



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 8, 2021 REPORT NO. HO-21-061

HEARING DATE: December 15, 2021

SUBJECT: Via Del Mar SDP/CDP, Process Three Decision

PROJECT NUMBER: [670393](#)

OWNER/APPLICANT: Lalit Dhir and Simrita Dhir, Owner/Permittee

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for the construction of 7,253-square foot, two-story, single dwelling unit with attached garage and detached 1,000-square foot companion unit, for a total of 8,253 square feet of development located at 3821 Via Del Mar within the Carmel Valley Community Planning area?

#### Staff Recommendation:

1. Adopt Mitigated Negative Declaration Sch No. [2021100225](#) and Adopt the Mitigation Monitoring and Reporting Program; and
2. Approve Coastal Development Permit No. [2462769](#); and
3. Approve Site Development Permit No. [2462770](#).

Community Planning Group Recommendation: On January 28, 2021, the Carmel Valley Community Planning Group voted 10-0-0 to recommend approval of the proposed project with conditions. The CVCPG Conditioned that the exterior color palate be natural to reflect the colors of the site and surrounding landscape.

Environmental Review: [Mitigated Negative Declaration No. 670393](#) has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Biological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce potential impacts to a below a level of significance.

## BACKGROUND

The 1.0-acre project site is located at 3821 Via Del Mar in the Agricultural Residential (AR-1-2) Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Severity Zone, and Transit Priority Area Overlay Zones within the Carmel Valley Community Plan area. The site is undeveloped. The project site is approximately 1.5 miles east of the Pacific Ocean in a developed, rural, residential neighborhood. Surrounding development includes one and two-story single-family dwelling units on one-acre or larger parcels.

## DISCUSSION

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The 1.0-acre project site is located at 3821 Via Del Mar on the west side of the road and is bordered by similar large lot residential development with one and two-story dwellings.

The project is conditioned to include grading permit; curb, gutter, and City Standard pavement along Via Del Mar; Encroachment Maintenance Removal Agreement for curb outlets/sidewalk underdrains, street trees, landscape and irrigation located in the City's right-of-way; stormwater improvements; brush management; public as well as private sewer and water infrastructure; and a covenant of easement for the environmentally sensitive lands that will be preserved.

The project requires a Process Three Site Development Permit (SDP), in accordance with San Diego Municipal Code (SDMC) Section [126.0502\(a\)](#), for development on lots greater than 15,000 square feet containing sensitive biological resources or steep hillsides as described in Section [143.0110](#). A Process Two Coastal Development Permit (CDP), in accordance with SDMC Section [126.0707\(a\)](#), is required for development of a premises within the Coastal Overlay Zone as the proposed development is in the non-appealable area of the Coastal Overlay Zone.

Pursuant to SDMC Section [112.0103](#), when an applicant applies for more than one permit, map or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in SDMC Section [111.0105](#). In this instance, all the above approvals are consolidated and processed according to Process Three, with the Hearing Officer as the decision maker.

The proposed project is in conformance with the Agricultural Residential (AR-1-2) Zone development regulations that allow a wide range of agricultural uses while also permitting the development of single dwelling unit homes at a very low density. The proposed height of the two-story main dwelling is 27.75 feet, below the Zone maximum height limit of 30-feet. The required setbacks of the zone are 25-foot front setback, 20-foot side setback, and 25-foot rear setback. The main dwelling unit will observe a front setback of 111.13 feet, side setbacks of 32.29 feet on the north and 35 feet on the south, and a rear setback of 76.46 feet in conformance with the zone. The detached companion unit is proposed at 12.5 feet in height and will be sited at the southeastern front of the lot, with a front setback of 25 feet, north side setback of 95.58 feet, southside setback of 20 feet and a rear setback of 194.25 feet in conformance with the zone. Additionally, the project site is approximately 1.5 miles

from the Pacific Ocean and is not between the sea and the first public roadway paralleling the sea. It does not contain any existing or proposed public physical accessways or public views to the shore.

The project site contains Environmentally Sensitive Lands and is adjacent to City's Multiple Habitat Planning Area (MHPA). Recon Environmental, Inc. prepared a Biology Technical Report for the site in 2003 (under previous ownership) and prepared a Biological Resources Letter Report Update December 18, 2020. The biological assessment detected the wart-stemmed ceanothus sensitive plant species on-site. The species is a Multiple Species Conservation Program covered species. A total of 20 wart-stemmed ceanothus occur within the project site.

No sensitive wildlife species were detected within the southern maritime chaparral onsite. The plant species composition and physical structure are generally not suitable to support breeding coastal California gnatcatcher. However, other native bird species have the potential to nest within the project site and are protected by California Fish and Game Code sections 3503 and 3503.5. Measures within the MMRP will include mitigation for impacts to 0.88-acres of Tier I southern maritime chaparral at a 1 :1 ratio in accordance with the City's Biological Guidelines Table 3, off-site through conservation of Tier I habitat located inside the MHPA via a covenant of easement per Section 143.0152 of the City Land Development Code. Replacement of 19 impacted wart-stemmed ceanothus plants as part of the project's revegetation plan and vegetation removal should occur outside of the Cooper's hawk breeding season (February 1 to August 31).

RECON Environmental, Inc. prepared a Historical Resources Survey, dated December 21, 2020. The study found the possibility of significant historical resources being present within the project is considered low. The study identified onsite hardscape remnants from a landscape seating area that had been informally constructed onsite by the previous owner before the site was subdivided and sold as one-acre lots. The majority of the area has been highly disturbed by past grading, construction of a road and by erosional events. There are no previous construction or grading permits for the site.

The site slopes northwest to southeast with an elevation of approximately 279 median sea level (MSL) at the northwest rear yard corner and decreasing to approximately 254 MSL at the southeast corner along frontage on Via Del Mar. The slopes do not meet the definition of Environmentally Sensitive Lands as defined in SDMC Section 113.0103. The architectural design will utilize the slope to tuck the partially subterranean ground floor into the slope minimizing grading.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare.

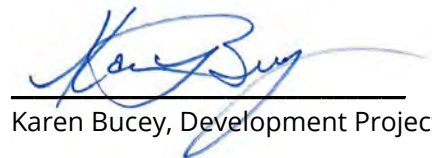
#### CONCLUSION

City staff has reviewed this application for a Coastal Development Permit and Site Development Permit, 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. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Adopt Mitigated Negative Declaration [2021100225](#) and Adopt the Mitigation Monitoring and Reporting Program, and approve Coastal Development Permit No. 2462769 and Site Development Permit No. 2462770, with modifications.
2. Deny Mitigated Negative Declaration [2021100225](#) and Adopt the Mitigation Monitoring and Reporting Program, and deny Coastal Development Permit No. 2462769 and Site Development Permit No. 2462770, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

