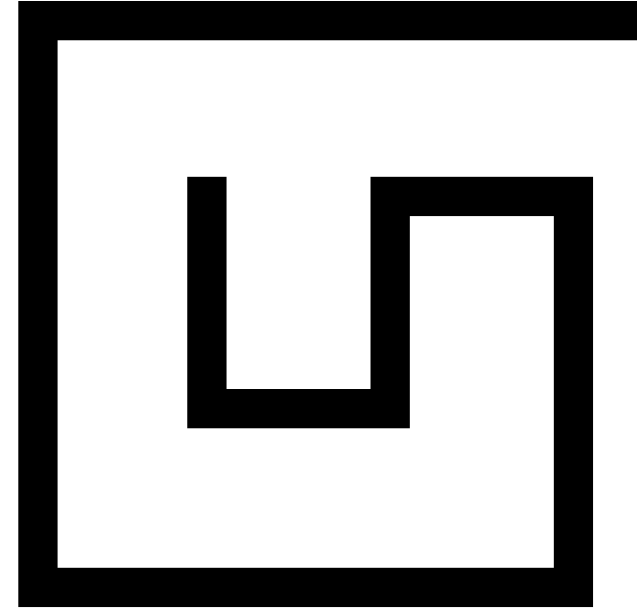
1702	9/10/19
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C1



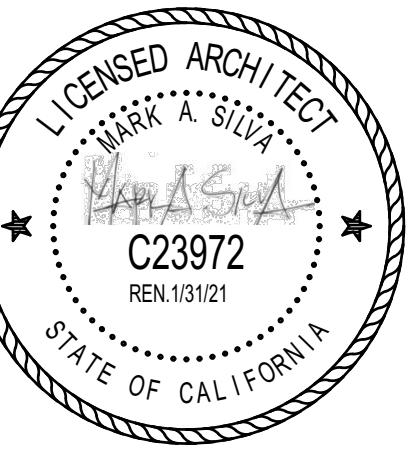
<b>LANDMARK CONSULTING</b> 9555 GENESEE AVE, SUITE 200, SAN DIEGO, CA 92121 TEL: (619) 587-8070 EMAIL: MARK@LMCO.NET WEBSITE: LMCO.NET 	
TOPOGRAPHIC SURVEY	
CLIENT/SITE ADDRESS	
ALEXANDER VARDY & ELENA VARDY SITE: 710 INSPIRATION LANE 13074 POLVERA AVE ESCONDIDO, CA, 92025 SAN DIEGO, CA 92128	
LEGAL DESCRIPTION	
LOT 2332 OF BERNARDO TRAILS UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8879, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 10, 1978.	
ASSESSOR'S PARCEL NO.	
272-482-15	
LOT AREA	
137,734 SQFT	
BENCHMARK	
DESCRIPTION: CITY OF SAN DIEGO BRASS PIN LOCATION: TOP OF NORTHWESTERLY CURB AT THE INTERSECTION OF POLVERA AVENUE AND LUNADA PLACE. ELEVATION: 536.395 DATUM: M.S.L.	
SURVEYOR'S NOTE	
THIS TOPOGRAPHIC SURVEY IS BASED UPON THE FIELD SURVEY AND REPRESENTS THE TOPOGRAPHIC FEATURES OF THIS SITE, AT THAT TIME. IT REMAINS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVES TO FIELD VERIFY ANY CURRENT SITE CONDITIONS AND TO THEN NOTIFY THE SURVEYOR OF ANY DISCREPANCIES IN THIS TOPOGRAPHIC SURVEY.	
SURVEYOR'S STATEMENT	
THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON THE FIELD SURVEY PERFORMED ON AUGUST 25TH OF 2016 AND FEBRUARY 28TH OF 2017.	
MARK BRENCICK LS7226	DATE: 3/14/17
DRAWN BY:	DATE: 3/14/17
CHECKED BY:	DRAWING NO.: 09-69
JOB NO.:	SHEET 1 OF 1

Dwg: p:\09-69 13074 polvera ave\c exhibits\topo exhibit.dwg Plot'd: 3/14/2017 10:03:45 AM



Mark A Silva Architect

san diego california  
858.735.2375



VARDY HOUSE - SDP  
SAN DIEGO, CA

PRELIMINARY  
GRADING PLAN

1702 9/10/19

C2

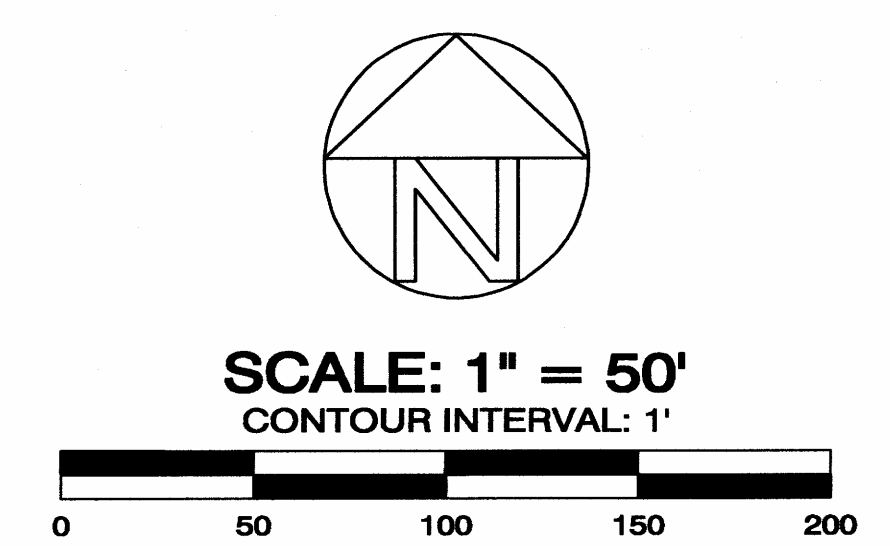
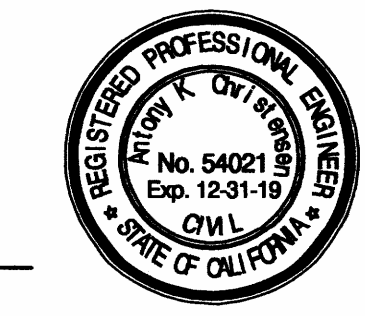
SHEET 3 OF 18

SITE DEVELOPMENT PERMIT



*ANTONY K. CHRISTENSEN*  
ANTONY K. CHRISTENSEN, RCE 54021

JULY 8, 2019  
Date



**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

Prepared By: CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE 'J' SAN DIEGO, CA 92126 PHONE (858)271-9901 FAX (858)271-8912	Revision 5: Revision 4: Revision 3: Revision 2: Revision 1:
Project Address: 13074 POLVERA AVE. SAN DIEGO, CA 92128	Original Date: JULY 8, 2019
Project Name: VARDY HOUSE	Sheet of Sheets
Sheet Title: <b>PRELIMINARY GRADING PLAN</b>	DEP#

C-2

JN A2018-182

Mark A Silva Architect  
 san diego california  
 858.735.2375



VARDY HOUSE - SDP  
 SAN DIEGO, CA

PRELIMINARY GRADING PLAN

1702 9/10/19

C3

SHEET 4 OF 18

**GRADING DATA**  
 AREA OF SITE - 137,794 S.F. (3.162 AC)  
 AREA OF SITE TO BE GRADED - 17,914 SF  
 PERCENT OF SITE TO BE GRADED - 13%  
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 101,289 SF  
 PERCENT OF TOTAL SITE - 73.5%  
 AMOUNT OF CUT - 1,019 C.Y. (TO FINISH SURFACE)  
 AMOUNT OF FILL - 1,040 C.Y.  
 AMOUNT OF IMPORT - 21 C.Y.  
 MAXIMUM HEIGHT OF FILL SLOPE - 8 FEET  
 MAXIMUM HEIGHT OF CUT SLOPE - 8 FEET  
 MAXIMUM HEIGHT OF VERTICAL CUT: 11 FEET  
 MAXIMUM HEIGHT OF VERTICAL FILL: 10 FEET  
 EXISTING IMPERVIOUS AREA = 5,106 SF (0.12 AC) (3.71%)  
 PROPOSED CREATED/REPLACED IMPERVIOUS AREA = 2,192 SF (0.050 AC)

**SITE DEVELOPMENT PERMIT**

**LEGAL DESCRIPTION:**  
 LOT 2332 OF BERNARDO TRAILS UNIT 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8879, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 10, 1978.  
 APN: 272-482-15

**BENCHMARK**  
 CITY OF SAN DIEGO BENCHMARK LOCATED AT THE TOP OF NORTHWESTERLY CURB AT THE INTERSECTION OF POLVERA AVENUE AND LUNADA PLACE. ELEVATION 347.411' MEAN SEA LEVEL (N.G.V.D. 1929).

- NOTES**
1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TOPOGRAPHIC SURVEY BY LANDMARK CONSULTING, DATED AUGUST 25, 2016 AND FEBRUARY 28, 2017.
  2. THE USE OF PROPOSED LOT IS FOR SINGLE-FAMILY RESIDENCE.
  3. THE SUBJECT PROPERTY IS SERVED BY PRIVATE SANITARY SEWER LATERAL AND PUBLIC WATER SERVICE CONNECTED TO CITY OF SAN DIEGO MAIN.
  4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER 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.
  5. EASEMENTS EXIST ONSITE AS SHOWN (SEE SHT C-2)
  6. FOR LANDSCAPE AND HARDSCAPE, SEE SEPARATE LANDSCAPE PLAN.

**CONSTRUCTION NOTES**

- 1 PROPOSED PERMEABLE PAVERS
- 2 PROPOSED 2' HIGH BENCH (SEE ARCHITECTURAL PLAN)
- 3 PROPOSED PERM. SHORING WALL
- 4 PROPOSED DRAINAGE DITCH PER SDD-106, TYPE B
- 5 PROPOSED 1" TRENCH DRAIN
- 6 PROPOSED PERVIOUS CONCRETE DRIVEWAY
- 7 PROPOSED 6" PVC DRAIN
- 8 PROPOSED RIPRAP PER SDD-104 Q100 = 1.10 CFS, V100 = 1.59 FPS
- 9 PROPOSED 2424 CATCH BASIN
- 10 PROPOSED WATER SERVICE BACKFLOW PREVENTER
- 11 PROPOSED DOWNSPOUT (TYP)
- 12 PROPOSED 1" WATER SERVICE (ACTUAL LOCATION OF STUBBED-IN UTILITY TO BE DETERMINED) SEE SHEET C-2
- 13 PROPOSED 6" SEWER LATERAL (ACTUAL LOCATION OF STUBBED-IN UTILITY TO BE DETERMINED) SEE SHEET C-2
- 14 PROPOSED HEADWALL PER D-30
- 15 PROPOSED AREA OF GREEN ROOF (TYP) SEE ARCHITECTURAL PLAN
- 16 PROPOSED RETAINING WALL PER C-01

*ANTONY K. CHRISTENSEN*  
 ANTONY K. CHRISTENSEN, RCE 54021  
 JUNE 8, 2019  
 Date

Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 'J'  
 SAN DIEGO, CA 92128  
 PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:  
 13074 POLVERA AVE.  
 SAN DIEGO, CA 92128

Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2:  
 Revision 1:

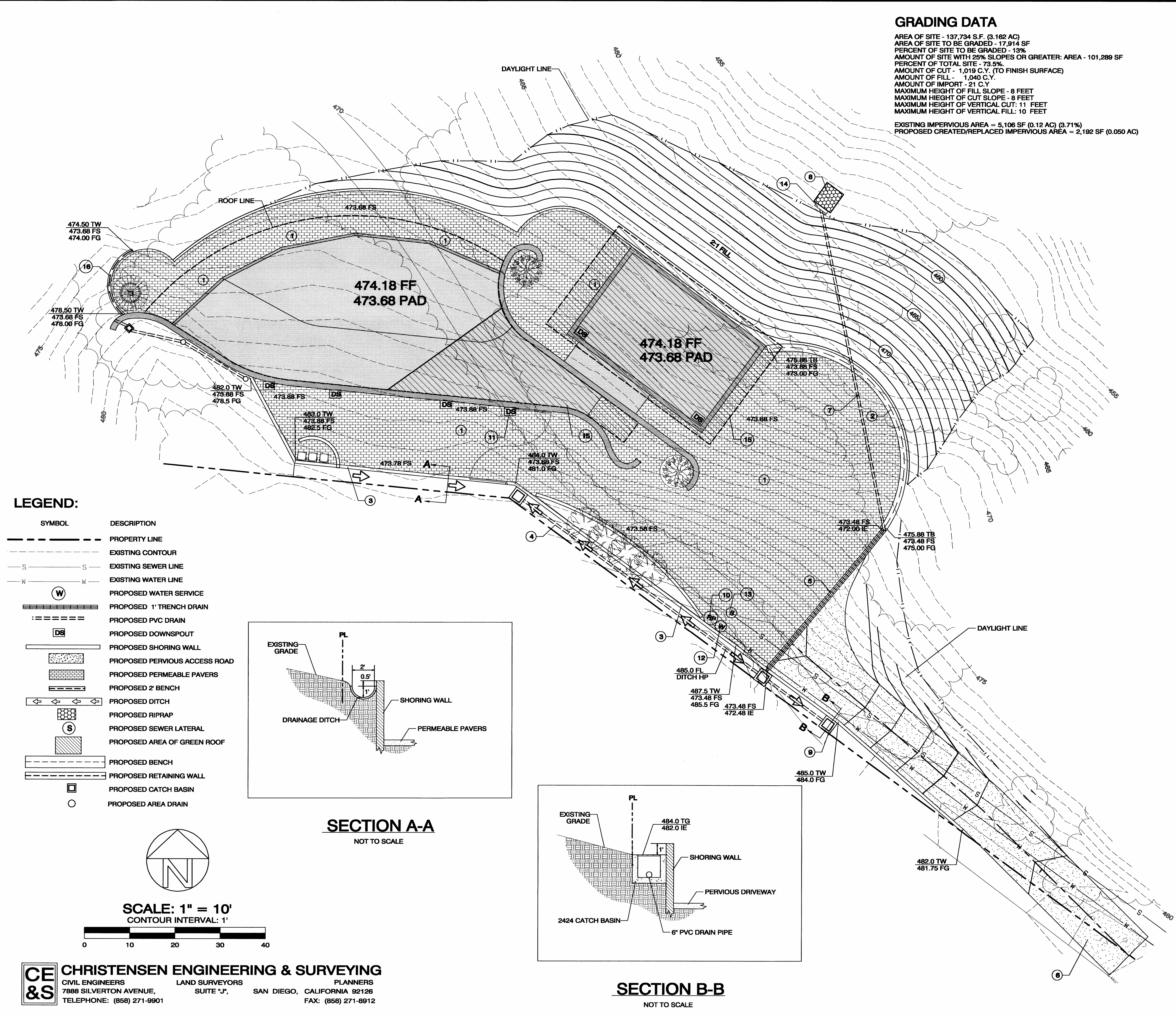
Project Name:  
 VARDY HOUSE

Original Date: JULY 8, 2019

Sheet Title:  
 PRELIMINARY GRADING PLAN

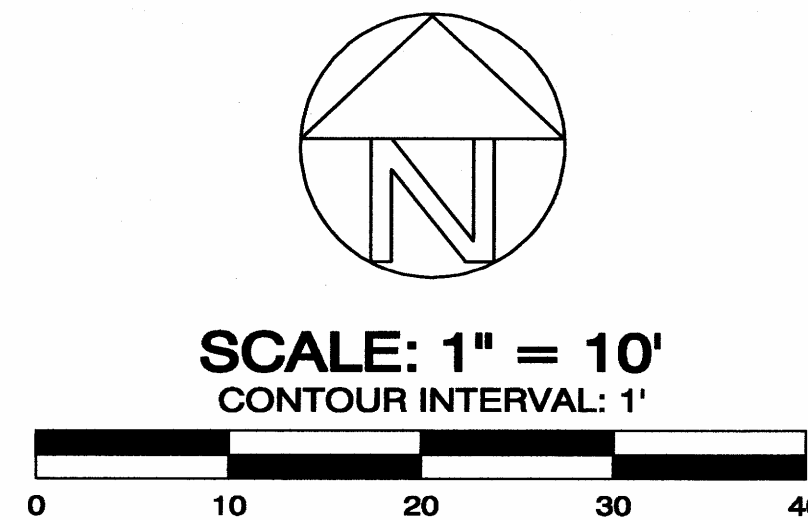
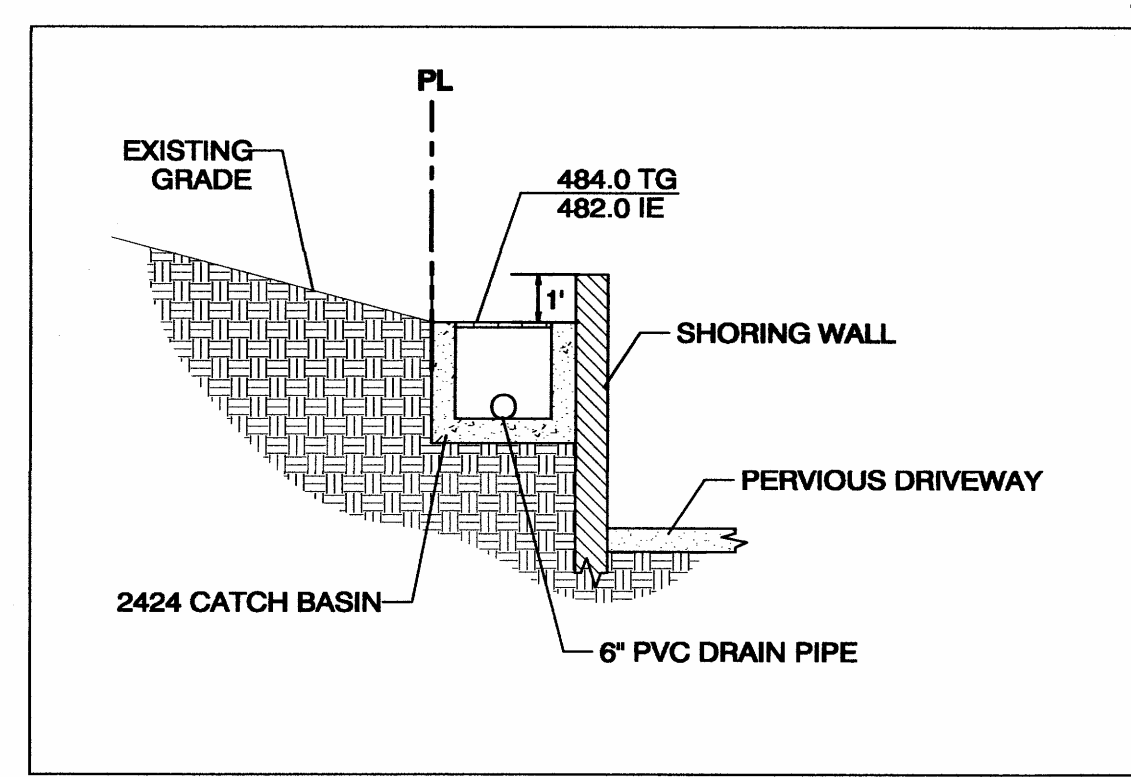
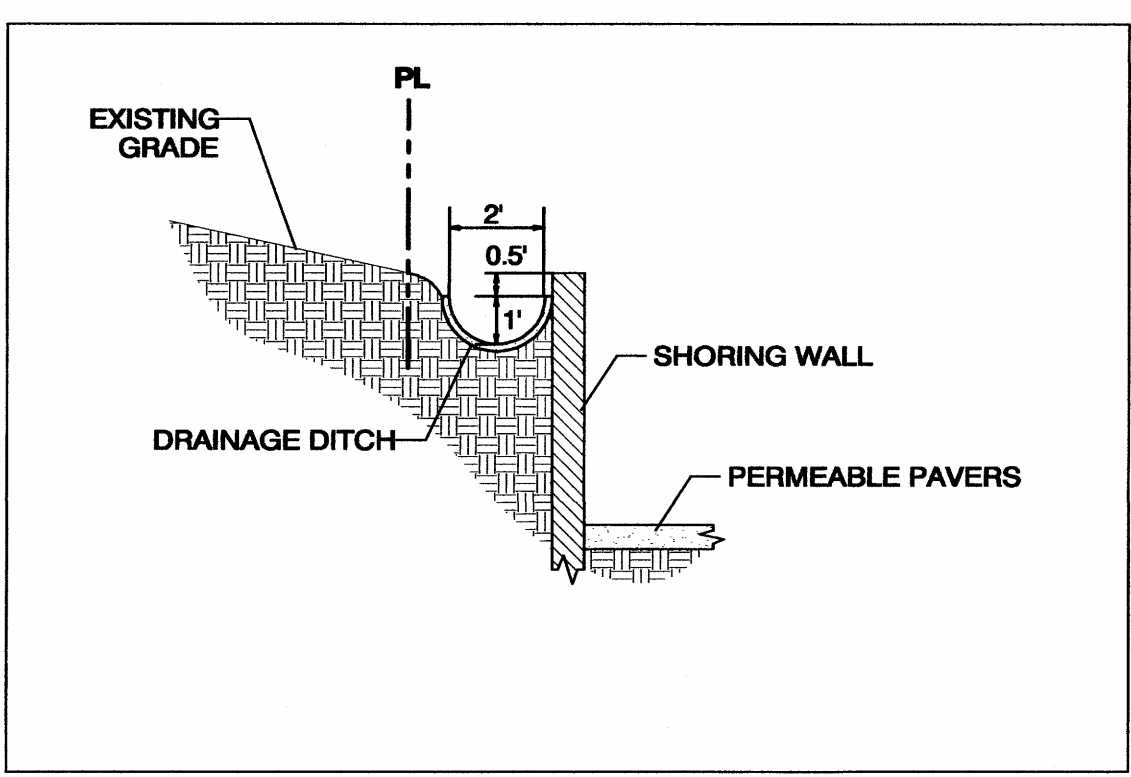
Sheet of Sheets

DEP#



**LEGEND:**

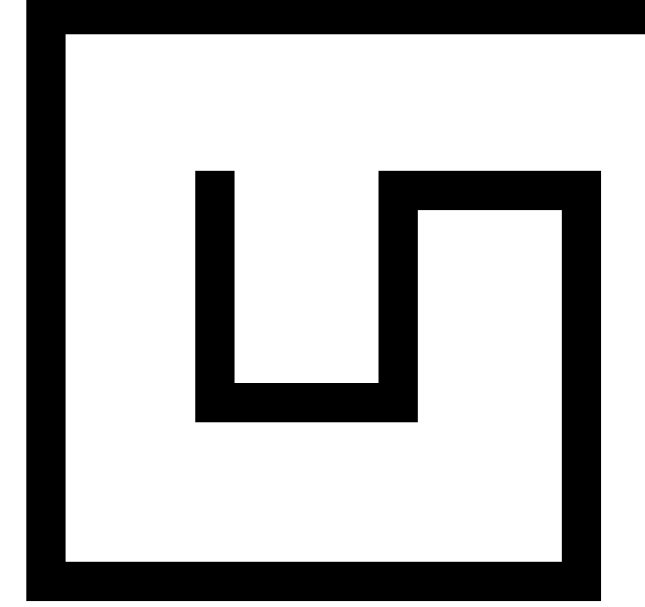
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	EXISTING CONTOUR
S - - - -	EXISTING SEWER LINE
W - - - -	EXISTING WATER LINE
(W)	PROPOSED WATER SERVICE
---	PROPOSED 1" TRENCH DRAIN
---	PROPOSED PVC DRAIN
DS	PROPOSED DOWNSPOUT
---	PROPOSED SHORING WALL
---	PROPOSED PERVIOUS ACCESS ROAD
---	PROPOSED PERMEABLE PAVERS
---	PROPOSED 2' BENCH
---	PROPOSED DITCH
(S)	PROPOSED RIPRAP
---	PROPOSED SEWER LATERAL
---	PROPOSED AREA OF GREEN ROOF
---	PROPOSED BENCH
---	PROPOSED RETAINING WALL
---	PROPOSED CATCH BASIN
○	PROPOSED AREA DRAIN



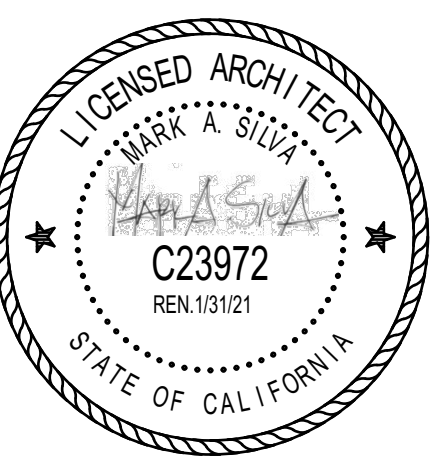
**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92128  
 TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

C-3

JN A2018-152



Mark A Silva Architect  
 san diego california  
 858.735.2375



# SLOPE ANALYSIS

## LEGAL DESCRIPTION

LOT 2332 OF BERNARDO TRAILS UNIT 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8979, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 10, 1978.

## APN / ADDRESS

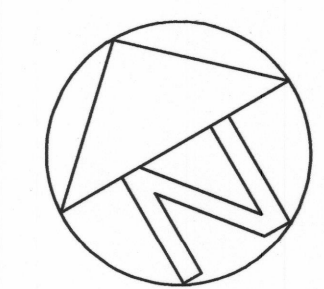
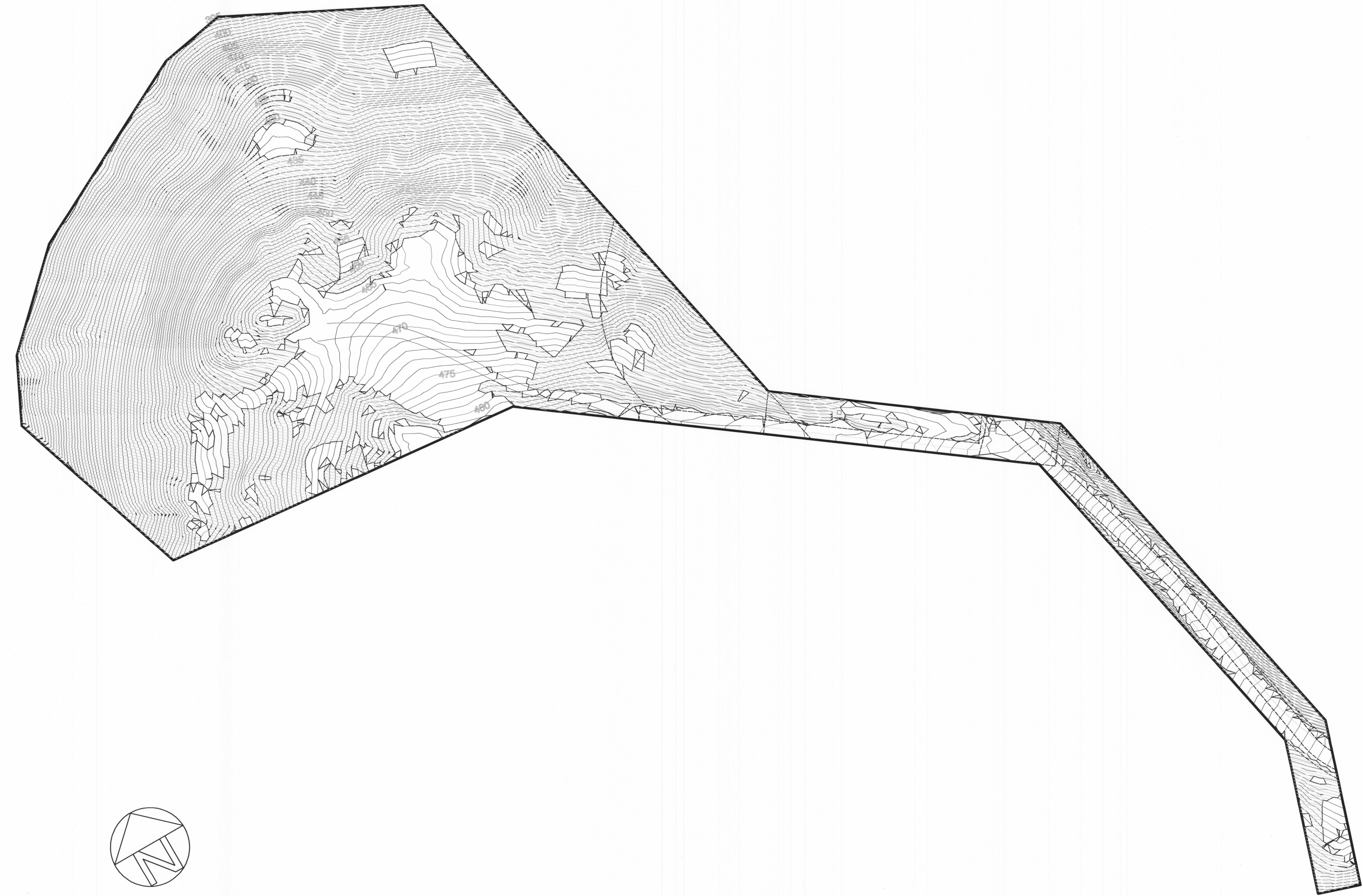
ASSESSOR'S PARCEL NUMBER: 272-482-15-00  
 ADDRESS: 13074 POLVERA AVE.  
 SAN DIEGO, CA 92128

## BENCHMARK

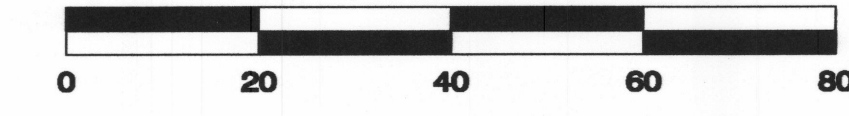
CITY OF SAN DIEGO BENCHMARK LOCATED AT THE TOP OF NORTHWESTERLY CURB AT THE INTERSECTION OF POLVERA AVENUE AND LUNADA PLACE. ELEVATION 347.411 MEAN SEA LEVEL (N.G.V.D. 1929).

## LEGEND:

- TOTAL SITE AREA = 137,734 SQ. FT.
- AREA OF SITE WITH SLOPES GREATER THAN 25% = 4,901 SQ. FT. (29.9%)
- AREA OF SITE WITH SLOPES LESS THAN 25% = 36,445 SQ. FT. (26.5%)
- AREA OF SITE WITH SLOPES GREATER THEN 25% AND PRESUMED UNDISTURBED = 97,412 SQ. FT. (70.7%)
- AREA OF SITE WITH SLOPES GREATER THEN 25% AND DISTURBED = 3,877 SQ. FT. (2.8%)



SCALE: 1" = 20'  
 CONTOUR INTERVAL: 1'



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 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (858) 271-9901 FAX: (858) 271-9912

*Antony K. Christensen*  
 ANTONY K. CHRISTENSEN, RCE 54021

JULY 8, 2019  
 Date



Prepared By: CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92128 PHONE (858)271-9901 FAX (858)271-9912		Revision 5: Revision 4: Revision 3: Revision 2: Revision 1:
Project Address: 13074 POLVERA AVE. SAN DIEGO, CA 92128		Original Date: JULY 8, 2019
Project Name: VARDY HOUSE		Sheet of Sheets
Sheet Title: SLOPE ANALYSIS		DEP#

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 SAN DIEGO, CA

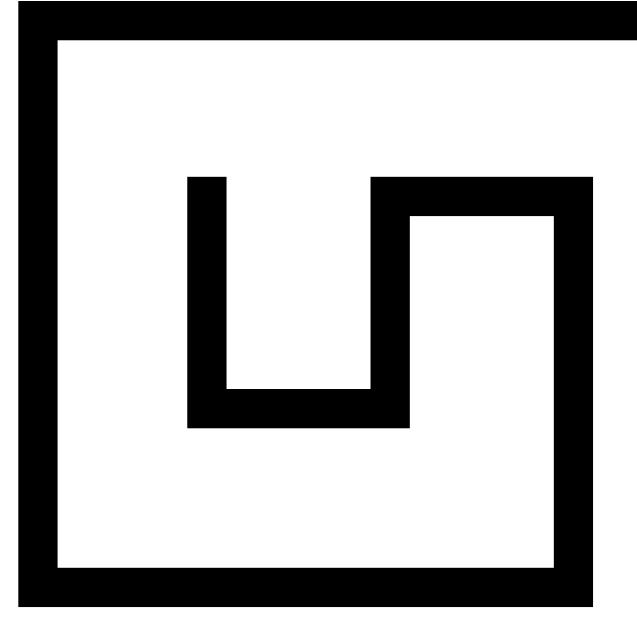
SLOPE ANALYSIS

1702 9/10/19

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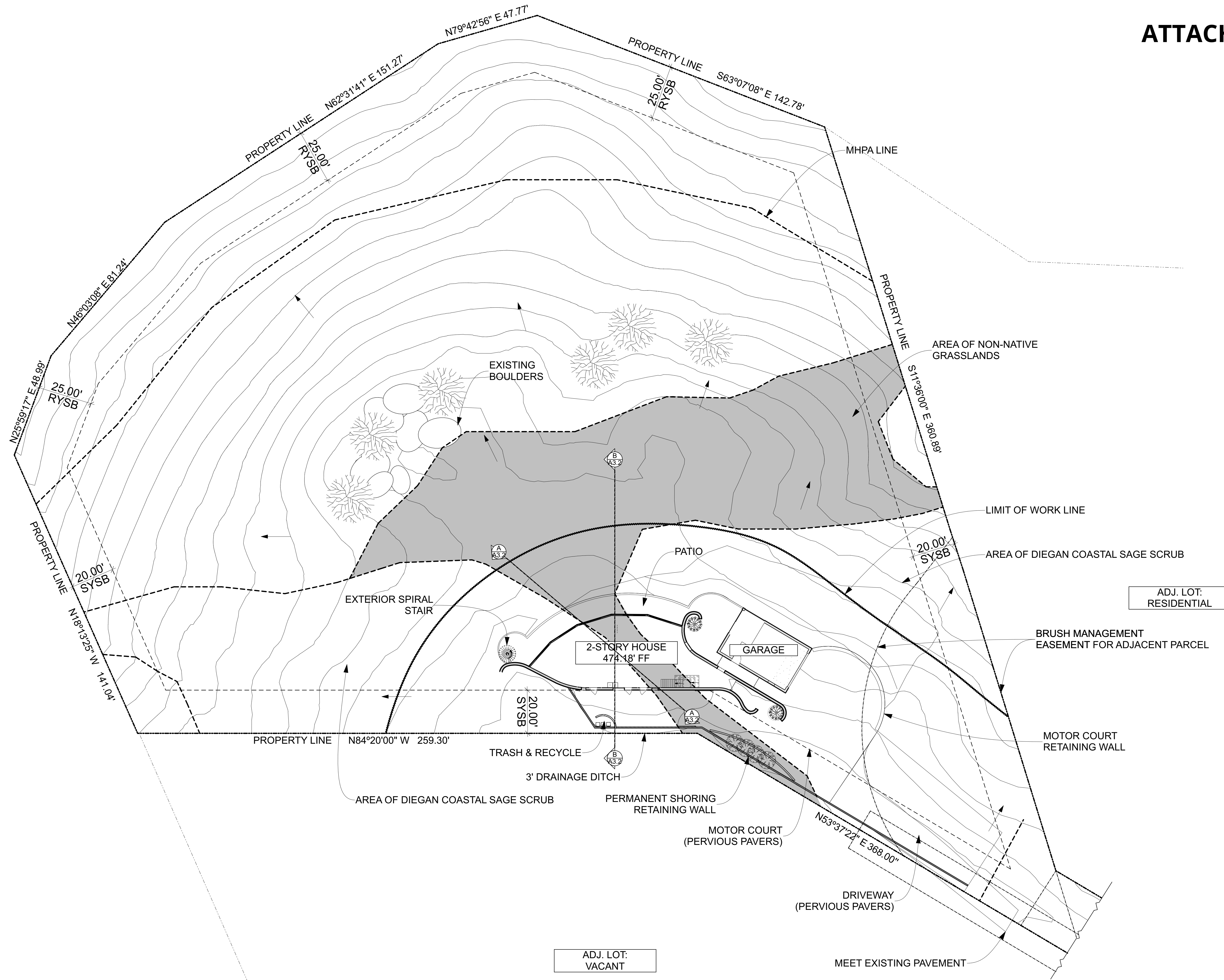
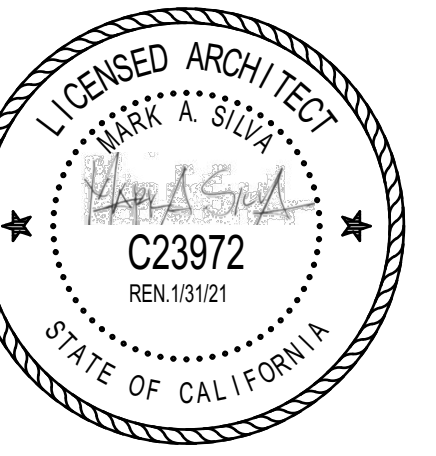
C-4

JN A2018-162



Mark A Silva Architect

san diego california  
858.735.2375



NOTES:

1. SEE CIVIL DRAWINGS FOR GRADES, DRAINAGE AND STORMWATER INFORMATION
2. TRANSIT STOPS: PROJECT IS NOT ADJACENT TO ANY EXISTING OR PROPOSED TRANSIT STOPS.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFO 901.4.4)
4. 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.
5. NO EXISTING OR PROPOSED TRANSIT STOPS.