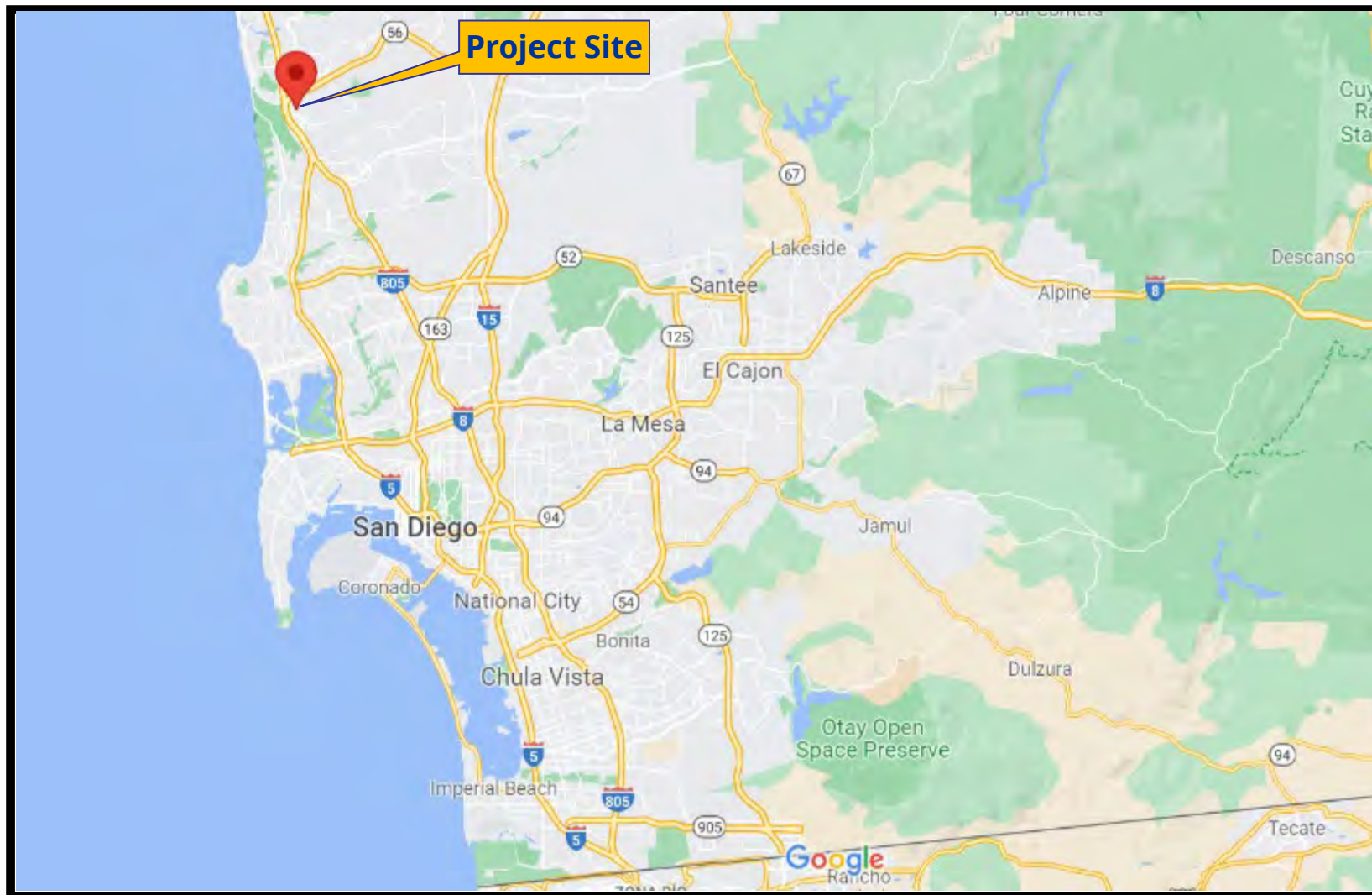


Karen Bucey, Development Project Manager

Attachments:

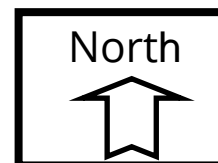
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution
5. Draft Permit
6. Draft Environmental Resolution with MMRP (MND)
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

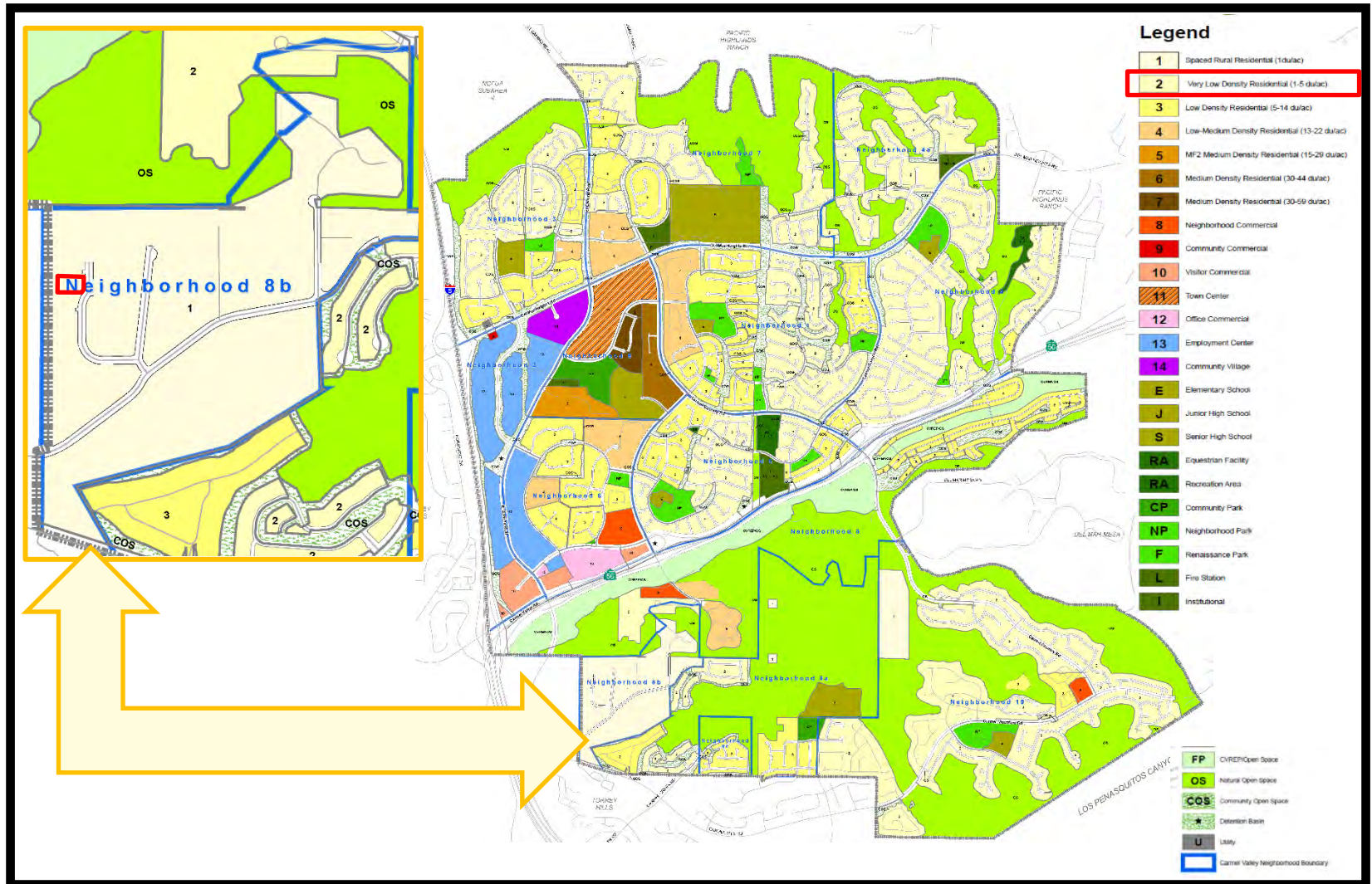




## Project Location Map

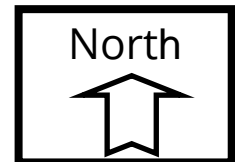
Via Del Mar, Project No. 670393  
3821 Via Del Mar