SITE PLAN LEGEND

- SETBACK LINE
- - - - - PROPERTY LINE
- · - · - EASEMENTS
- ★ FIRE HYDRANT LOCATION
- ← EXISTING DRAINAGE TO REMAIN

FIRE NOTES:

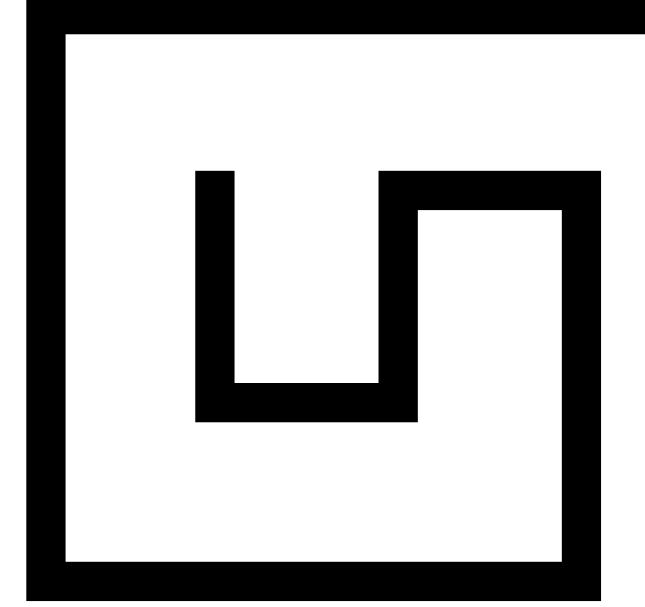
1. EXTERIOR WALLS OF ALL BUILDINGS SHALL BE CONCRETE (ICF) WITH STUCCO OR STONE FINISH AND METAL FRAMED TEMPERED DUAL GLAZED WINDOWS/ DOORS.
2. MODIFIED 13D FIRE SPRINKLERS TO BE PROVIDED.

VARDY HOUSE - SDP  
SAN DIEGO, CA


SITE PLAN  
PARTIAL  
1" = 20'

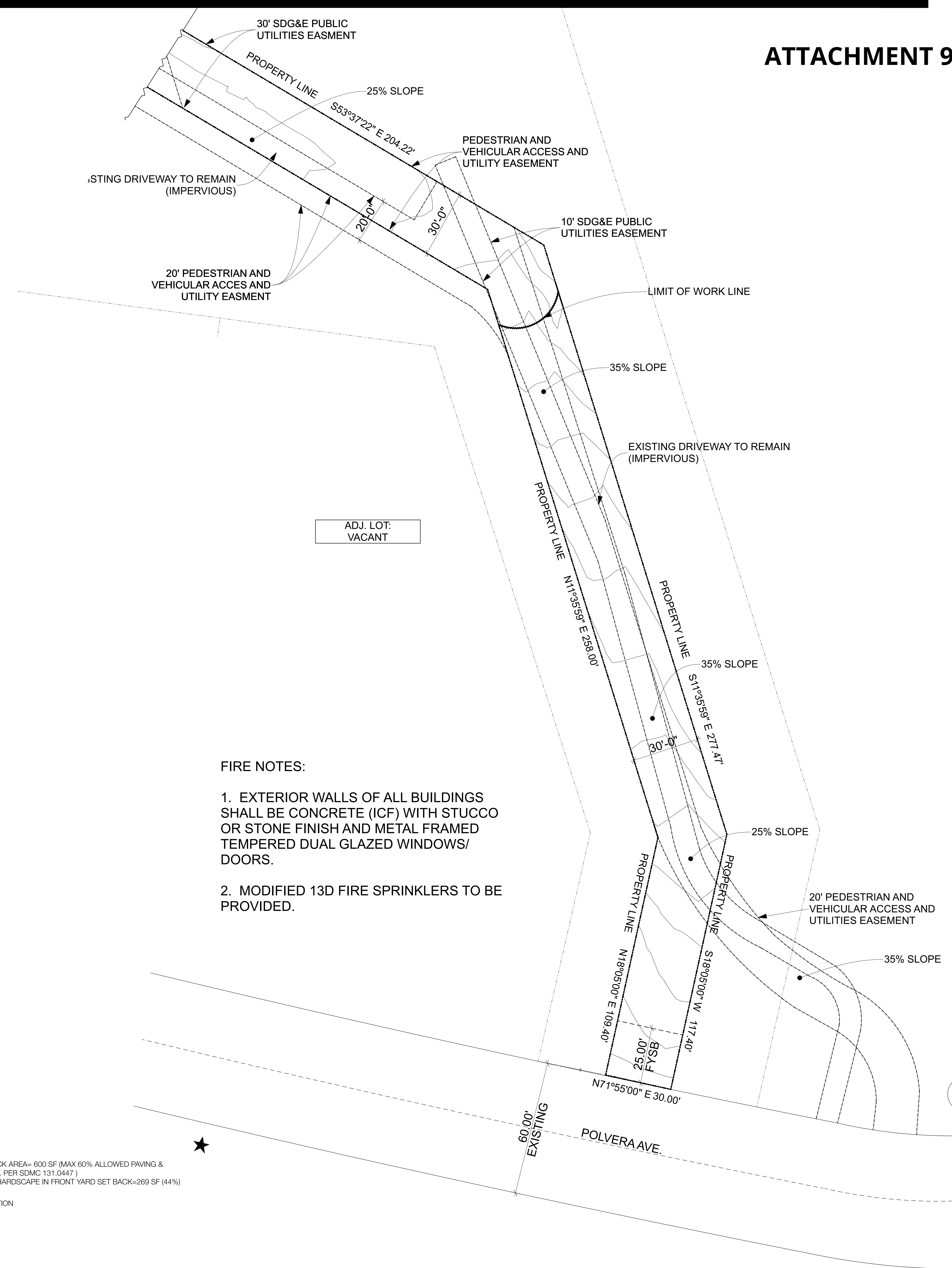
1702	9/10/19
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858.735.2375



**FIRE NOTES:**

1. EXTERIOR WALLS OF ALL BUILDINGS SHALL BE CONCRETE (ICF) WITH STUCCO OR STONE FINISH AND METAL FRAMED TEMPERED DUAL GLAZED WINDOWS/DOORS.
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- NOTES:**
1. SEE CIVIL DRAWINGS FOR GRADES, DRAINAGE AND STORMWATER INFORMATION
  2. TRANSIT STOPS: PROJECT IS NOT ADJACENT TO ANY EXISTING OR PROPOSED TRANSIT STOPS.
  3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFO 901.4.4)
  4. 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.

**SITE PLAN LEGEND**

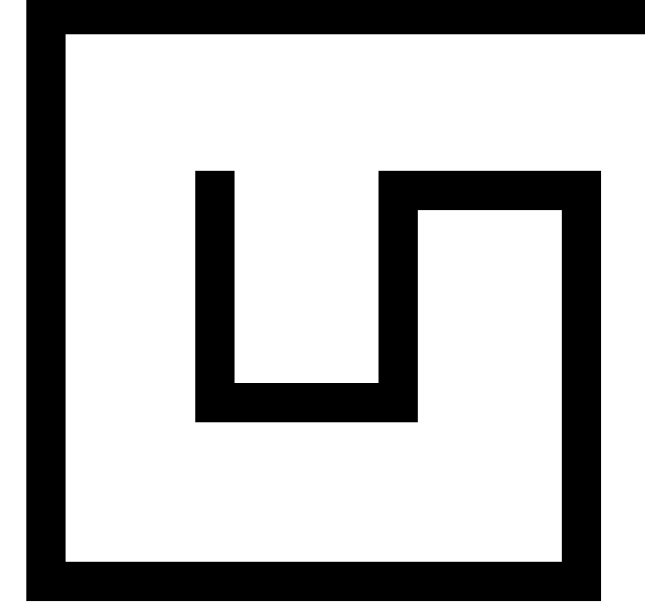
	SETBACK LINE
	PROPERTY LINE
	EASEMENTS
	FRONT YARD SET BACK AREA= 600 SF (MAX 60% ALLOWED PAVING & HARDSCAPE = 360 SF. PER SDMC 131.0447 ) PROPOSED PAVING/ HARDSCAPE IN FRONT YARD SET BACK=269 SF (44%)
	FIRE HYDRANT LOCATION

VARDY HOUSE - SDP  
SAN DIEGO, CA


SITE PLAN PARTIAL  
1" = 20'

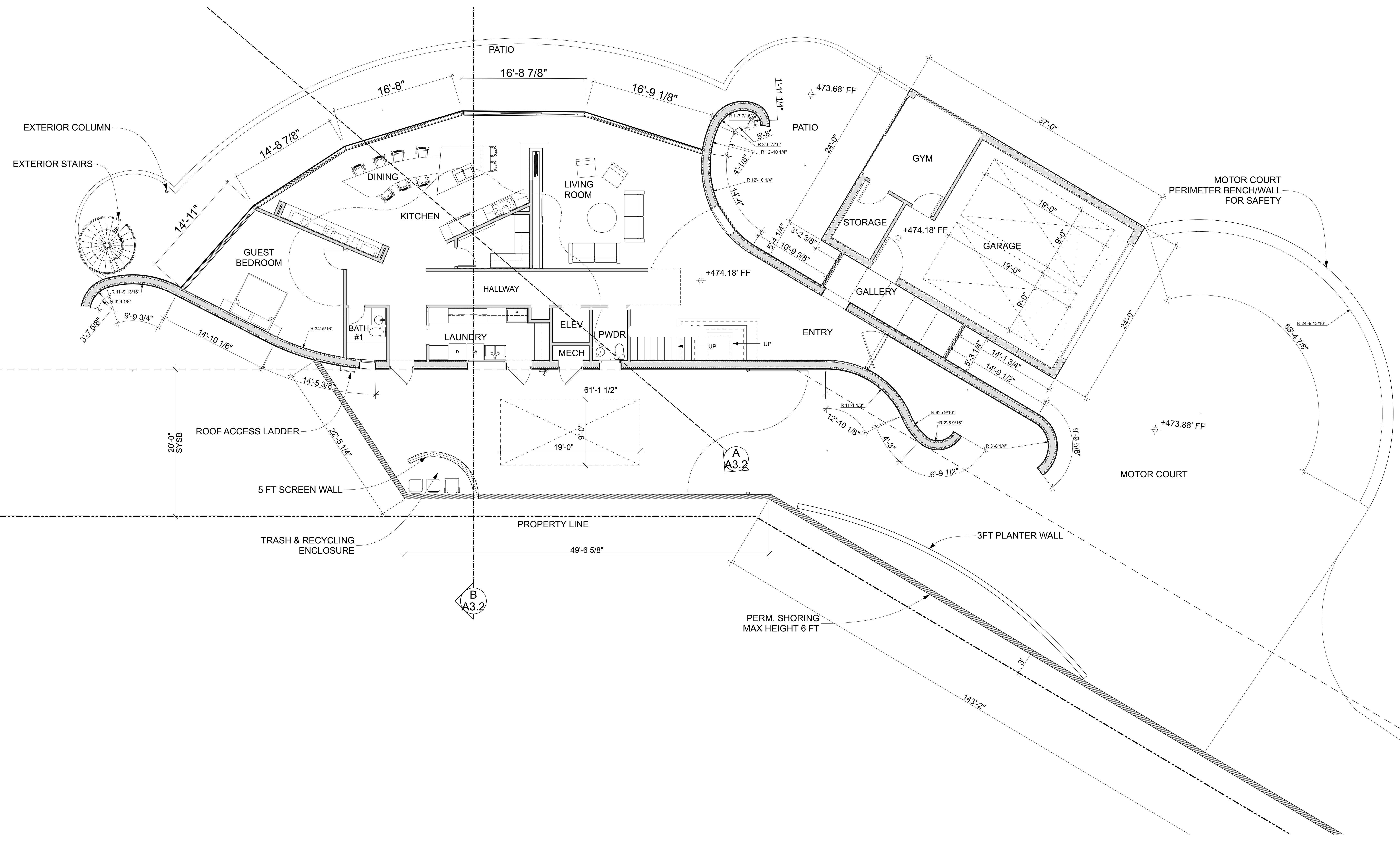
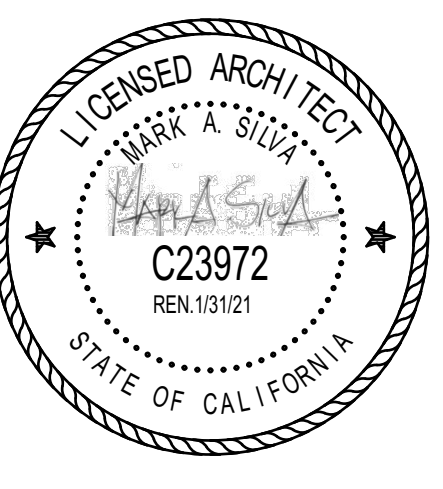
1702	9/10/19
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VARDY HOUSE - SDP  
SAN DIEGO, CA

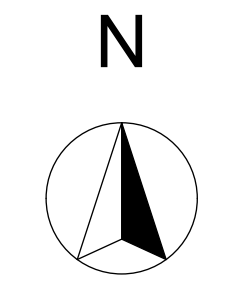

FIRST FLOOR PLAN  
3/16" = 1'-0"

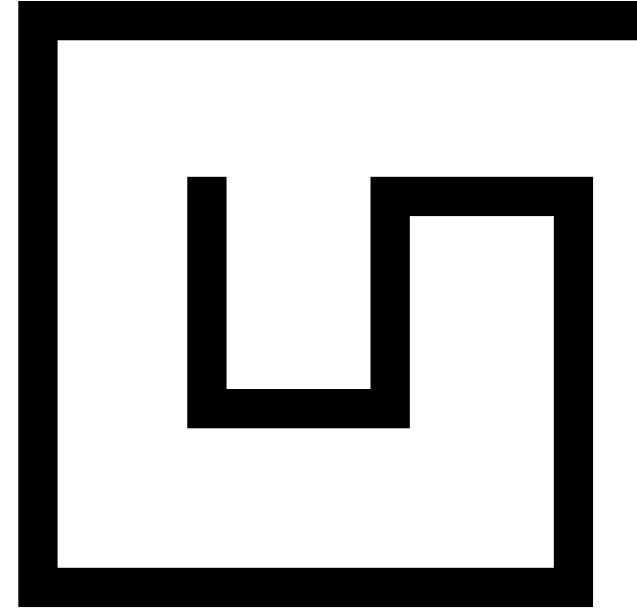
1702 | 9/10/19

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SHEET 8 OF 18

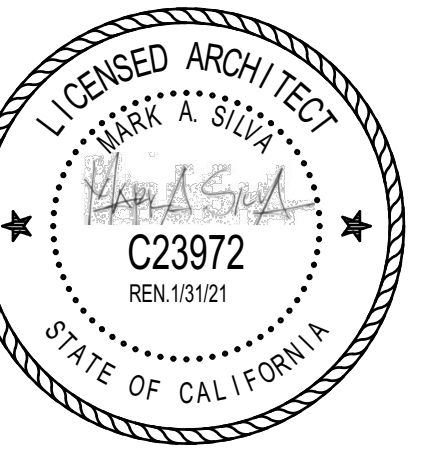
**WALL LEGEND**  
 INSULATING CONCRETE FORMS WALL  
 INTERIOR 2X WALL  
 RETAINING WALL





Mark A Silva Architect

san diego california  
858.735.2375



VARDY HOUSE - SDP

SAN DIEGO, CA

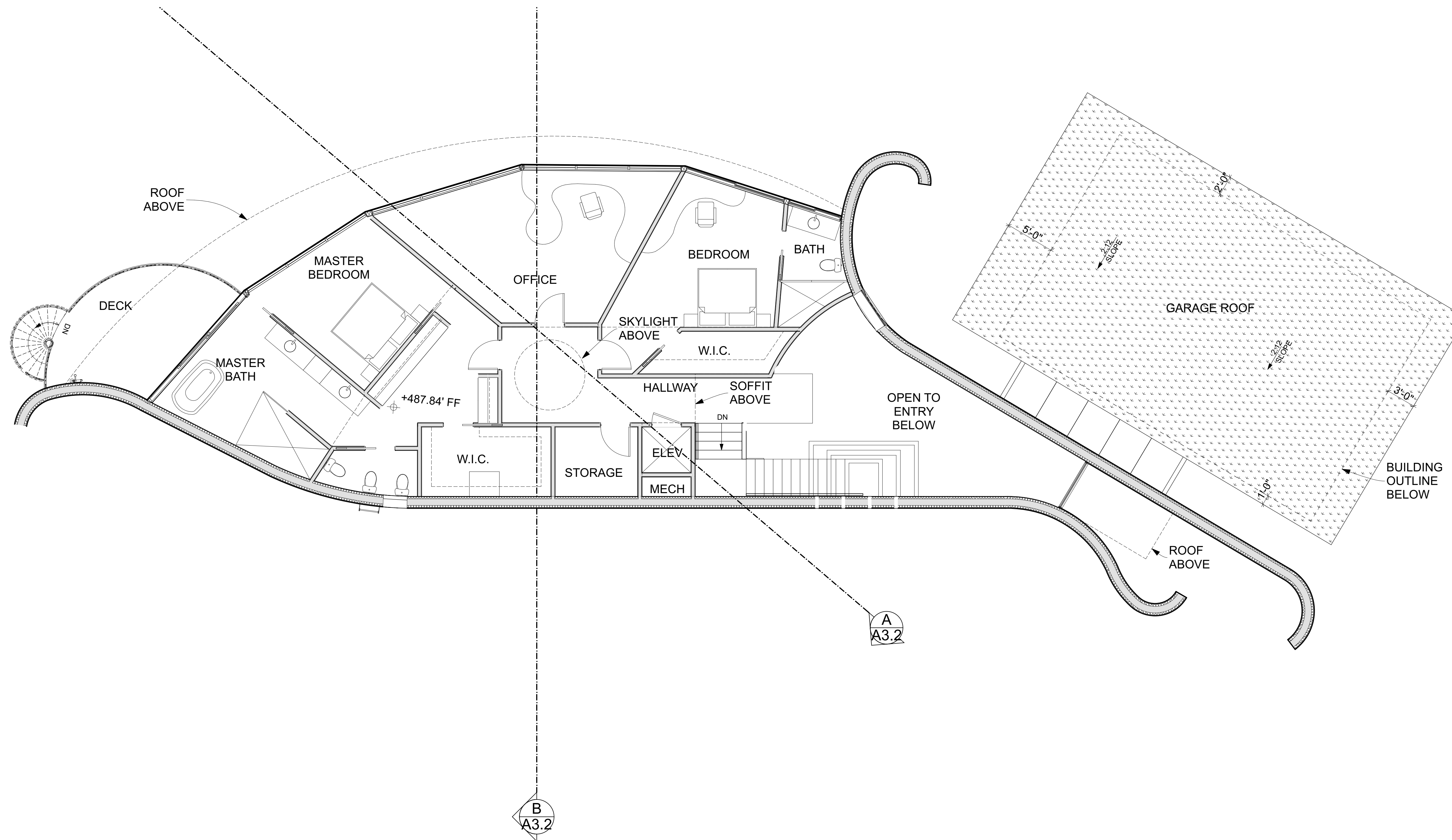
SECOND FLOOR  
PLAN

3/16" = 1'-0"

1702 | 9/10/19

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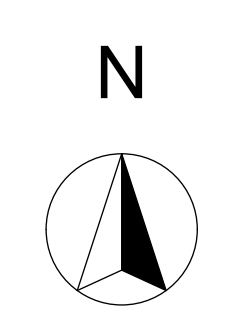
SHEET 9 OF 18



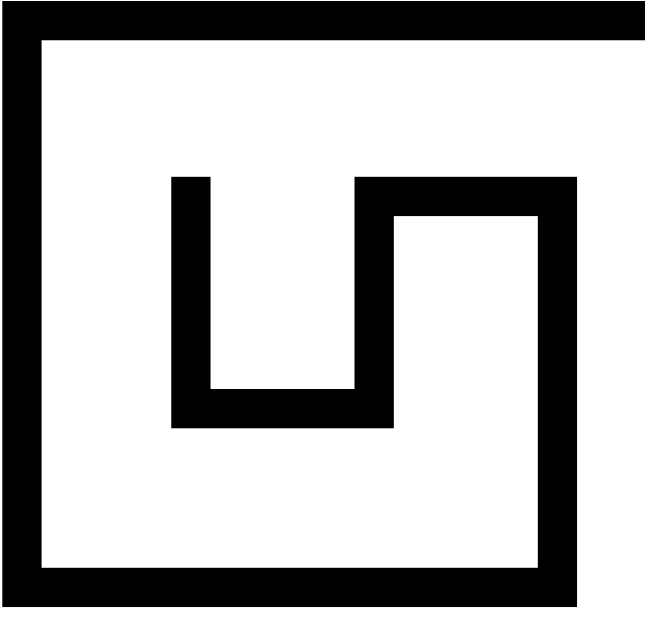
NOTES:  
1. THERE SHALL BE NO EQUIPMENT ON THE ROOF OF ANY STRUCTURES, SOLAR PANELS EXCEPTED.

WALL LEGEND

INSULATING CONCRETE FORMS WALL	
INTERIOR 2X WALL	
RETAINING WALL	

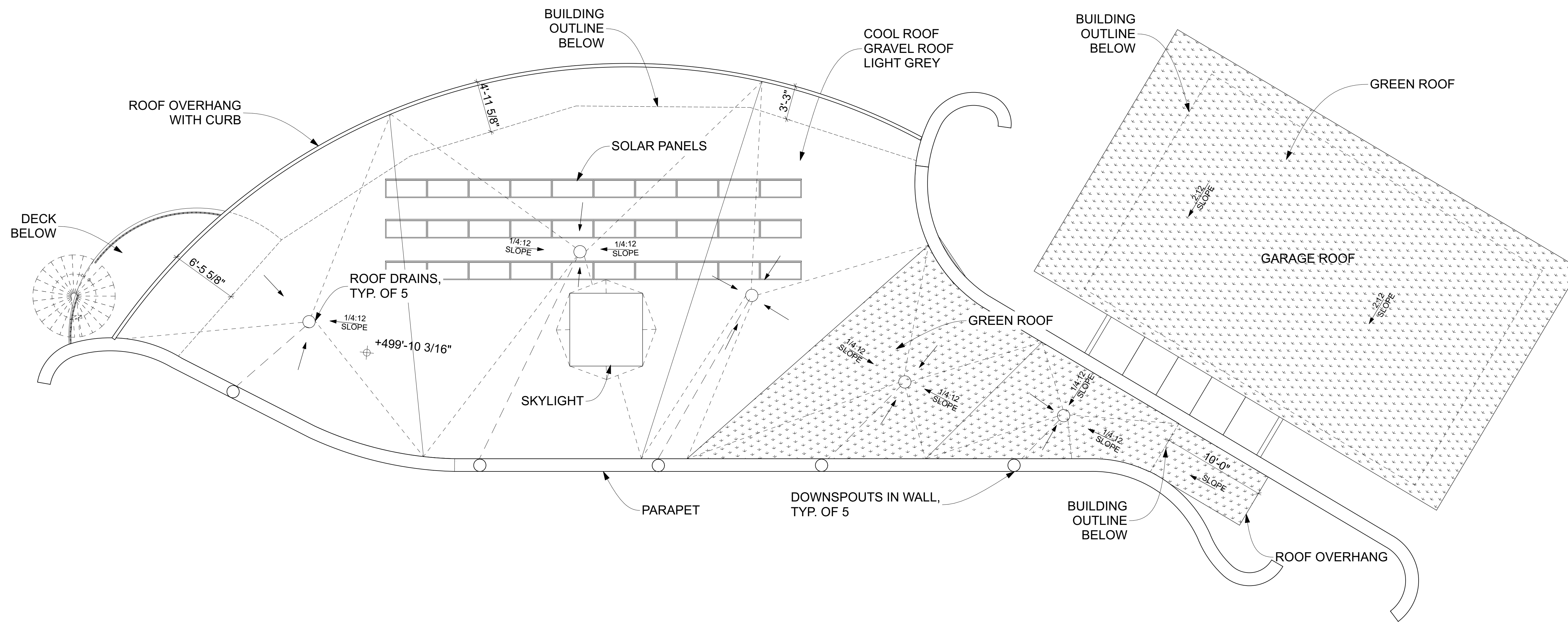
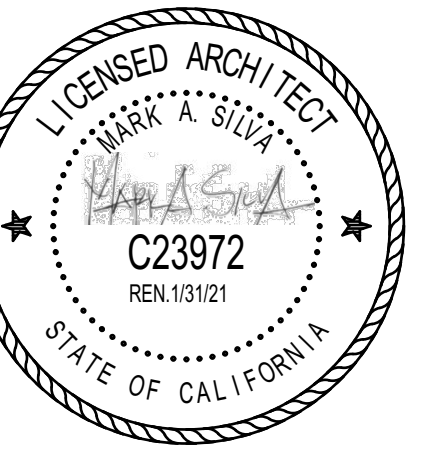






Mark A Silva Architect

san diego california  
858.735.2375



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SAN DIEGO, CA


ROOF PLAN

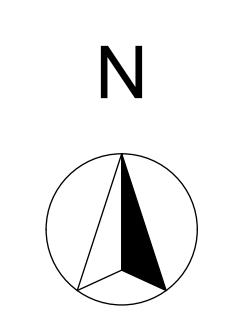
3/16" = 1'-0"

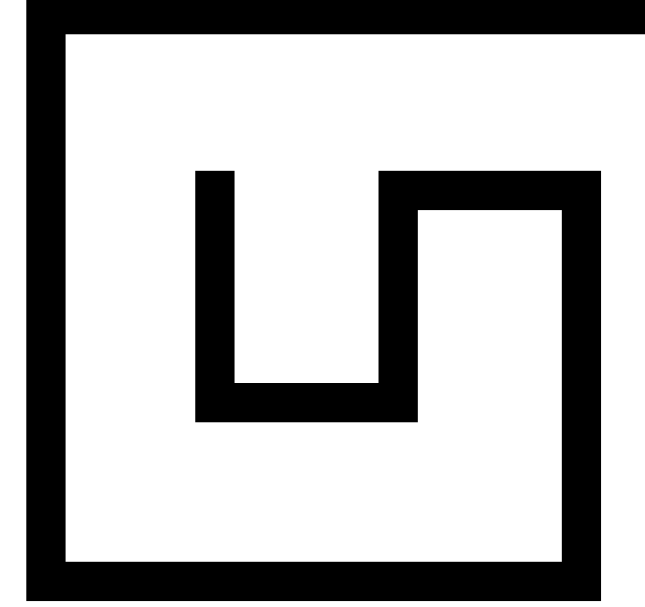
1702 | 9/10/19

A2.2

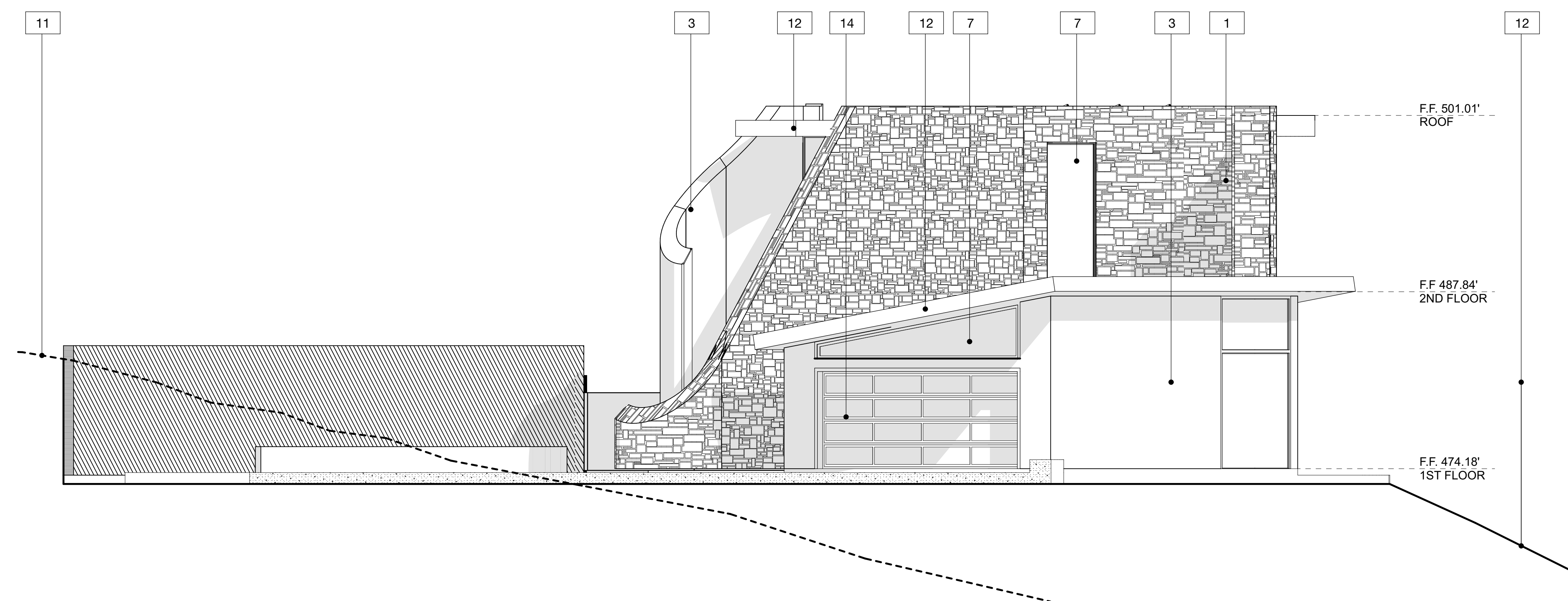
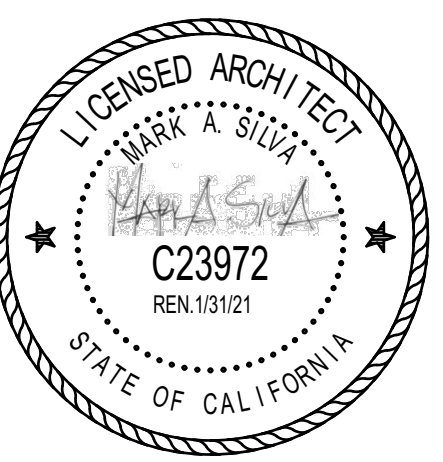
SHEET 10 OF 18

NOTES:  
1. THERE SHALL BE NO EQUIPMENT ON THE ROOF OF ANY STRUCTURES, SOLAR PANELS EXCEPTED.





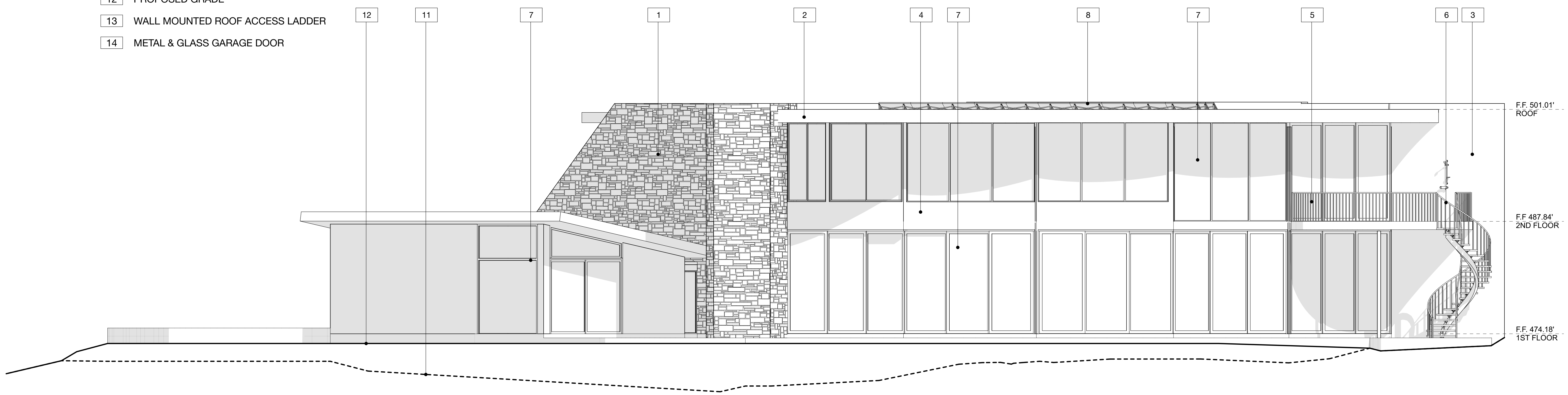
Mark A Silva Architect  
 san diego california  
 858.735.2375



EAST ELEVATION  
 SCALE: 3/16" = 1'-0"

- 1 REAL STONE VENEER, TYP.
- 2 METAL FASCIA TO MATCH WINDOWS
- 3 SMOOTH STUCCO FINISH, COLOR TBD.
- 4 BRAKE METAL MATCHING WINDOWS
- 5 WROUGHT IRON RAIL
- 6 PREFABRICATED STAIR
- 7 CLEAR ANOD. ALUM. WINDOWS AND EXT. DOORS, TYP., U.O.N.
- 8 SOLAR PANELS
- 9 SLOT WINDOWS, DUAL GLAZED IN STOPS
- 10 FIBERGLASS EXTERIOR DOOR
- 11 EXISTING GRADE
- 12 PROPOSED GRADE
- 13 WALL MOUNTED ROOF ACCESS LADDER
- 14 METAL & GLASS GARAGE DOOR

NOTES:  
 1. THERE SHALL BE NO EQUIPMENT ON THE ROOF OF ANY STRUCTURES, SOLAR PANELS EXCEPTED.