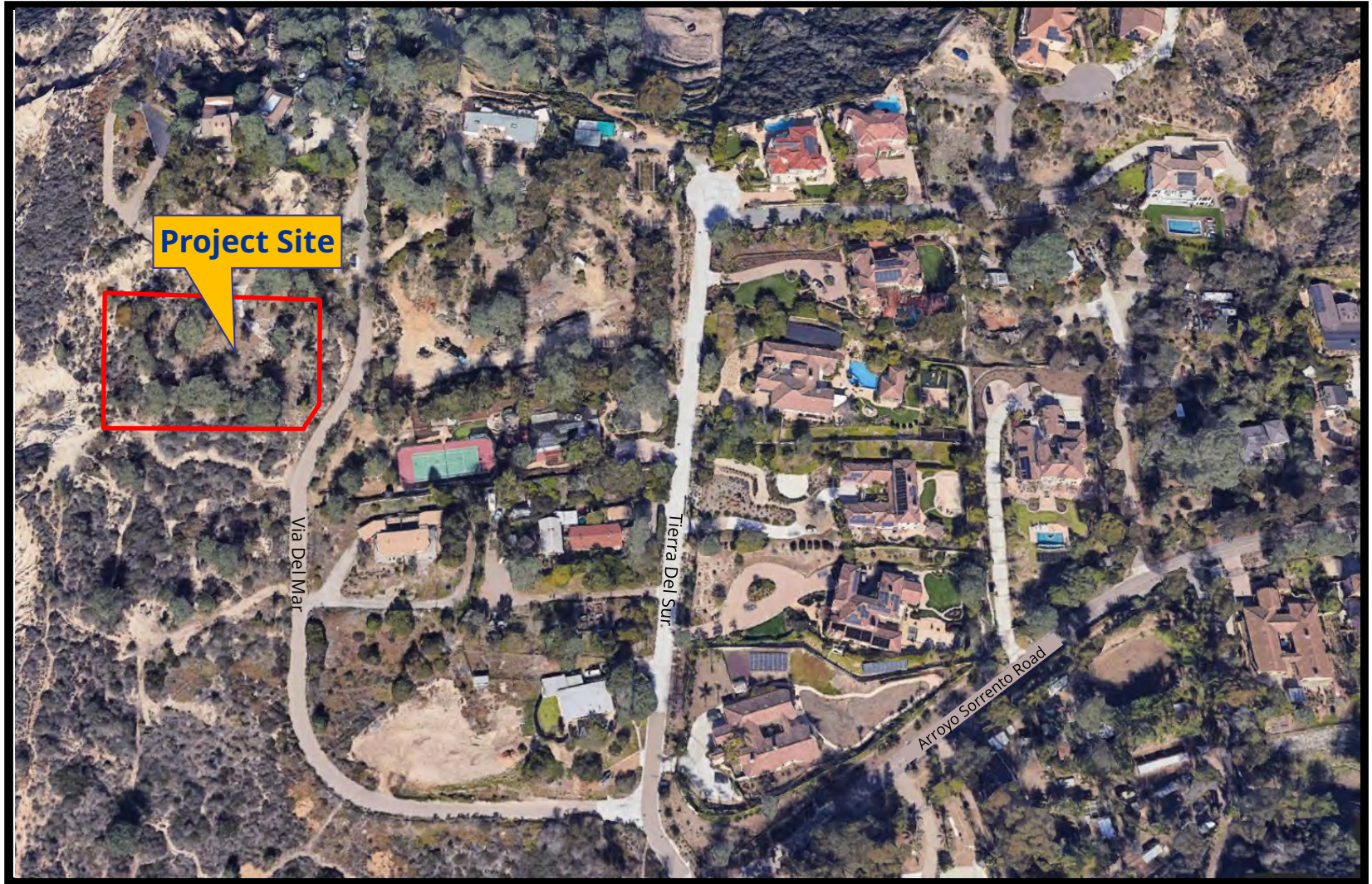


# Community Plan Land Use Map

Via Del Mar, Project No. 670393  
3821 Via Del Mar

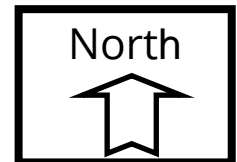




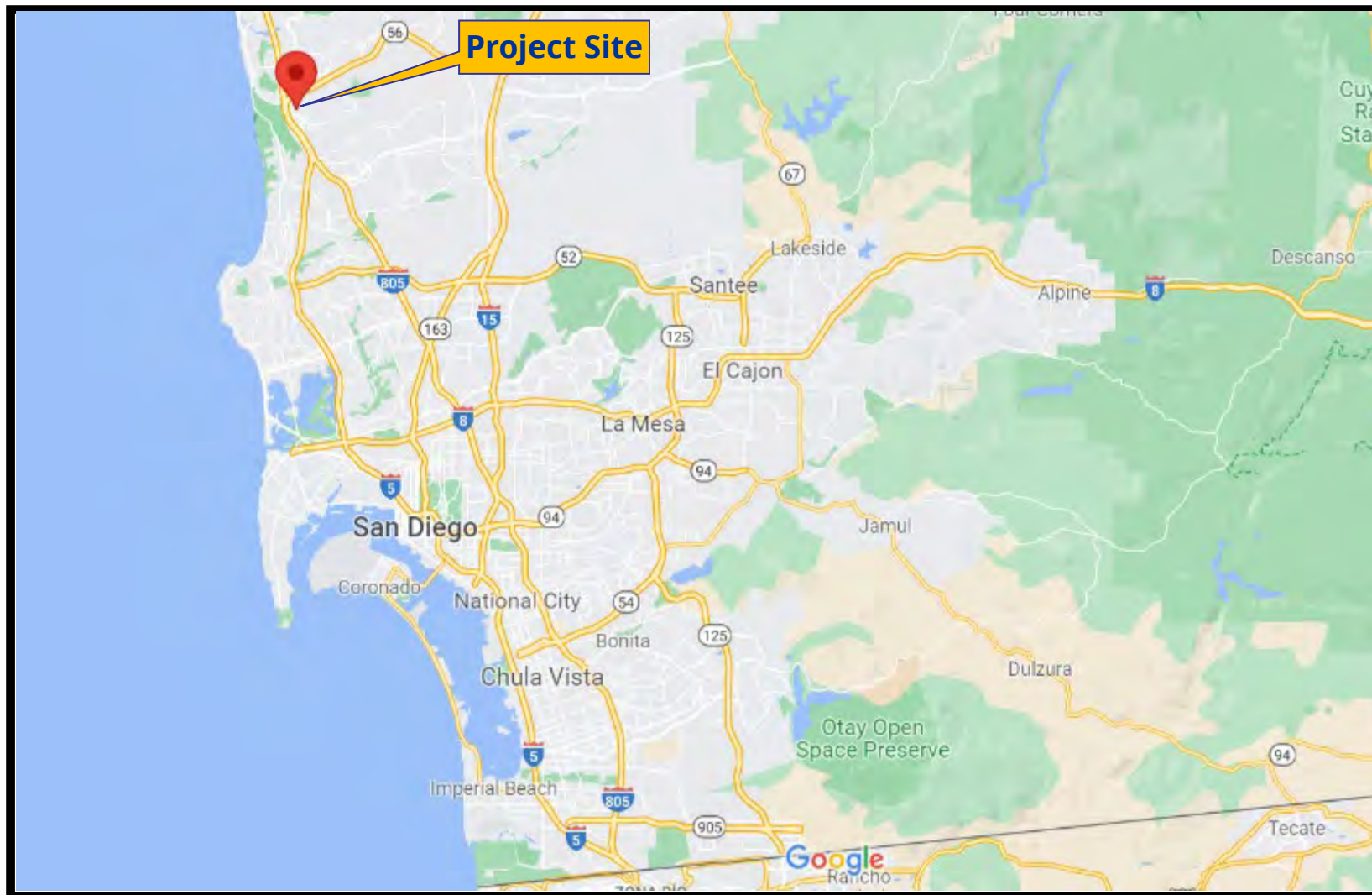


## Aerial Photograph

Via Del Mar, Project No. 670393  
3821 Via Del Mar