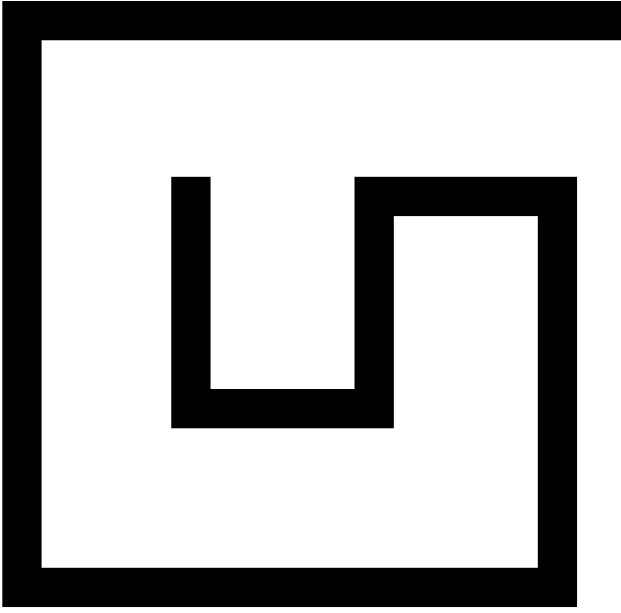
NORTH ELEVATION  
 SCALE: 3/16" = 1'-0"

VARDY HOUSE - SDP  
 SAN DIEGO, CA


EXTERIOR ELEVATIONS

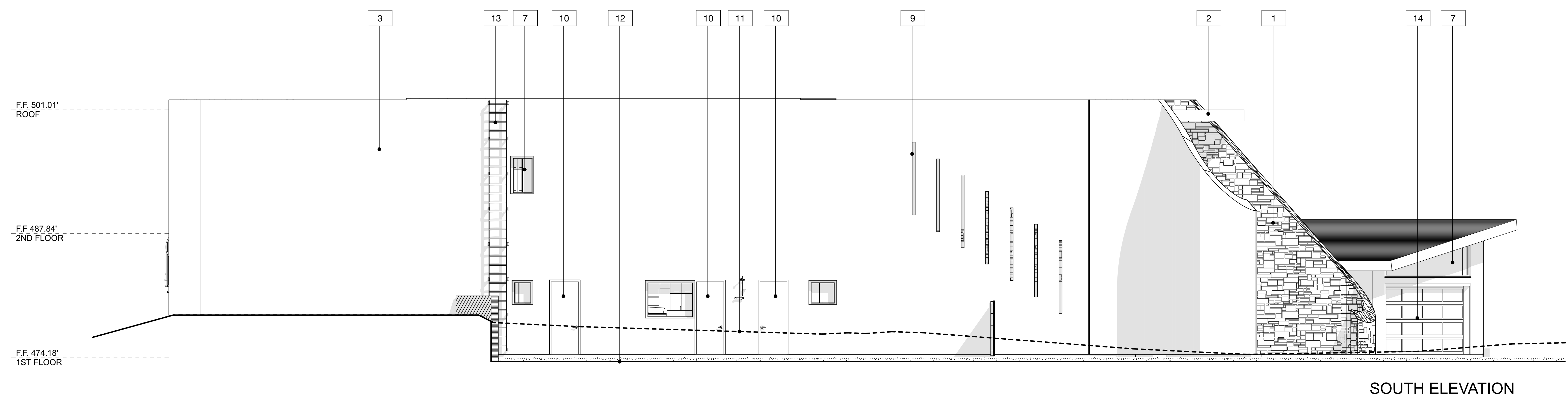
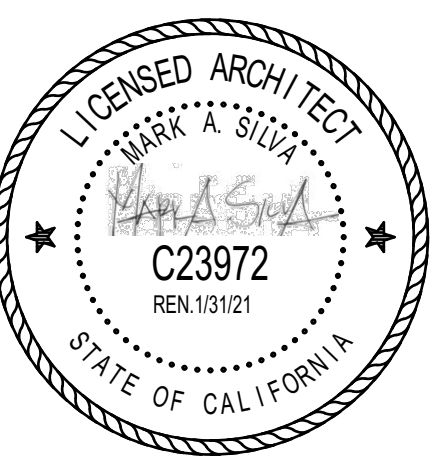
1702 9/10/19

A3.0



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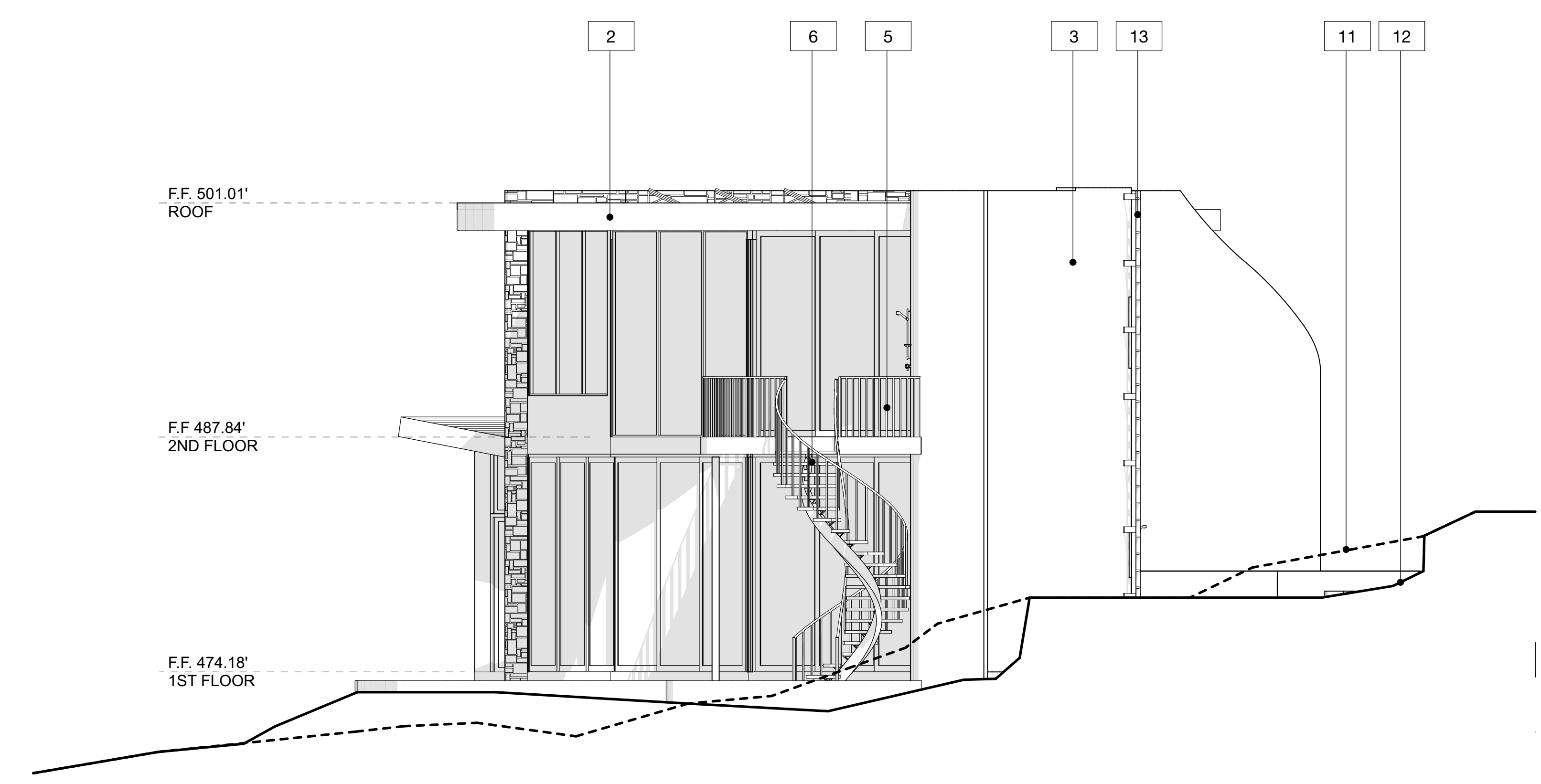
san diego california  
858.735.2375



SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

- 1 REAL STONE VENEER, TYP.
- 2 METAL FASCIA TO MATCH WINDOWS
- 3 SMOOTH STUCCO FINISH, COLOR TBD.
- 4 BRAKE METAL MATCHING WINDOWS
- 5 WROUGHT IRON RAIL
- 6 PREFABRICATED STAIR
- 7 CLEAR ANOD. ALUM. WINDOWS AND EXT. DOORS, TYP., U.O.N.
- 8 SOLAR PANELS
- 9 SLOT WINDOWS, DUAL GLAZED IN STOPS
- 10 FIBERGLASS EXTERIOR DOOR
- 11 EXISTING GRADE
- 12 PROPOSED GRADE
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**NOTES:**  
1. THERE SHALL BE NO EQUIPMENT ON THE ROOF OF ANY STRUCTURES, SOLAR PANELS EXCEPTED.



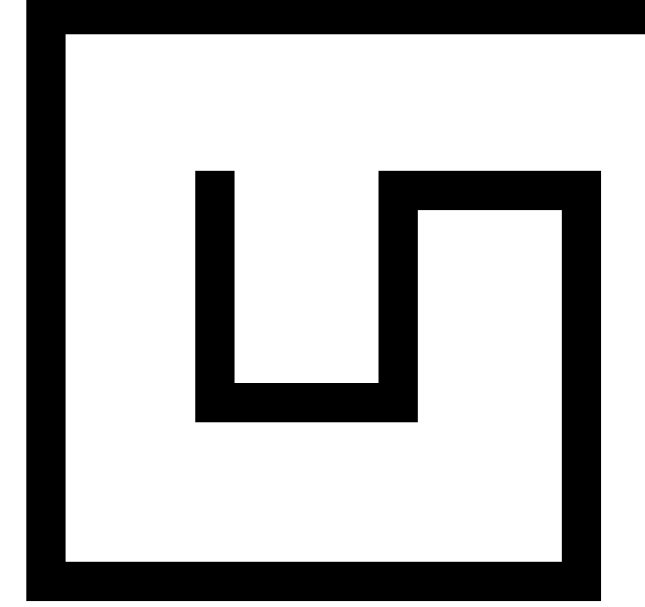
WEST ELEVATION  
SCALE: 3/16" = 1'-0"

VARDY HOUSE - SDP  
SAN DIEGO, CA


EXTERIOR ELEVATIONS

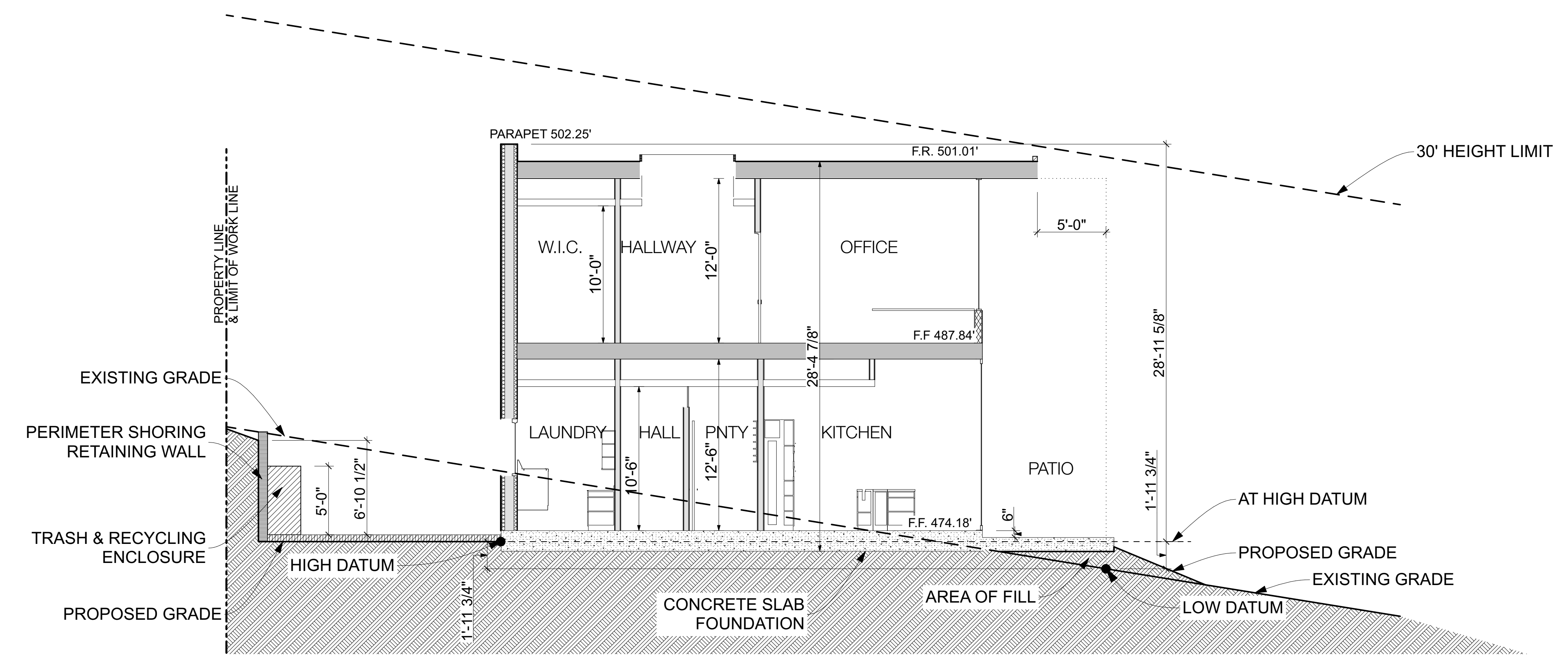
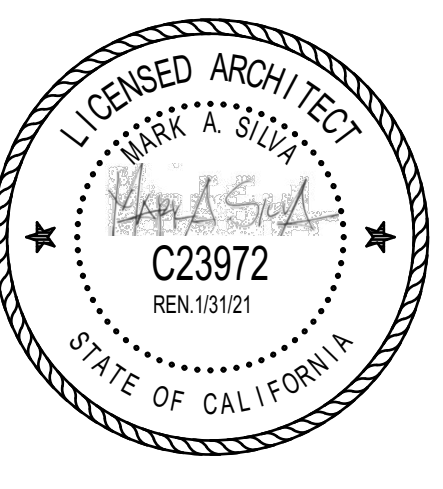
1702 9/10/19

A3.1

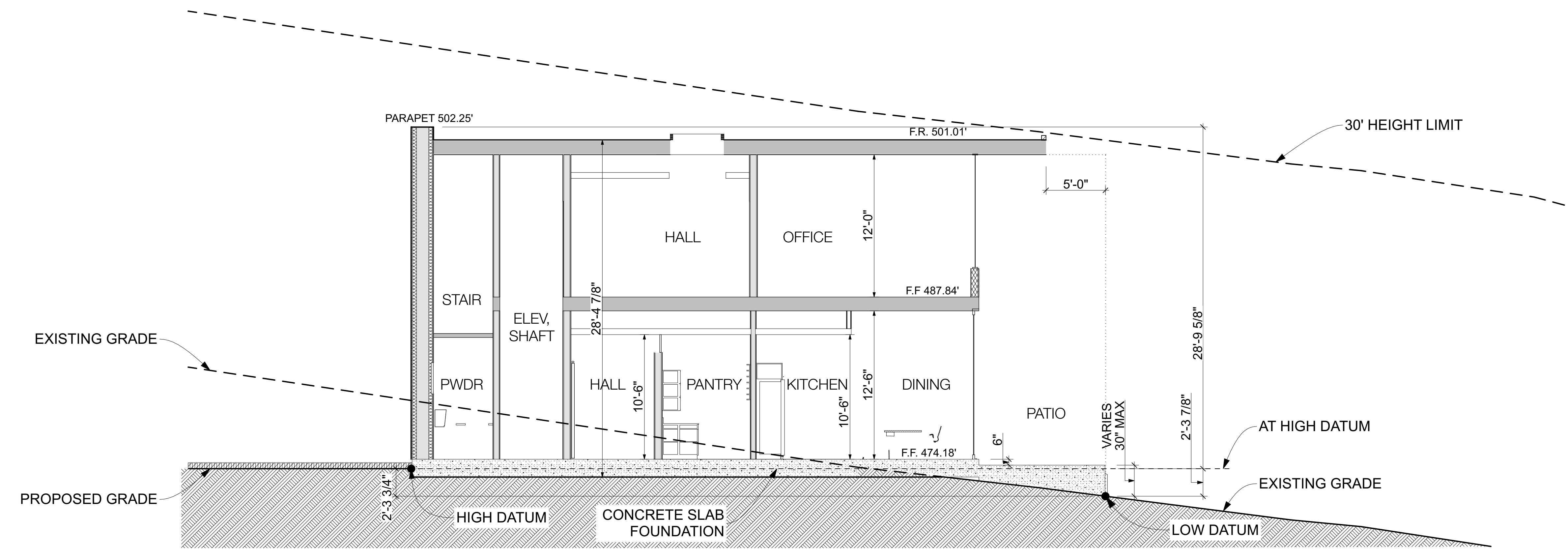


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SECTION B  
SCALE: 3/16" = 1'-0"



SECTION A  
SCALE: 3/16" = 1'-0"

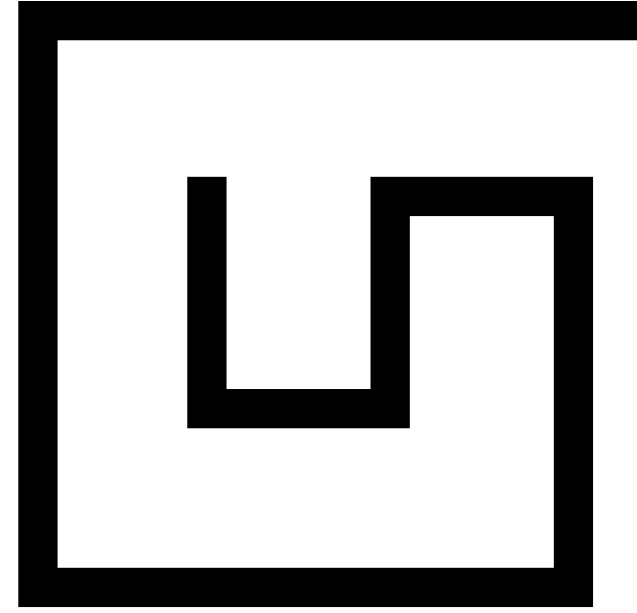
VARDY HOUSE - SDP  
SAN DIEGO, CA


BUILDING SECTIONS

1702 9/10/19

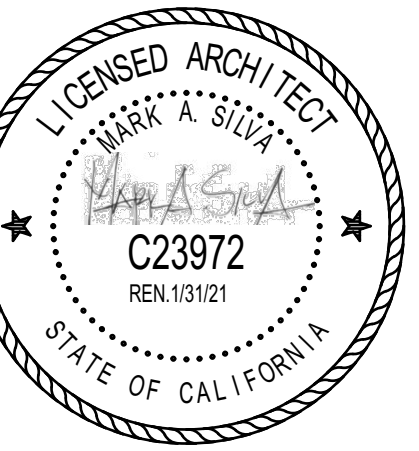
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SHEET 13 OF 18



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VARDY HOUSE - SDP  
SAN DIEGO, CA

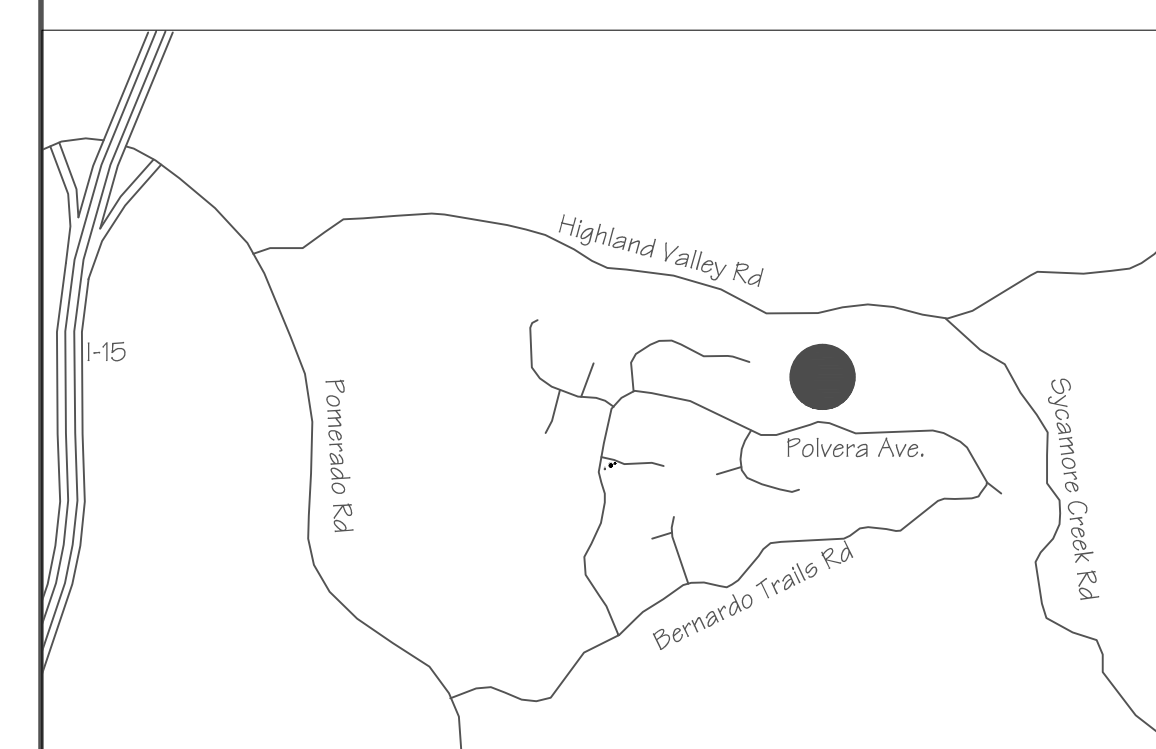
LANDSCAPE  
TITLE SHEET &  
SITE PLAN

1702 9/10/19

L1

SHEET 14 OF 18

VICINITY MAP:



WILL ROGERS & ASSOCIATES  
LANDSCAPE ARCHITECTURE,  
PLANNING & DESIGN  
27315 Valley Center Road  
Suite "A"  
Valley Center CA 92082

760-703-9946

"CELEBRATING 35YRS OF EXCELLENCE"

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REPRODUCED WITHOUT THE WRITTEN  
CONSENT OF WRA. PLEASE CALL THE  
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QUESTIONS

DEVELOPMENT SUMMARY:

SCOPE OF WORK:  
PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE  
HOME WITH MINIMAL IMPACT TO COMPLY WITH  
ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR  
STEEP HILLSIDES.

ASSOCIATES:

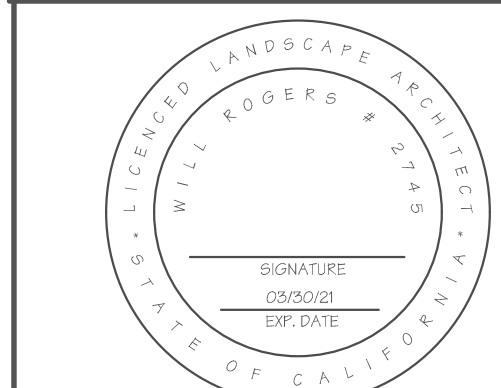
PROJECT DATA:

LEGAL :

LOT 2332 OF BERNARDO TRAILS UNIT 4, IN THE CITY OF SAN DIEGO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP  
THEREOF NO. 8879, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF SAN DIEGO COUNTY JUNE 10, 1978.

APN: 272 482 15 00

CONSTRUCTION TYPE:  
OCCUPANCY:  
ZONING DESIGNATION: AR-1-2  
MAX HEIGHT:  
PROPOSED HEIGHT: 25'  
FRONT YARD SET BACK: 25'  
SIDE YARD SET BACK: 20'  
PROPOSED SET BACKS  
REAR YARD SET BACK: 25'  
EXISTING USE: VACANT LAND  
PROPOSED USE: SINGLE FAMILY HOME  
AIRPORT OVERLAY: N/A  
GEOLOGIC HAZARD CATEGORY:  
LANDSCAPE AREA-  
STREET YARD: 5F  
PAVED AREA: 5F  
PERCENTAGE OF HARDSCAPE: %  
PROPOSED NEW RESIDENCE  
GARAGE GFA: 888 SF  
1ST FLOOR GFA: 2,490 SF  
2ND FLOOR GFA: 1,807 SF  
TOTAL GROSS FLOOR AREA: 4,297 SF



REVISIONS:

▲	4-1-2019 New Site Plan
▲	5-22-2019 New Site Plan
▲	7-5-2019 New Site Plan

AGENCY:

THE CITY OF  
SAN DIEGO  
DEVELOPMENT  
SERVICES DEPARTMENT  
1222 FIRST AVENUE  
SAN DIEGO, CA  
92101-1454  
1-619-446-5000

CLIENT:

ALEXANDER VARDY  
13074 POLVERA AVE.  
SAN DIEGO, CA 92128

PROJECT NAME:

VARDY RESIDENCE

scale: 1"=30'  
date: 5-10-18  
drawn by: WR

NOTES:  
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT  
THE OWNER/PERMITTEE SHALL SUBMIT A WATER  
POLLUTION CONTROL PLAN (WPCP), THE WPCP SHALL  
BE PREPARED IN ACCORDANCE WITH THE GUIDELINES  
IN THE APPENDIX E OF THE CITY'S STORM WATER  
STANDARDS

THE PROJECT SHALL INCORPORATE A ROOF-MOUNTED  
PHOTOVOLTAIC SYSTEM OF SOLAR PANELS AND MUST  
MEET 80% OF THE PROJECTED ENERGY  
CONSUMPTION. SEE ELEVATIONS AND ROOF PLANS  
FOR LOCATION AND COVERAGE.

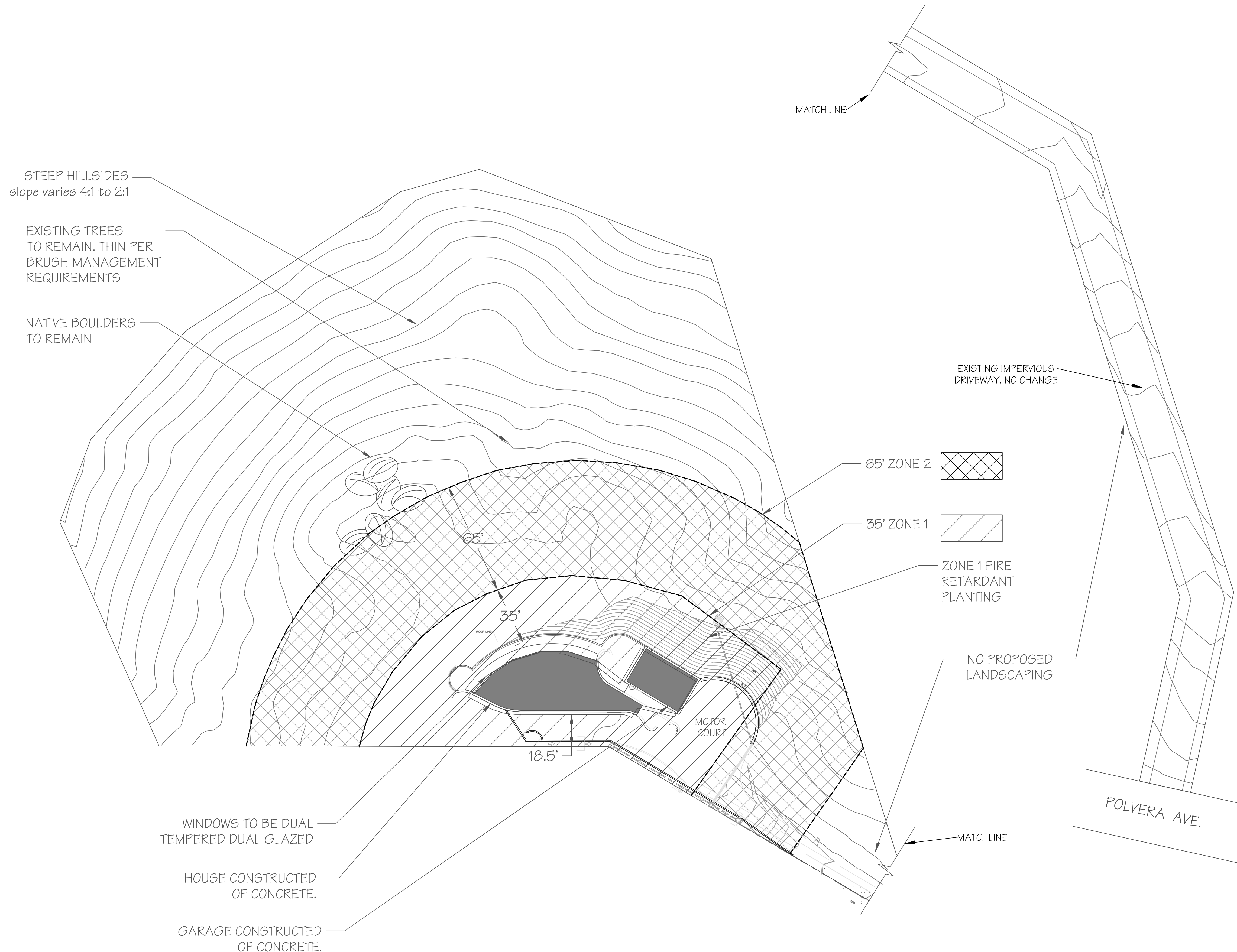
SHEET INDEX:

LANDSCAPE TITLE SHEET & SITE PLAN	L-1
IRRIGATION PLAN	L-2
IRRIGATION DETAILS & NOTES	L-3
PLANTING & BRUSH MGMT PLAN	L-4
PLANTING & BRUSH MGMT DETAILS & NOTES	L-5

L-1

OF FIVE

TITLE SHEET  
&  
SITE PLAN



STEEP HILLSIDES  
slope varies 4:1 to 2:1

EXISTING TREES  
TO REMAIN. THIN PER  
BRUSH MANAGEMENT  
REQUIREMENTS

NATIVE BOULDERS  
TO REMAIN

EXISTING IMPERVIOUS  
DRIVEWAY, NO CHANGE

65' ZONE 2

35' ZONE 1

ZONE 1 FIRE  
RETARDANT  
PLANTING

NO PROPOSED  
LANDSCAPING

POLVERA AVE.

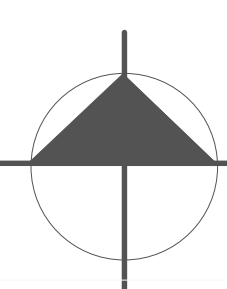
MATCHLINE

WINDOWS TO BE DUAL  
TEMPERED DUAL GLAZED

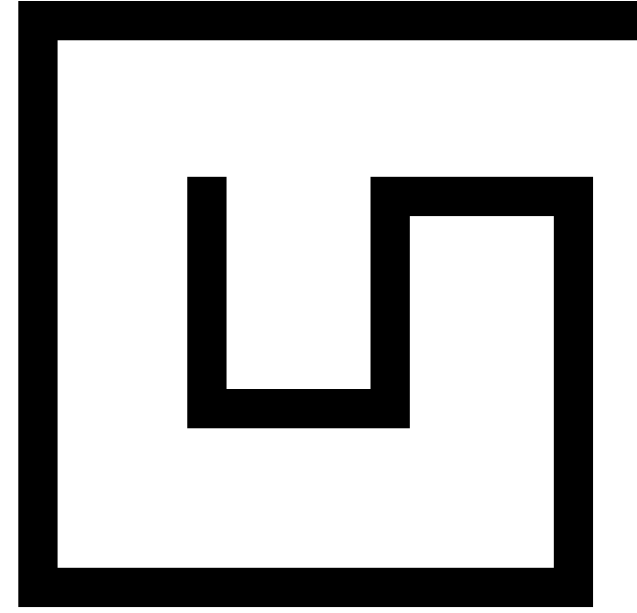
HOUSE CONSTRUCTED  
OF CONCRETE.

GARAGE CONSTRUCTED  
OF CONCRETE.

approximate scale:



TITLE SHEET & SITE PLAN



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san diego california  
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VARDY HOUSE - SDP  
SAN DIEGO, CA

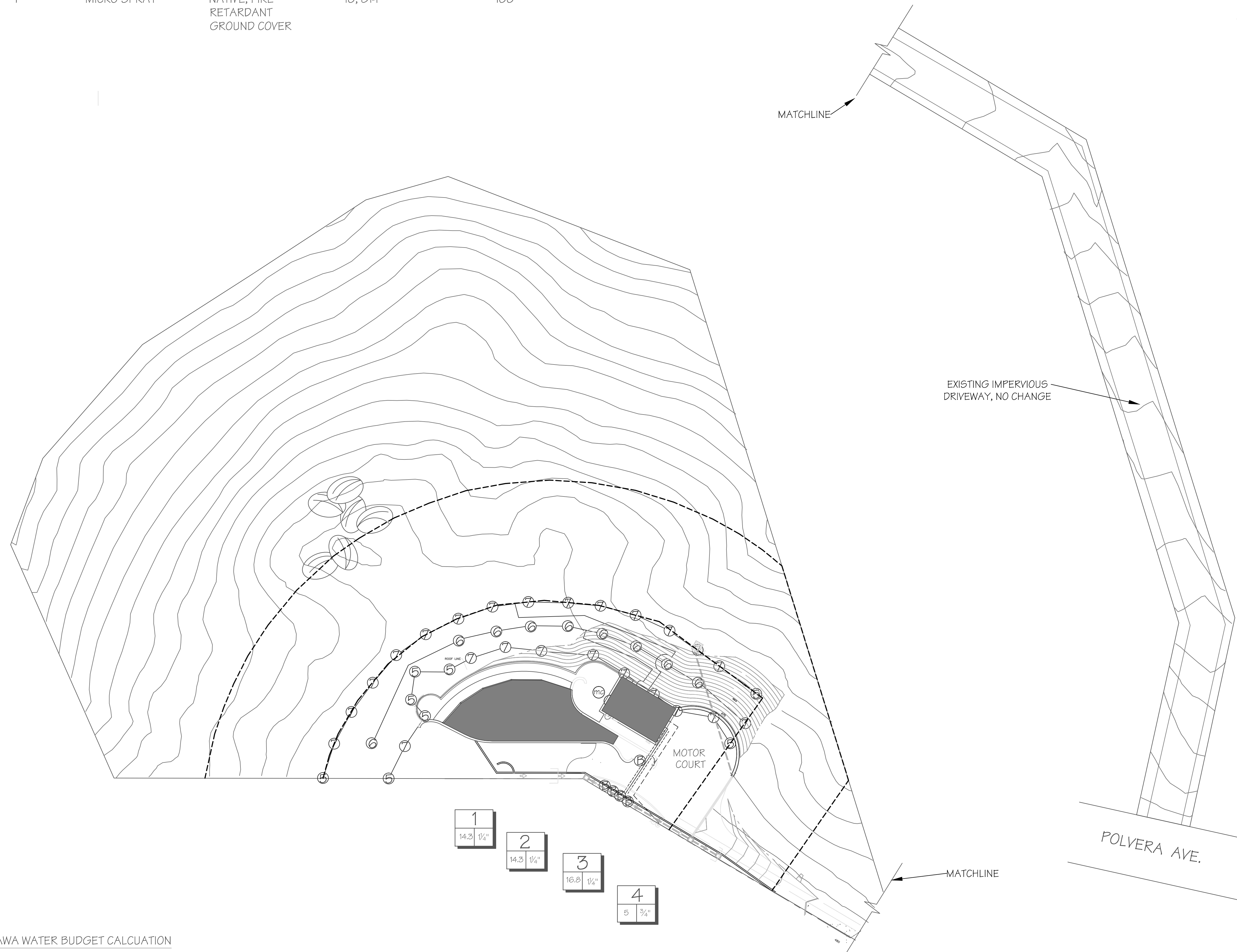
IRRIGATION PLAN

1702 9/10/19

L2

SHEET 15 OF 18

HYDROZONE #	IRRIGATION METHOD	PLANT TYPE	SQUARE FOOTAGE	% OF TOTAL SQ FT
1	MICRO SPRAY	NATIVE, FIRE RETARDANT GROUND COVER	10,814	100



MAWA WATER BUDGET CALCULATION  
 $(57)(0.62) [(0.55 \times 7,650) + ((0.45) \times 0)] = 148,693.5 \text{ gpy}$

ETWU CALCULATIONS  
 $[(57)(0.62)][(2 \times 7,650 \times 0.75) + 0] = 2,040 \text{ gpy}$



**IRRIGATION LEGEND:**

SYM	MANUFACTURER	MODEL #	DESCRIPTION	REF. DETAIL
⊗	FEBCO WILKENS	3/4" 829YA SERIES 500 Y5BR	REDUCED PRESSURE BACKFLOW PREVENTER Y STRAINER	1
⊕	HUNTER	QCV-100	QUICK COUPLER VALVE, LINE SIZED TYP. INSTALLED IN VALVE BOX	2
⊗	HAMMOND	8901 SERIES	BALL VALVE, LINE SIZED IN VALVE BOX	3
⊕	HUNTER	ICV SERIES	IRRIGATION VALVE: PRESSURE REDUCING ICV INSTALLED IN VALVE BOX	4
—	PW PIPE	PVC SCHED. 40	LATERAL LINE SIZE PER PLAN	5
- - -	PW PIPE	PVC SCHED. 40	PRESSURE MAIN LINE 1 1/2"	5
- · - · -	PW PIPE	2X PIPE DIA. PVC SCHED. 40	IRRIGATION SLEEVING	
⊙	HUNTER	XCH-60055	6 STATION CONTROLLER, 24VAC OR BATTERY POWER	6
⊙	HUNTER	XCH-1200-55	12 STATION CONTROLLER, 24VAC OR BATTERY POWER (CONTROLLER STATION 'A' ONLY)	6
⊙	HUNTER	MINI-CLIK	RAIN SENSOR MOUNTED ON 8' POLE PER MANUFACTURER	7

\* NOTE:  
IN LIEU OF POWER NOT PRESENT AT TIME OF IRRIGATION INSTALLATION, CONTROLLERS BEING SPECIFIED RUN ON BATTERIES OR 24VAC