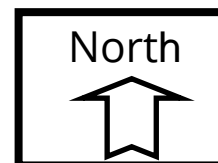


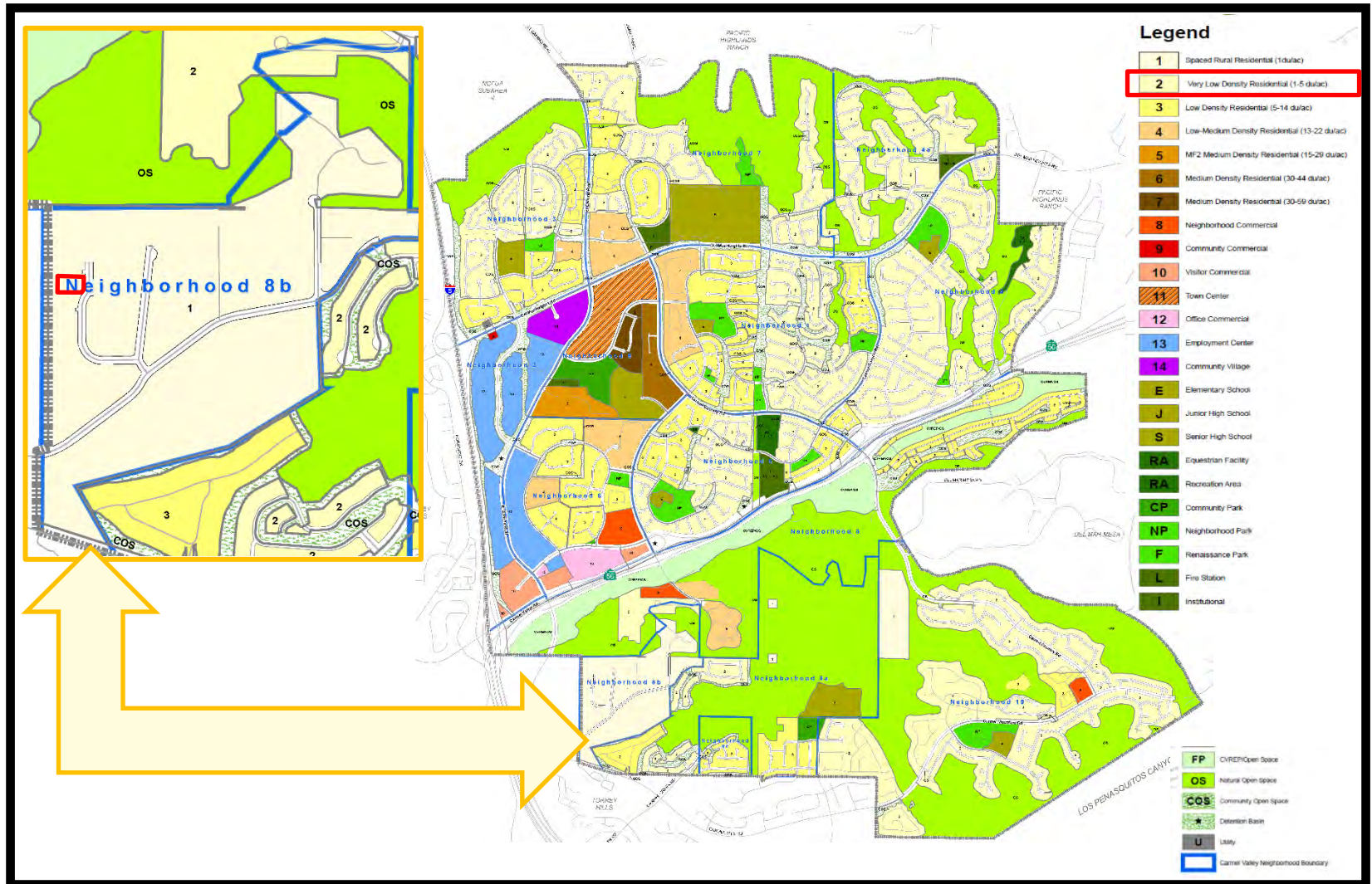




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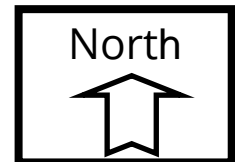
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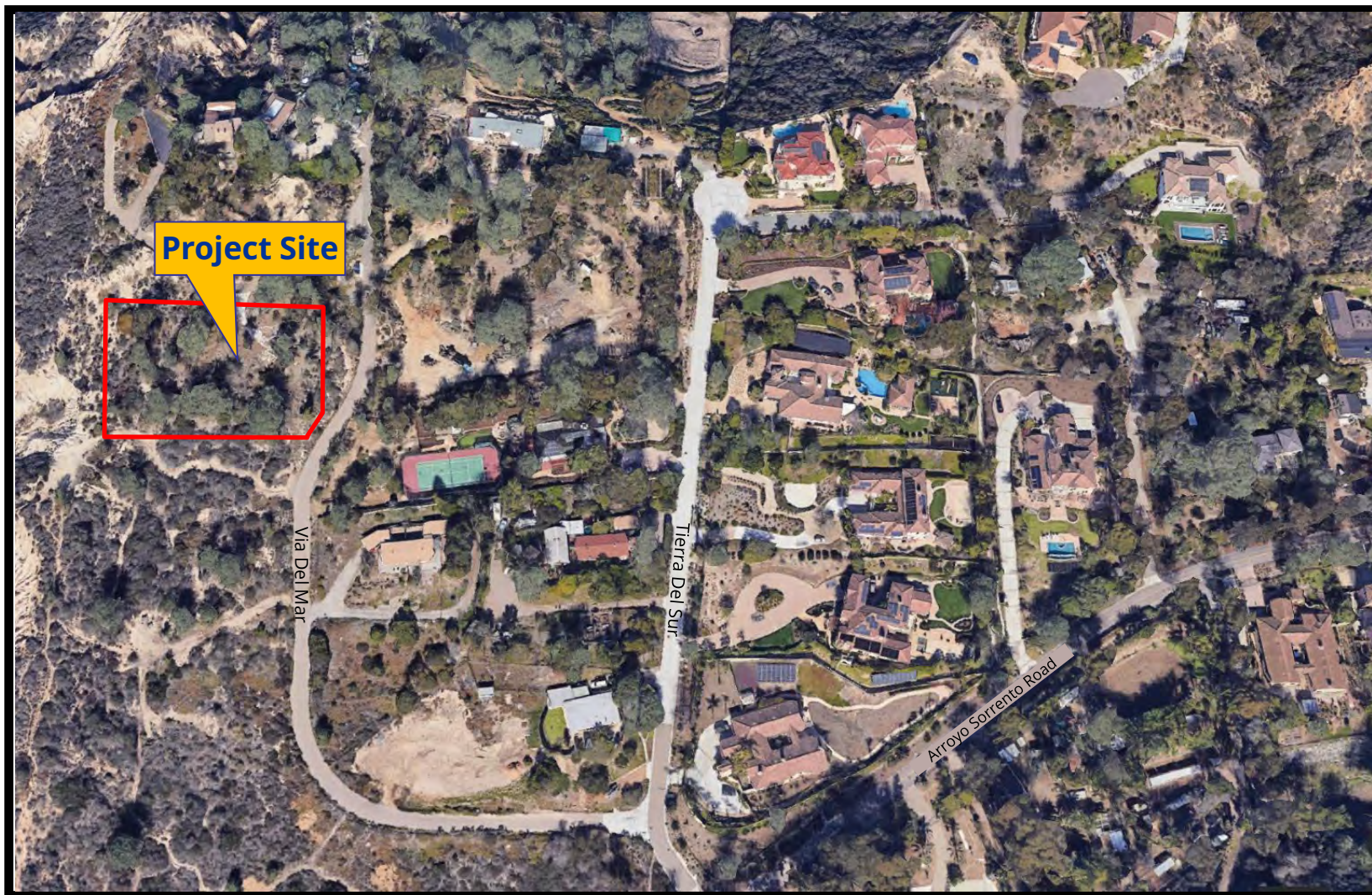