**IRRIGATION HEAD LEGEND:**

SYM	MAKER	MODEL #	DESCRIPTION	RAD	GPM	PSI	DETAIL #
①	HUNTER	PRO5-06-PRS40-CV-MP1000-90	MP ROTOR ADJ 90-210	9'-15"	.37	40	8
②	HUNTER	PRO5-06-PRS40-CV-MP1000-90	MP ROTOR 360	8'-15"	.75	40	8
③	HUNTER	PRO5-06-PRS40-CV-MP CORNER	MP ROTOR ADJ 45-105	8'-15"	.39	40	8
④	HUNTER	PRO5-06-PRS40-CV-MP1000-210	MP ROTOR ADJ 210-270	8'-15"	.57	40	8
⑤	HUNTER	PRO5-06-PRS40-CV-MP2000-90	MP ROTOR ADJ 90-210	13'-21"	.74	40	8
⑥	HUNTER	PRO5-06-PRS40-CV-MP2000-360	MP ROTOR ADJ 360	13'-21"	1.47	40	8
⑦	HUNTER	PRO5-06-PRS40-CV-MP2000-210	MP ROTOR ADJ 210-270	13'-21"	1.10	40	8
⑧	HUNTER	PRO5-06-PRS40-CV-MP2000-90	MP ROTOR ADJ 90-210	22'-30"	.37	40	8
⑨	HUNTER	PRO5-06-PRS40-CV-MP2000-360	MP ROTOR ADJ 360	22'-30"	.74	40	8
⑩	HUNTER	PRO5-06-PRS40-CV-MP2000-210	MP ROTOR ADJ 210-270	22'-30"	.37	40	8
⊙	HUNTER	PRO5-06-PRS40-CV-10-PCN	POP UP TREE BUBBLER	----	1.0	30	
⑪	HUNTER	PRO5-06-PRS40-CV-MPLCS915	MP LEFT STRIP	5'-15"	.22	40	
⑫	HUNTER	PRO5-06-PRS40-CV-MPKCS915	MP RIGHT STRIP	5'-15"	.22	40	
⑬	HUNTER	PRO5-06-PRS40-CV-MPS9550	MP SIDE STRIP	5'-20"	.44	40	

**LATERAL PIPE SIZING:**

SCHED. 40 PIPE	GPM	VELOCITY
3/4"	0-7	4.42
1"	8-12	4.62
1-1/4"	13-22	4.85
1-1/2"	23-30	4.84
2"	31-50	4.87

**VALVE CALLOUT:**

**IRRIGATION NOTES:**

- IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY. LOCATE ALL PIPE AND EQUIPMENT WITHIN PLANTING AREAS WHERE EVER POSSIBLE.
- USE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE WHERE NEEDED.
- ADJUST ALL HEADS TO AVOID OVERTHROW ONTO WALLS, WALKS, WINDOWS. REDUCE RADIUS WITH ADJUSTABLE SCREW FOR UNIFORM COVERAGE AND MINIMUM OVER SPRAY.
- TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION PIPING AND BUBBLER LINES. STAKE TREE LOCATIONS PRIOR TO TRENCHING.
- CONTRACTOR SHALL ARRANGE AND PAY FOR ALL NECESSARY CONNECTIONS FOR 120V AC ELECTRICAL SERVICE TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL CONDITIONS PRIOR TO TO PROCEEDING WITH ANY WORK. TO ALLOW FOR ADEQUATE IRRIGATION COVERAGE AS SHOWN ON PLAN, ADJUST BUBBLE HEAD SPRAY HEADS TO COMPENSATE FOR CHANGE IN AREAS.
- TO ENSURE PROPER LOCATION OF IRRIGATION BLEEVE INSTALLATION, COORDINATE LOCATION OF MAINLINE, BUBBLER LINE AND CONTROL WIRES WITH ALL OTHER RELATED TRADES AS REQUIRED.
- ALL BRASS FITTINGS TO BE RED BRASS (TYP.)
- USE 3/4" TEFLON TAPE ON ALL THREADED CONNECTIONS
- IRRIGATION SYSTEM IS DESIGNED FROM A STATIC WATER PRESSURE OF 70 PSI AND 20 GPM FROM THE PORTABLE SERVICE LINE. TYPICAL CONTRACTOR SHALL VERIFY WATER PRESSURE AT WORST CONDITION AND CONTACT THE LANDSCAPE ARCHITECT IF ANY INCONSISTENCIES OCCUR.
- CONTROL WIRE SCHEDULE: (MAXIMUM LENGTH RUNS)

CONTROL/COMMON	No. 14	No. 12	No. 10	No. 8
No. 14	1,700'	2,000'	2,400'	2,700'
No. 12		2,700'	3,300'	3,800'
No. 10			4,300'	5,200'
No. 8				6,700'

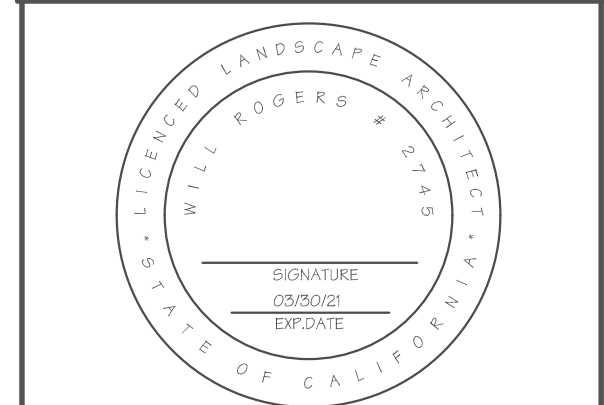
- ABOVE WIRING SCHEDULE IS BASED ON A 24 VOLT AUTOMATIC IRRIGATION CONTROLLER AND WIRE SIZING BASED ON OPERATING ONE VALVE AT A TIME.
- ALL IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LANDSCAPE STANDARDS MANUAL.
- NOTIFY LANDSCAPE ARCHITECT FOR COVERAGE TEST PRIOR TO PLANTING.
- ANY PIPE NOT LABELED THAT IS DOWNSTREAM OF A 1" LATERAL IS TO BE 3/4"
- ALL IRRIGATION EQUIPMENT (EXCEPT UNDERGROUND) SHALL BE LOCATED A MINIMUM OF 24" FROM ANY HARDSCAPE FINISH.
- ALL ZONES ON SITE SHALL HAVE A DYNAMIC PRESSURE OF 50 PSI OR LESS
- RAIN SENSOR SHALL BE MOUNTED ON AN 8' POLE AWAY FROM ANY IRRIGATION OVERSPRAY AND OVERHANGS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

**WRA**  
**WILL ROGERS & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN

27315 Valley Center Road  
 Suite 1A  
 Valley Center CA 92082  
**760-703-9946**  
 "CELEBRATING 33YRS OF EXCELLENCE"

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**ASSOCIATES:**



**REVISIONS:**

- 4-1-2019 New Site Plan
- 5-22-2019 New Site Plan
- 7-5-2019 New Site Plan

**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

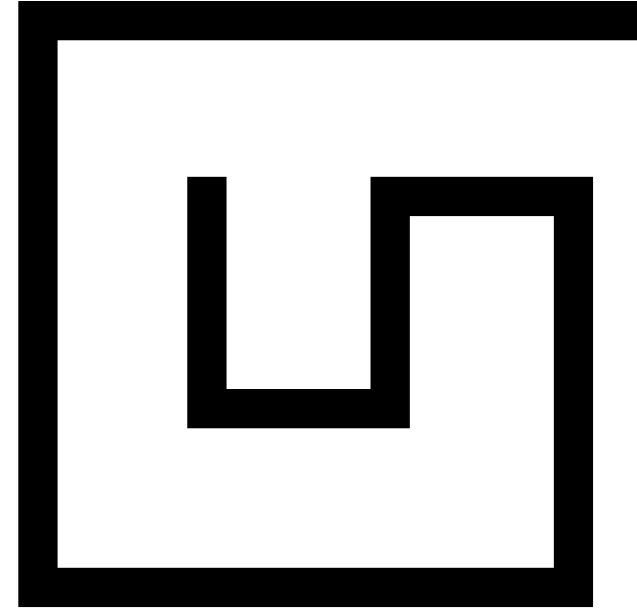
**CLIENT:**  
 ALEXANDER VARDY  
 13074 POLVERA AVE.  
 SAN DIEGO, CA 92128

**PROJECT NAME:**  
 VARDY RESIDENCE

scale: 1"=30'  
 date: 5-10-18  
 drawn by: WR

**L-2**  
 OF FIVE  
 IRRIGATION PLAN

F:\LANTANA CAD\ VARDY RESIDENCE BRSH MGMT PLANS 7-5-2019(1).DWG



Mark A Silva Architect

san diego california  
858.735.2375



**WRA**  
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AGENCY:  
THE CITY OF  
SAN DIEGO  
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SERVICES DEPARTMENT  
1222 FIRST AVENUE  
SAN DIEGO, CA  
92101-1454  
1-619-446-5000

CLIENT:

ALEXANDER VARDY  
13074 POLVERA AVE.  
SAN DIEGO, CA 92128

PROJECT NAME:  
VARDY RESIDENCE

scale: 1"=30'  
date: 5-10-18  
drawn by: WR

**L-3**

OF FIVE  
IRRIGATION DETAILS  
& NOTES

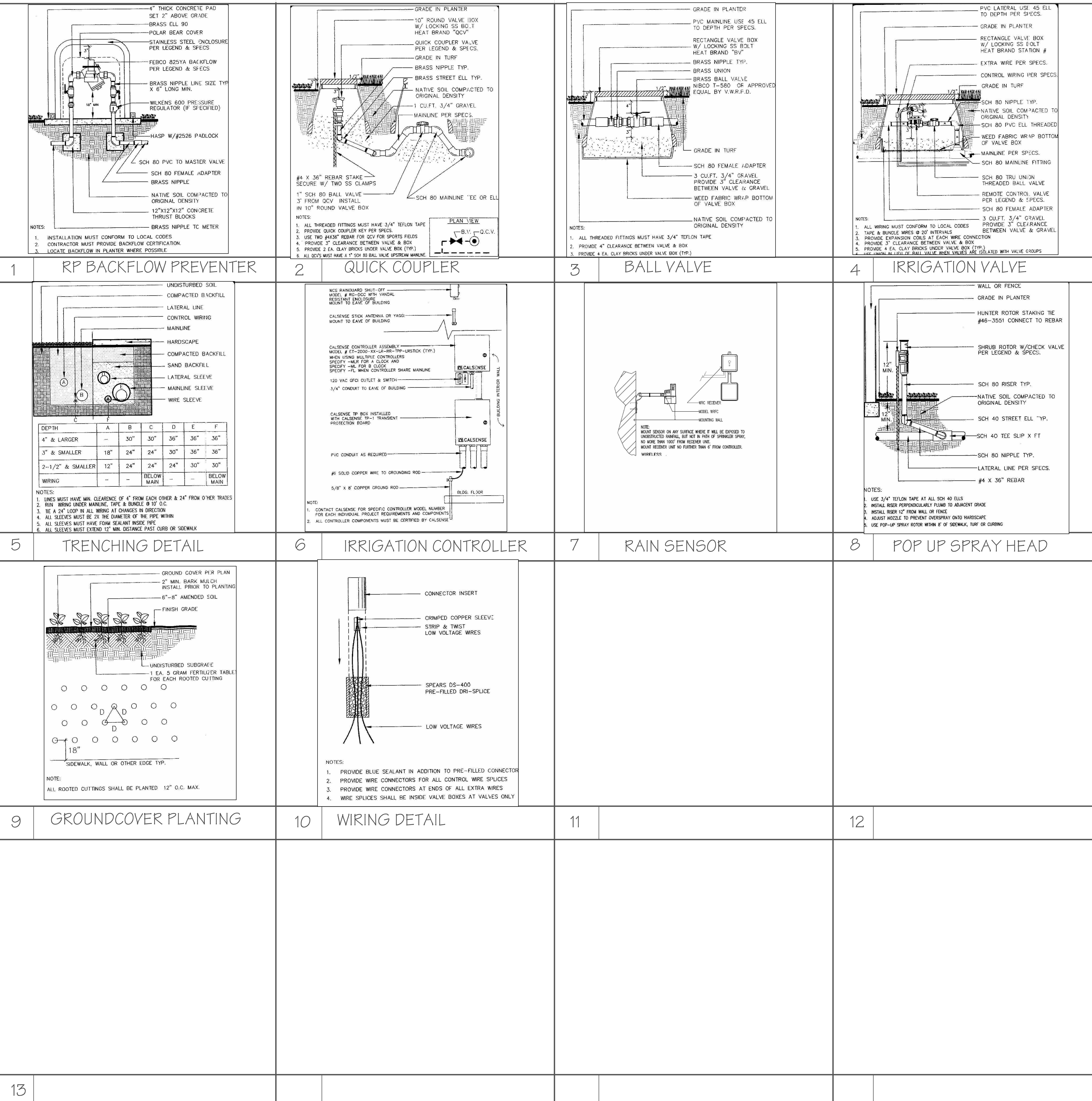
IRRIGATION  
DETAILS &  
NOTES

1702 9/10/19

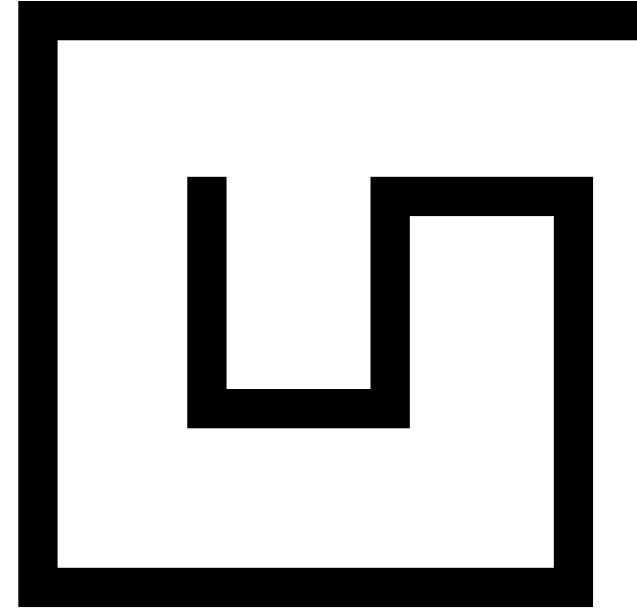
**L3**

SHEET 16 OF 18

VARDY HOUSE - SDP  
SAN DIEGO, CA



G:\VARDY HOUSE\7-5-2019\ VARDY RESIDENCE BRSH MGMT PLANS 7-5-2019.DWG



Mark A Silva Architect

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858.735.2375



VARDY HOUSE - SDP  
SAN DIEGO, CA


PLANTING & BM  
PLAN

1702	9/10/19
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L4

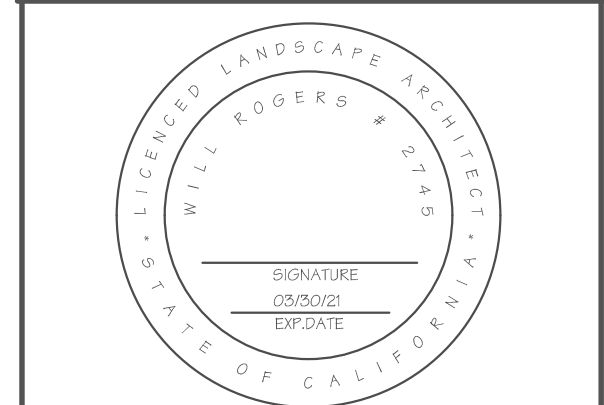
SHEET 17 OF 18



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Suite "A"  
Valley Center CA 92082  
**760-703-9946**  
"CELEBRATING 35YRS OF EXCELLENCE"

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ASSOCIATES:



REVISIONS:  
▲ 4-1-2019 New Site Plan  
▲ 5-22-2019 New Site Plan  
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AGENCY:  
THE CITY OF  
SAN DIEGO  
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1-619-446-5000

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ALEXANDER VARDY  
13074 POLVERA AVE.  
SAN DIEGO, CA 92128

PROJECT NAME:  
VARDY RESIDENCE

scale: 1"=30'  
date: 5-10-18  
drawn by: WR

**L-4**  
OF FIVE  
PLANTING & BRUSH  
MGMT PLAN

PLANTING NOTES:

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. THE PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
2. B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
3. C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
4. D. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. ANY WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
5. E. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
6. F. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREA SHALL BE THOROUGHLY SOAKED.
7. G. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10% SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET. ALL FURTHER DEBRIS AND NEWLY REVEALED ROCKS LARGER THAN TWO (2) INCHES IN DIAMETER SHALL BE REMOVED FROM THE SITE.  
A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS  
B. 100 POUNDS AGRICULTURAL GYPSIUM  
C. 15 POUNDS IRON SULPHATE  
D. 25 POUNDS 16-6-6 SLOW RELEASE FERTILIZER
8. H. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:  
BOX SIZES  
ROOTED CUTTINGS 4" POTS (1) 21 GRAM PER 3" BOX SIZES  
1 GAL. CONTAINER (1) 5 GRAM  
5 GAL. CONTAINER (3) 21 GRAM  
15 GAL. CONTAINER (6) 21 GRAM
9. I. PLANTS BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
10. J. PLANT FITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
11. K. PLANT MATERIAL SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
12. L. A. STAKE ALL TREES PER DETAIL.  
B. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.  
C. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK, MARINATING SIDE GROWTH ON ALL TREES.
13. M. PLANTS SHALL BE PLACED WITHIN (12") TWELVE INCHES OF SPRINKLER HEADS.
14. N. SHRUBS SHOWN IN PLANT AREAS ON SLOPES GREATER THAN 3:1 SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN (12") OF MAIN PLANT STEM.
15. O. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
16. P. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS THE FINISH GRADE PRIOR TO LAYING SOD SHALL BE 1" BELOW THE TOP.
17. Q. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
18. R. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
19. S. AT COMPLETION OF ALL WORK OUTLINE IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

- (QUANTITIES SUBJECT TO CHANGE PER SOILS ANALYSIS) ON SLOPE GREATER THAN 10% AMENDMENTS SHALL BE RAKED INTO SURFACE.
- A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS
  - B. 100 POUNDS AGRICULTURAL GYPSIUM
  - C. 15 POUNDS IRON SULPHATE
  - D. 25 POUNDS 16-6-6 SLOW RELEASE FERTILIZER
6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:
- BOX SIZES  
ROOTED CUTTINGS 4" POTS (1) 21 GRAM PER 3" BOX SIZES  
1 GAL. CONTAINER (1) 5 GRAM  
5 GAL. CONTAINER (3) 21 GRAM  
15 GAL. CONTAINER (6) 21 GRAM
7. PLANTS BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
8. PLANT FITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
10. A. STAKE ALL TREES PER DETAIL.  
B. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.  
C. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK, MARINATING SIDE GROWTH ON ALL TREES.
11. PLANTS SHALL BE PLACED WITHIN (12") TWELVE INCHES OF SPRINKLER HEADS.
12. SHRUBS SHOWN IN PLANT AREAS ON SLOPES GREATER THAN 3:1 SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN (12") OF MAIN PLANT STEM.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
14. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS THE FINISH GRADE PRIOR TO LAYING SOD SHALL BE 1" BELOW THE TOP.
15. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
17. AT COMPLETION OF ALL WORK OUTLINE IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK,  
A. DAILY WATERING OF ALL PLANT MATERIAL.  
B. WEEKLY MOWING OF ALL TURF AREA.  
C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREA.  
D. REPLACEMENT OF ANY DEAD, DYING OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.  
E. FILLING AND REPLANTING ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.  
F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.  
G. FILLING AND RECLAMATION OF ERODED AREAS.  
H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.

PLANT LEGEND:

SPECIES	HEIGHT	SPREAD	SIZE
BACCHARIS PILULARIS DWARF COYOTE BRUSH	2'	12'	FLATS
ERIGONIUM SPECIES BUCKWHEAT	2'	12'	FLATS
FIRE RETARDANT GROUND COVERS PLANTED AT 36" O.C			
ACCENT TREE	30'	20'	24" BOX

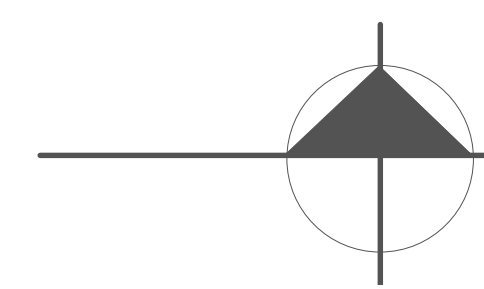
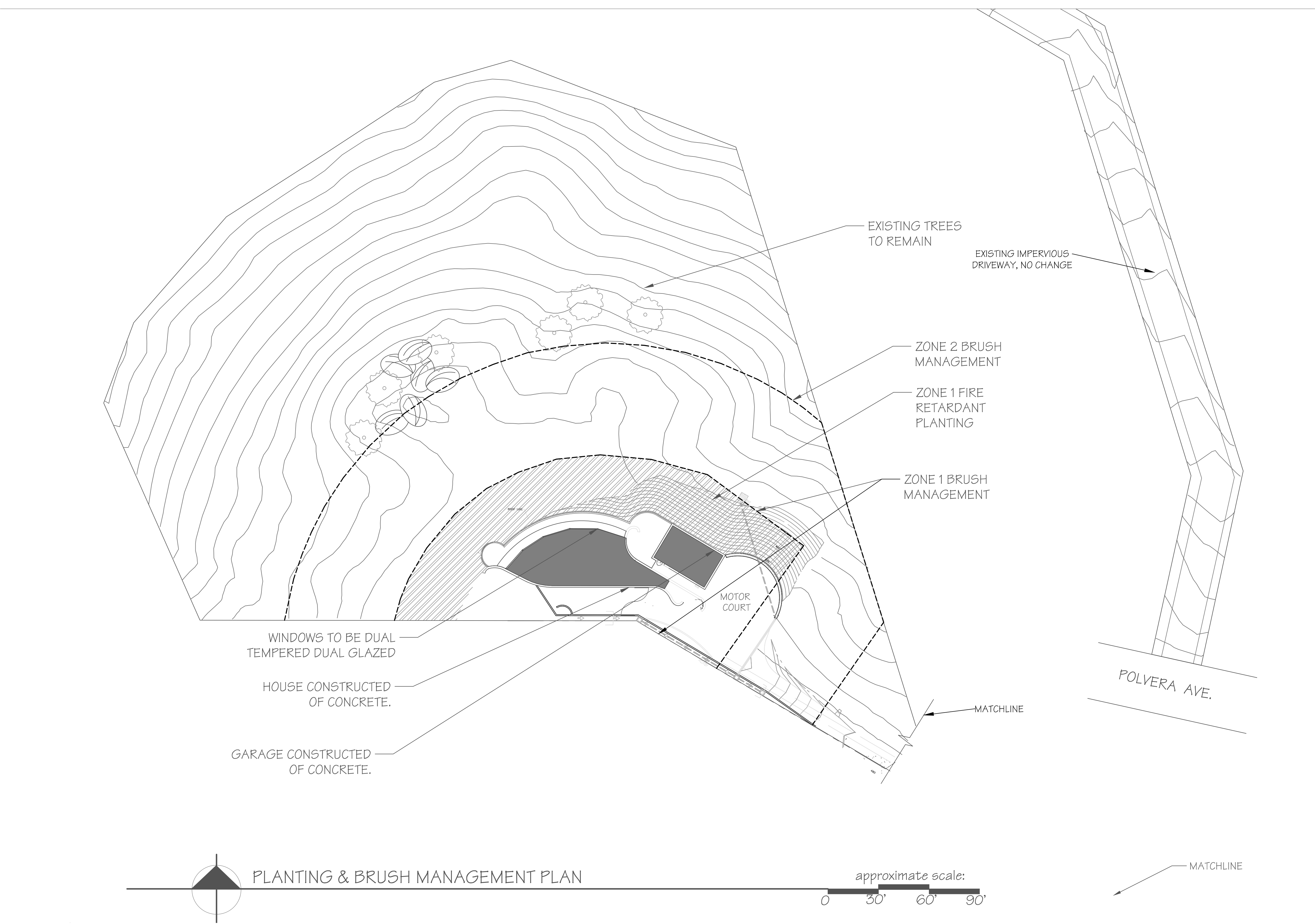


PLANT MATERIAL NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL PLANTS MATERIAL FOR THE PROJECT SHALL BE SPECIMEN QUALITY.
2. ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAP UNLESS OTHERWISE NOTED ON PLANT LEGEND.
3. ANY SUBSTITUTIONS INCLUDING SIZE AND SPECIES MUST BE APPROVED BY LANDSCAPE ARCHITECT.
4. INSTALL 24" ROOT BARRIERS TO ALL TREES WITHIN 8" OF HARDSCAPE.
5. PLANT MATERIAL SIZES ARE PER PROJECT PLANT LEGEND UNLESS OTHERWISE NOTED ON PLANTING PLANS.
6. ALL 15 GAL. TREES SHALL BE SINGLE STAKED. ALL 24" BOX TREES & LARGER SHALL BE DOUBLE STAKED.
7. NOTE: PROVIDE 2" THICK APPROVED BARK MULCH FOR ALL PLANTERS WHEN POINT TO POINT IRRIGATION IS USED.
8. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL STAKE LOCATIONS ON LAYOUT CONTAINERS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.

LANDSCAPE NOTES:

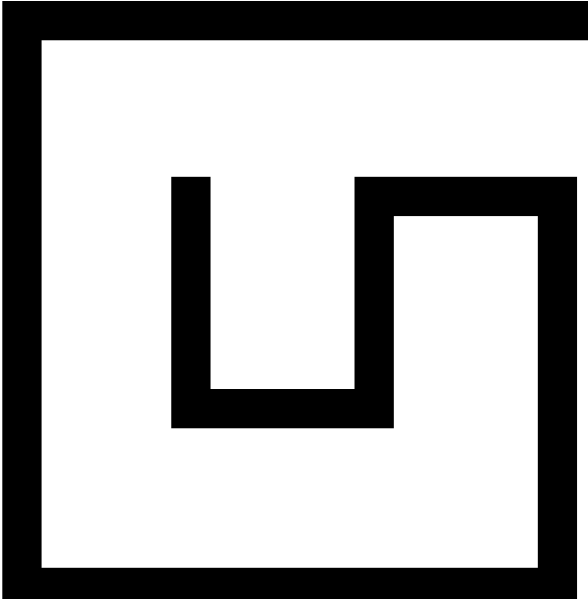
1. IMPORTED SOIL IS TO BE CLASS "A" TOPSOIL.
2. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
3. SCAFFOLD BRANCHES TO BE A MINIMUM OF 14 FEET ABOVE GRADE @ MATURITY OF TREE.
4. TRAILING GROUND COVER ADJACENT TO OPEN SPACE SHALL NOT CONTAIN ANY NON-NATIVE, INVASIVE PLANTS.
5. ALL PLANTING AREAS RECEIVING GROUND COVER SHALL RECEIVE TWO (2) INCHES OF SHREDDED BARK MULCH. IN ADDITION TO THE BARK MULCH, ALL NON-TURF PLANTING AREAS EXCEEDING A SLOPE OF 2:1 SHALL RECEIVE JUTE MATTING.
6. ALL STANDARD TREES SHALL BE DOUBLED STAKED. ALL MULTI-TRUNK TREES & ANY BOKED CONTAINERS GREATER THAN 24" SHALL BE STAKED.
7. ALL STANDARD TREES IN TURF AREAS SHALL HAVE "TREE BOOT"/"ARBOR GUARDS" OR APPROVED EQUAL AS WELL AS BEING PLANTED IN A THREE (3) FOOT DIAMETER UNPLANTED AREA COVERED IN FOUR (4) INCHES OF SHREDDED BARK MULCH. MULTI-TRUNK TREES IN TURF AREAS SHALL BE PLACED WITHIN A 36" (4) FOOT DIAMETER UNPLANTED AREA COVERED IN FOUR (4) INCHES OF SHREDDED BARK MULCH.
8. SHOULD IT BE NECESSARY TO PLANT WITHIN 3'-0" OF HARDSCAPE WALLS AND/OR STRUCTURES, WITH PLASTIC ROOT BARRIERS INSTALLED. BARRIER SHALL EXTEND ALONG THE EDGE OF THE HARDSCAPE WALL AND/OR STRUCTURE BEING PROTECTED TO THE EXTENT OF THE MATURE DROP LINE OF THE TREE. MINIMUM 20'-0" PLASTIC ROOT BARRIER 24" DEEP & 8'-0" WIDE PLANT FITS SHALL BE SQUARE AND TWO (2) TREES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
9. AT 60 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, BEST FERTILIZER COMPANY 6-6-6 (OR EQUAL) SHALL BE APPLIED AT THE RATE OF 6 LBS. PER 1,000 SQUARE FEET TO LAWN AREAS AND PLANTING AREAS.
10. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
11. A. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROW IN A HEALTHY MANNER FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROW IN A HEALTHY MANNER FOR A PERIOD OF NINETY (90) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS, AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE ALL SHRUBS, SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
12. THE CONTRACTOR WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND RE-PLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
13. ALL SHRUB AREA SHALL RECEIVE A 2" LAYER OF BARK MULCH EXCEPT 2:1 SLOPES WITH PLANTED GROUND COVER AREAS.
14. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK.



PLANTING & BRUSH MANAGEMENT PLAN

approximate scale:  
0 30' 60' 90'





Mark A Silva Architect

san diego california  
858.735.2375



VARDY HOUSE - SDP  
SAN DIEGO, CA

PLANTING & BM  
DETAILS &  
NOTES

1702 9/10/19

L5

SHEET 18 OF 18



WILL ROGERS & ASSOCIATES  
LANDSCAPE ARCHITECTURE,  
PLANNING & DESIGN

27315 Valley Center Road  
Suite "A"  
Valley Center CA 92082

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QUESTIONS

ASSOCIATES:  
WYNN ENGINEERING  
CIVIL/STRUCTURAL ENGINEERING & SURVEY  
27315 Valley Center Road  
Valley Center CA 92082  
760-749-8722

KWAN ARCHITECTURE  
ARCHITECTURE & PLANNING  
27315 Valley Center Road, Suite A  
Valley Center CA 92082  
760-473-7870

SILLS ENVIRONMENTAL  
ENVIRONMENTAL & PLANNING  
27315 Valley Center Road, Suite A  
Valley Center CA 92082  
760-749-7773



REVISIONS:  
4-1-2019 New Site Plan  
5-22-2019 New Site Plan  
7-5-2019 New Site Plan

AGENCY:  
THE CITY OF  
SAN DIEGO  
DEVELOPMENT  
SERVICES DEPARTMENT  
1222 FIRST AVENUE  
SAN DIEGO, CA  
92101-1454  
1-619-446-5000

CLIENT:  
ALEXANDER VARDY  
13074 POLVERA AVE.  
SAN DIEGO, CA 92128

PROJECT NAME:  
VARDY RESIDENCE

scale: 1"=30'  
date: 5-10-18  
drawn by: WR

L-5  
OF FIVE

PLANTING & BRUSH  
MGMT DETAILS &  
NOTES

G:\VARDY HOUSE\7-5-2019\ VARDY RESIDENCE BRSH MGMT PLANS 7-5-2019.DWG

BRUSH MANAGEMENT PROGRAM NOTES:

Brush Management Zone Width General Requirements

- 1. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
a. The required front yard setback of the base zone may be reduced by 5 feet.
b. A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or the overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual Section 142.0412g.

Zone One Requirements

- 1. The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
2. Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and nonhabitable gazebos that are located within brush management Zone One shall be of noncombustible construction and or 1 hr fire rated (per FBFP Policy No. B-08-1).
3. Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant. The 3:1 slope shall be revegetated consistent with zone one criteria to include: low-fuel and fire resistant drought tolerant non-invasive species less than 4 ft in height only with the exception of trees.
4. Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
5. Permanent irrigation is required for all planting areas within Zone One except as follow:
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-dormant and have a maximum height at plant maturity of less than 24 inches.
7. Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
8. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

Zone Two Requirements

- 1. The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
2. No structures shall be constructed in Zone Two.
3. Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
4. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
5. The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
a. All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. 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 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
c. All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
d. Where Zone Two is being revegetated as a requirement of Section 142.041(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
6. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
7. Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be

increased by one foot for each foot of required Zone One width that cannot be provided.

Topography Considerations:

- 1. In consideration of the topography, existing and potential fuel load, and other characteristics of the site related to fire protection, the Fire Chief may modify the requirements of this Section, and where applicable with the approval of the Building Official, may require building features for fire protection in addition to those required in accordance with Chapter 14, Article 5, Division 7 (Chapter 7A of the California Building Code as adopted and amended) if the following conditions exist:
a. In the written opinion of the Fire Chief, based upon a fire fuel load model report conducted by a certified fire behavior analyst, the requirements of Section 142.0412 fail to achieve the level of fire protection intended by the application of Zones One and Two; and
b. The modification to the requirements achieves an equivalent level of fire protection as provided by Section 142.0412, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual; and
c. The modification to the requirements is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

Fire Chief Approval:

- 1. If the Fire Chief approves a modified plan in accordance with this section as part of the City's approval of a development permit, the modifications shall be recorded with the approved permit conditions.

"SEE PLANS FOR MODIFICATIONS PER AUTHORITY OF THE FIRE CHIEF 142.0412 (I)"

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

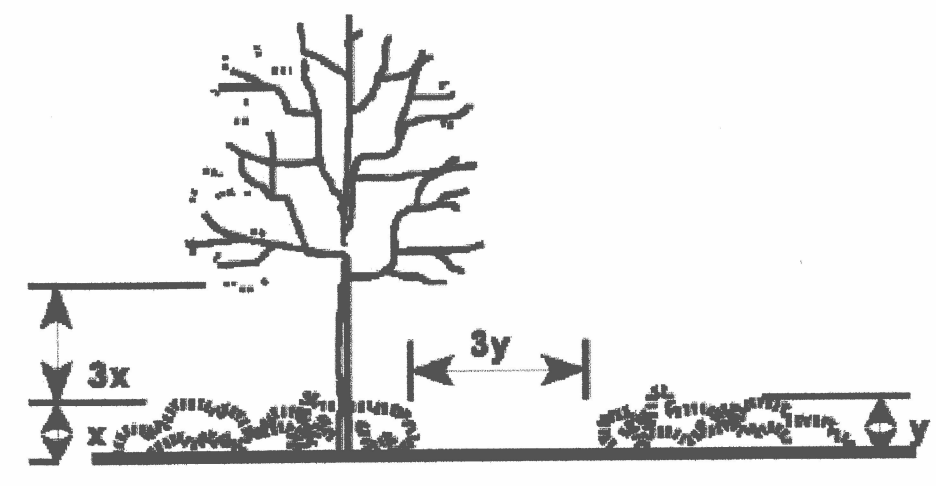
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally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

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements - All Zones

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

FIGURE 3-1 PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
3.2-2 Zone 1 Requirements - All Structures
3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
3.2-2.03 Maintain all plantings in a succulent condition.
3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
3.2-3 Zone 2 Requirements - All Structures
3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

San Diego Municipal Code Chapter 14: General Regulations (11-2009)

Table 142-04H Brush Management Zone Width Requirements

Table with 2 columns: Criteria, Zone Widths. Row 1: Zone One Width, 35 ft. Row 2: Zone Two Width, 65 ft.

- (d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
(e) Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
(1) The required front yard setback of the base zone may be reduced by 5 feet.
(2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
(3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
(f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.
(g) Zone One Requirements
(1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

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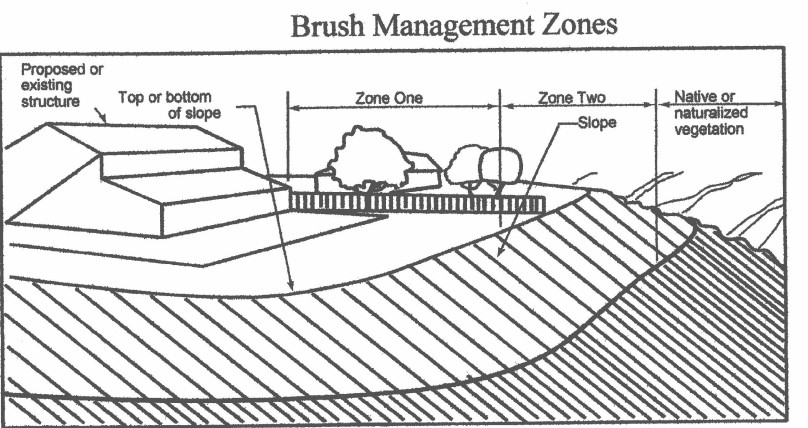
San Diego Municipal Code Chapter 14: General Regulations (11-2009)

§142.0412 Brush Management

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

- (a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).
(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E



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