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3821 Via Del Mar

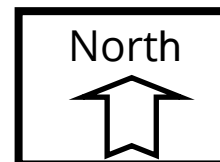




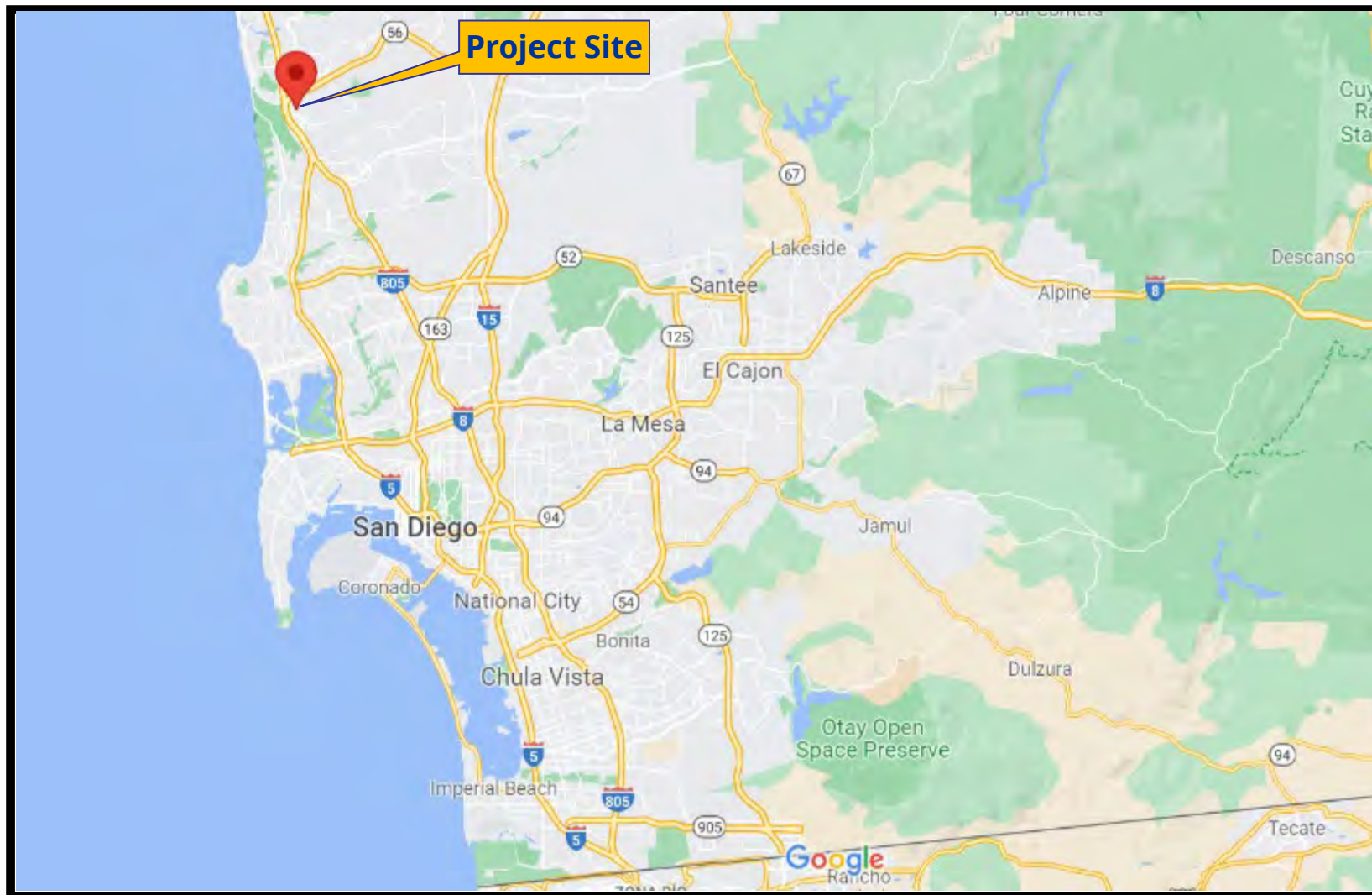


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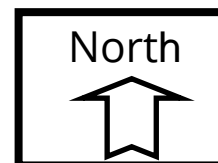


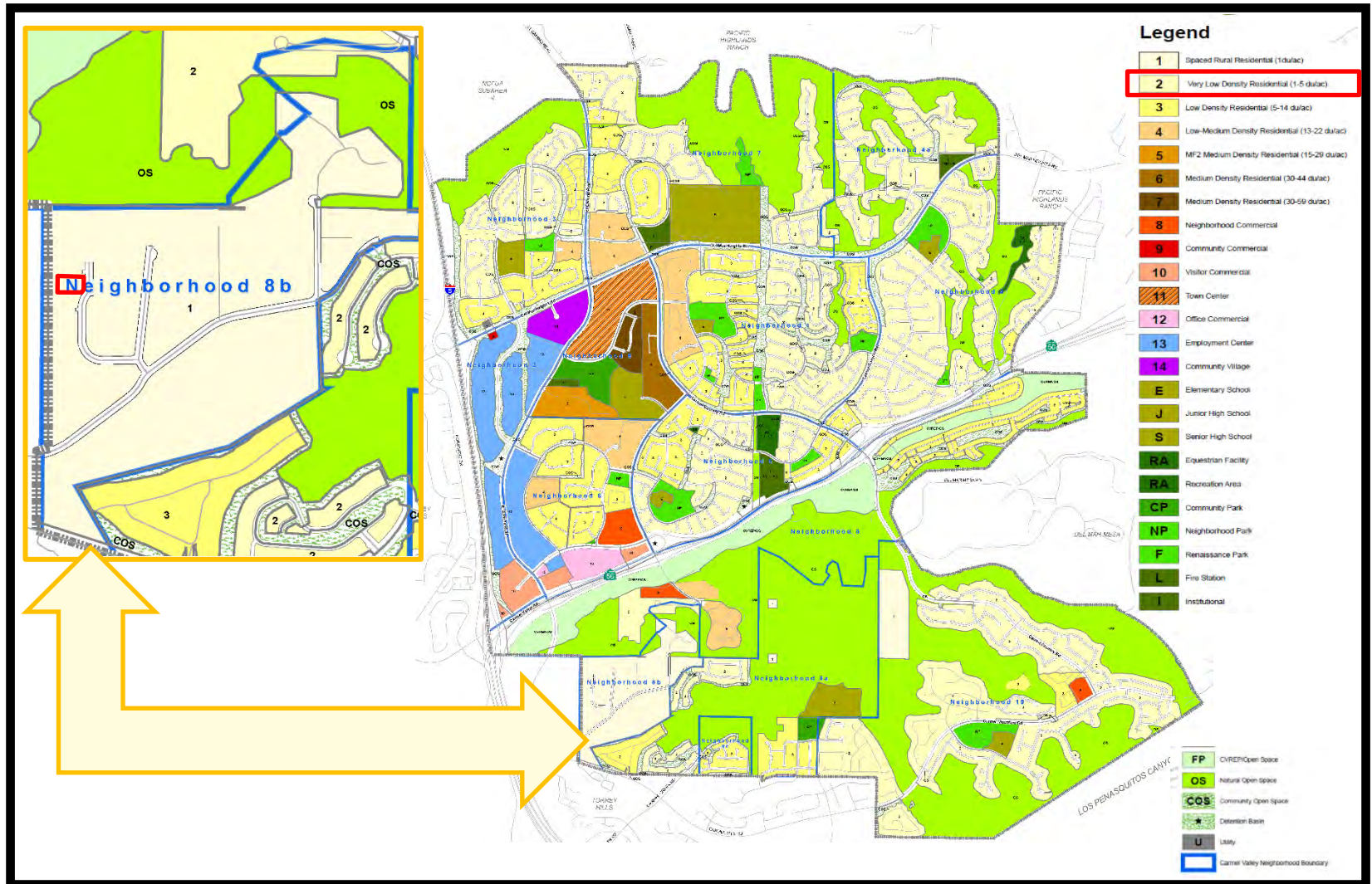




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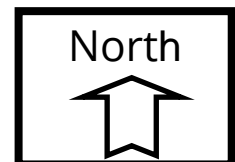
Via Del Mar, Project No. 670393  
3821 Via Del Mar



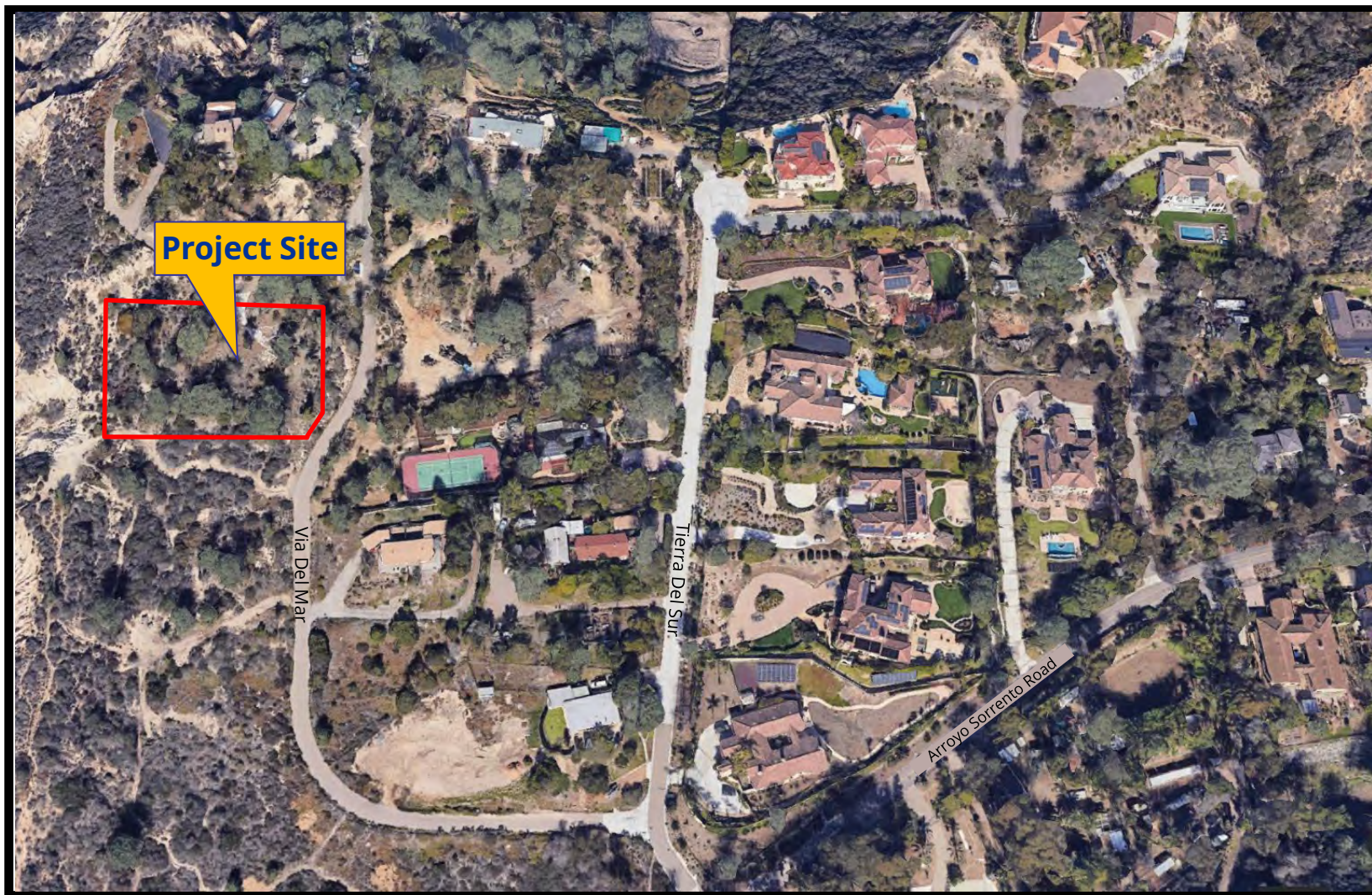


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3821 Via Del Mar

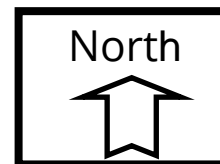






## Aerial Photograph

Via Del Mar, Project No. 670393  
3821 Via Del Mar



HEARING OFFICER, RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2462769  
SITE DEVELOPMENT PERMIT NO. 2462770  
**VIA DEL MAR PROJECT NO. 670393**

WHEREAS, Lalit Dhir and Simrita Dhir, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 7,253-square foot, two-story, single dwelling unit with attached garage and detached 1,000-square foot companion unit, for a total of 8,253 square feet of development (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 2462769 and 2462770);

WHEREAS, the 1.0-acre project site is located at 3821 Via Del Mar in the Agricultural Residential (AR-1-2) Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Severity Zone, and Transit Priority Area Overlay Zones within the Carmel Valley Community Plan area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 10227, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, July 16, 1980, as File No. 80-223545 of Official Records;

WHEREAS, on December 15, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2462769 and Site Development Permit No. 2462770 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 Coastal Development Permit No. 2462769 and Site Development Permit No. 2462770:

**COASTAL DEVELOPMENT PERMIT San Diego Municipal Code (SDMC) Section 126.0708**

**(a) Findings for all Coastal Development Permits:**

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed**

**coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The proposed project is in conformance with the Agricultural Residential (AR-1-2) Zone development regulations that allow a wide range of agricultural uses while also permitting the development of single dwelling unit homes at a very low density. The proposed height of the two-story main dwelling is 27.75 feet, below the Zone maximum height limit of 30-feet. The required setbacks of the zone are 25-foot front setback, 20-foot side setback, and 25-foot rear setback. The main dwelling unit will observe a front setback of 111.13 feet, side setbacks of 32.29 feet on the north and 35 feet on the south, and a rear setback of 76.46 feet in conformance with the zone. The detached companion unit is proposed at 12.5 feet in height and will be sited at the southeastern front of the lot, with a front setback of 25 feet, north side setback of 95.58 feet, southside setback of 20 feet and a rear setback of 194.25 feet in conformance with the zone. Additionally, the project site is approximately 1.5 miles from the Pacific Ocean and is not between the sea and the first public roadway paralleling the sea. It does not contain any existing or proposed public physical accessways or public views to the shore.

The Community Plan does not identify any public vantage points or any visual access corridors on or adjacent to the site and all development will occur on private property within the allowable development height. Therefore, the project as proposed will not encroach upon any physical public accessway and will enhance and protect public views to and along the ocean consistent with the certified Local Coastal Program.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The project site contains Environmentally Sensitive Lands in the form of sensitive biological resources as defined by SDMC Section 113.0103 and is adjacent to City's Multiple Habitat Planning Area (MHPA). Recon Environmental, Inc. prepared a Biology Technical Report for the site in 2003 (under previous ownership) and prepared a Biological Resources Letter Report Update December 18, 2020. The biological assessment detected the wart-stemmed ceanothus sensitive plant species on-site. The species is a Multiple Species Conservation Program covered species. A total of 20 wart-stemmed ceanothus occur within the project site.

No sensitive wildlife species were detected within the southern maritime chaparral onsite. The plant species composition and physical structure are generally not suitable to support breeding coastal California gnatcatcher. However, other native bird species protected by California Fish and Game Code sections 3503 and 3503.5, including raptors, have the potential to nest within the project site. Potential impacts to nesting migratory birds and raptors within the project site would have to be prevented through the implementation of the avoidance measures within the Mitigated Negative Declaration prepared for the project. Measures will include mitigation for impacts to 0.88-acres of Tier I southern maritime chaparral at a 1 :1 ratio in accordance with the City's Biological Guidelines Table 3, off-site through conservation of Tier I habitat located inside the MHPA via covenant of easement per Section 143.0152 of the City Land Development Code. Replacement of 19 impacted wart-stemmed ceanothus plants as part of the project's revegetation plan and vegetation removal should occur outside of the Cooper's hawk breeding season (February 1 to August 31).

The site slopes northwest to southeast with an elevation of approximately 279 median sea level (MSL) at the northwest rear yard corner and decreasing to approximately 254 MSL at the southeast corner along frontage on Via Del Mar. The slopes do not meet the definition of Environmentally Sensitive Lands as defined in SDMC Section 113.0103. The architectural design will utilize the slope to tuck the partially subterranean ground floor into the slope minimizing grading.

RECON Environmental, Inc. prepared a Historical Resources Survey, dated December 21, 2020. The study found the possibility of significant historical resources being present within the project is considered low. The study identified onsite hardscape remnants from landscape seating area that had been informally constructed onsite by the previous owner before the site was subdivided and sold as one-acre lots. The majority of the area has been highly disturbed by past grading, construction of a road and by erosional events. There are no previous construction or grading permits for the site.

Implementation of a Mitigation Monitoring and Reporting Program would mitigate impacts to a level below significance. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The project is within the Community Plan Spaced Rural Residential (one dwelling unit per acre) Land Use designation. The proposed single dwelling unit on a one-acre lot is counted towards the density; however, the companion unit does not count towards the



density of the land use plan. Thus, the proposed project is consistent with the land use designation.

The proposed project is in conformance with the Agricultural Residential (AR-1-2) Zone development regulations that allow a wide range of agricultural uses while also permitting the development of single dwelling unit homes at a very low density. The proposed height of the two-story main dwelling is 27.75 feet, below the Zone maximum height limit of 30-feet. The required setbacks of the zone are 25-foot front setback, 20-foot side setback, and 25-foot rear setback. The main dwelling unit will observe a front setback of 111.13 feet, side setbacks of 32.29 feet on the north and 35 feet on the south, and a rear setback of 76.46 feet in conformance with the zone. The detached companion unit is proposed at 12.5 feet in height and will be sited at the southeastern front of the lot, with a front setback of 25 feet, north side setback of 95.58 feet, southside setback of 20 feet and a rear setback of 194.25 feet in conformance with the zone. Additionally, the project site is approximately 1.5 miles from the Pacific Ocean and is not between the sea and the first public roadway paralleling the sea. It does not contain any existing or proposed public physical accessways or public views to the shore.

Carmel Valley Community Plan Design Element, Character Scale Recommendation One states, structures, streets and other man-made elements are to be small in size, avoid dehumanizing sizes such as large parking lots, lot straight streets, large plain buildings and rows of buildings that are exactly the same. The proposed project acknowledges this recommendation by adhering to the base zone regulations, along with designing a structure that is not identical to structures in the surrounding area. The architectural style is contemporary is design with clean lines and articulation throughout to soften and reduce the perceived bulk and scale. Additionally, the main residence and accessory dwelling unit are set well back from the road and other residential dwellings in the vicinity.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations of the certified Implementation Program. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified Implementation Program.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The subject property is approximately 1.5 miles from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Further, the project site does not contain public access way, recreational resources, or view corridors and would not encroach upon beaches or the coastline access way or recreational areas. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**SITE DEVELOPMENT PERMIT SDMC Section 126.0505**

**(a) Findings for all Site Development Permits:**

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The project is within the Community Plan Spaced Rural Residential (one dwelling unit per acre) Land Use designation. The proposed single dwelling unit on a one-acre lot is counted towards the density; however, the companion unit does not count towards the density of the land use plan. Thus, the proposed project is consistent with the land use designation.

Carmel Valley Community Plan Design Element, Character Scale Recommendation One, states that structures, streets and other man-made elements are to be small in size, avoid dehumanizing sizes such as large parking lots, lot straight streets, large plain buildings and rows of buildings that are exactly the same. The proposed project acknowledges this recommendation by adhering to the zone height and setback regulations, along with designing a structure that is not identical to structures in the surrounding area. The architectural style is contemporary is design with clean lines and articulation throughout to soften and reduce the perceived bulk and scale. Additionally, the main residence and accessory dwelling unit are set well back from the road and other residential dwellings in the vicinity.

The proposed project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Community Plan and General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The

one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The site is within the Very High Fire Severity Zone. A Brush Management Program will be implemented and include a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, extending out from the structure towards the native/ naturalized vegetation, consistent with SDMC Section 142.0412. Zone One shall range from 35-feet to 78-feet in width with a corresponding Zone Two extending into City Open Space.

The project has been designed to comply with zone regulations including height and setback as well as the Carmel Valley Community Plan policies and recommendations. The Community Plan Design Element recommends reducing the bulk and scale of man-made elements to avoid a dehumanizing scale or to be repetitious in nature. The project design is not identical to structures in the surrounding area and the architectural style is contemporary with clean lines and articulation throughout to soften and reduce the perceived bulk and scale. Additionally, the main residence and accessory dwelling unit are set well back from the road and other residential dwellings in the vicinity.

The permit, controlling the development contains conditions addressing project compliance with the City, 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 will require compliance with several operational constraints and development controls, to assure the continued health, safety, and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to this site and prevent adverse effects to those persons or other properties in the vicinity.

The project site contains Environmentally Sensitive Lands and is adjacent to City's Multiple Habitat Planning Area (MHPA). The Environmental Analysis Section conducted an environmental review of the proposed project in accordance with State of California Environmental Quality Act (CEQA) guidelines. The proposed project could have a significant environmental effect on Biological Resources. A Mitigated Negative Declaration, SCH No. 2021100225 has been prepared for the project in order to avoid or mitigate the potentially significant environmental effects. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

### **3. The proposed development will comply with the applicable regulations of the land development code.**

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The proposed project is in conformance with the Agricultural Residential (AR-1-2) Zone development regulations that allow a wide range of agricultural uses while also

permitting the development of single dwelling unit homes at a very low density. The proposed height of the two-story main dwelling is 27.75 feet, below the Zone maximum height limit of 30-feet. The required setbacks of the zone are 25-foot front setback, 20-foot side setback, and 25-foot rear setback. The main dwelling unit will observe a front setback of 111.13 feet, side setbacks of 32.29 feet on the north and 35 feet on the south, and a rear setback of 76.46 feet in conformance with the zone. The detached companion unit is proposed at 12.5 feet in height and will be sited at the southeastern front of the lot, with a front setback of 25 feet, north side setback of 95.58 feet, southside setback of 20 feet and a rear setback of 194.25 feet in conformance with the zone. Additionally, the project site is approximately 1.5 miles from the Pacific Ocean and is not between the sea and the first public roadway paralleling the sea. It does not contain any existing or proposed public physical accessways or public views to the shore.

The project meets development regulations of the Agricultural Residential (AR-1-2) Zone, as well as the intent, purpose, and goals of the Community Plan. Therefore, the proposed development will comply with the applicable regulations of the land development code.

**(b) Supplemental Findings – Environmentally Sensitive Lands**

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The project site contains Environmentally Sensitive Lands and is adjacent to City's Multiple Habitat Planning Area (MHPA). Recon Environmental, Inc. prepared a Biology Technical Report for the site in 2003 (under previous ownership) and prepared a Biological Resources Letter Report Update December 18, 2020. The biological assessment detected the wart-stemmed ceanothus sensitive plant species on-site. The species is a Multiple Species Conservation Program covered species. A total of 20 wart-stemmed ceanothus occur within the project site.

No sensitive wildlife species were detected within the southern maritime chaparral onsite. The plant species composition and physical structure are generally not suitable to support breeding coastal California gnatcatcher. However, other native bird species have the potential to nest within the project site and are protected by California Fish and Game Code sections 3503 and 3503.5. Measures within the MMRP will include mitigation for impacts to 0.88-acres of Tier I southern maritime chaparral at a 1 :1 ratio in accordance with the City's Biological Guidelines Table 3, off-site through conservation of Tier I habitat located inside the MHPA via a covenant of easement per Section 143.0152 of the City Land Development Code. Replacement of 19 impacted wart-stemmed ceanothus plants as part of the project's revegetation plan and vegetation removal should occur outside of the Cooper's hawk breeding season (February 1 to August 31).



RECON Environmental, Inc. prepared a Historical Resources Survey, dated December 21, 2020. The study found the possibility of significant historical resources being present within the project is considered low. The study identified onsite hardscape remnants from a landscape seating area that had been informally constructed onsite by the previous owner before the site was subdivided and sold as one-acre lots. The majority of the area has been highly disturbed by past grading, construction of a road and by erosional events. There are no previous construction or grading permits for the site.

The site slopes northwest to southeast with an elevation of approximately 279 median sea level (MSL) at the northwest rear yard corner and decreasing to approximately 254 MSL at the southeast corner along frontage on Via Del Mar. The slopes do not meet the definition of Environmentally Sensitive Lands as defined in SDMC Section 113.0103. The architectural design will utilize the slope to tuck the partially subterranean ground floor into the slope minimizing grading. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The site is within Geologic Hazard category 53, Level or sloping terrain, unfavorable geologic structure, low to moderate risk. The project proposes to grade approximately 1,760-cubic yards to a maximum depth of 10 feet. A Preliminary Geotechnical Investigation was prepared by Christian Wheeler Engineering, dated December 21, 2020. The study concludes that the subject property is suitable for the construction of the proposed project as studied in the report. The project is not within a flood zone or flood hazard area. Further, the architectural design will utilize the slope to tuck the partially subterranean ground floor into the slope minimizing grading. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The project site contains Environmentally Sensitive Lands and is adjacent to City's Multiple Habitat Planning Area (MHPA Recon Environmental, Inc. prepared a Biology Technical Report for the site in 2003 (under previous ownership) and prepared a Biological Resources Letter Report Update December 18, 2020. The biological assessment detected the wart-stemmed ceanothus sensitive plant species on-site. The species is a Multiple Species Conservation Program covered species. A total of 20 wart-stemmed ceanothus occur within the project site.

No sensitive wildlife species were detected within the southern maritime chaparral onsite. The plant species composition and physical structure are generally not suitable to support breeding coastal California gnatcatcher. However, other native bird species have the potential to nest within the project site are protected by California Fish and Game Code sections 3503 and 3503.5. Measures within the MMRP will include mitigation for impacts to 0.88-acres of Tier I southern maritime chaparral at a 1:1 ratio in accordance with the City's Biological Guidelines Table 3, off-site through conservation of Tier I habitat located inside the MHPA via a covenant of easement per Section 143.0152 of the City Land Development Code. Replacement of 19 impacted wart-stemmed ceanothus plants as part of the project's revegetation plan and vegetation removal should occur outside of the Cooper's hawk breeding season (February 1 to August 31).

The site slopes northwest to southeast with an elevation of approximately 279 median sea level (MSL) at the northwest rear yard corner and decreasing to approximately 254 MSL at the southeast corner along frontage on Via Del Mar. The slopes do not meet the definition of Environmentally Sensitive Lands as defined in SDMC Section 113.0103. The architectural design will utilize the slope to tuck the partially subterranean ground floor into the slope minimizing grading.

The development as designed will meet or exceed the setbacks of the zone and will be entirely within private property. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

#### **4. The proposed development will be consistent with the city of San Diego's multiple species conservation program (MSCP) subarea plan.**

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The proposed project is adjacent to but is not with the City's Multiple Habitat Planning Area and therefore is subject to conformance with the City of San Diego MSCP Subarea Plan Land Use Adjacency Guidelines (Section 1.4.3) as conditions of approval. Additionally, a Mitigated Negative Declaration has been prepared for the site and will include mitigation for impacts to 0.88-acres of Tier I southern maritime chaparral at a 1:1 ratio in accordance with the City's Biological Guidelines Table 3, off-site through purchase conservation of Tier I habitat located inside the MHPA via a conservation a covenant of easement per Section 143.0152 of the City Land

Development Code. Replacement of 19 impacted wart-stemmed ceanothus plants as part of the project's revegetation plan and vegetation removal should occur outside of the Cooper's hawk breeding season (February 1 to August 31). Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The subject property is approximately 1.5 miles from the Pacific Ocean. The project does not contain any stream or body of water that would impact the coast. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The proposed project is the construction of a 7,253-square-foot, two-story, dwelling unit with attached three car garage and a detached 1,000-square-foot companion unit. The one-acre vacant site is located at 3821 Via Del Mar within the Carmel Valley Community Plan area.

The project has been evaluated for potential impacts to Environmentally Sensitive lands and will implement a Mitigation, Monitoring, and Reporting Program. Measures which includes mitigation for impacts to 0.88-acres of Tier I southern maritime chaparral at a 1 :1 ratio in accordance with the City's Biological Guidelines Table 3, off-site through conservation of Tier I habitat located inside the MHPA via a covenant of easement per Section 143.0152 of the City Land Development Code. 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, Coastal Development Permit No. 2462769 and Site Development Permit No. 2462770 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits,

## **ATTACHMENT 4**

terms and conditions as set forth in Permit No.'s 2462769 and 2462770, a copy of which is attached hereto and made a part hereof.

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Karen Bucey  
Development Project Manager  
Development Services

Adopted on: December 15, 2021

IO#: 24007941

**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: 24008719

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2462769

SITE DEVELOPMENT PERMIT NO. 2462770

**VIA DEL MAR PROJECT NO. 670393**

HEARING OFFICER

This Coastal Development Permit No. 2462769 and Site Development Permit No. 2462770 are granted by the Hearing Officer of the City of San Diego to LALIT DHIR AND SIMRITA DHIR, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.0702 and 126.0502. The 1.0-acre site is located at 3821 Via Del Mar in the Agricultural Residential (AR-1-2) Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Severity Zone, and Transit Priority Area Overlay Zones within the Carmel Valley Community Plan area. The project site is legally described as: Parcel 2 of Parcel Map No. 10227, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, July 16, 1980, as File No. 80-223545 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to construct a single family residence with companion unit on a vacant lot described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated December 15, 2021, on file in the Development Services Department.

The project shall include:

- a. Construction of a 6,200-square-foot, two-story, dwelling with attached 1,053-square foot garage and detached 1,000-square foot companion unit, for a total of 8,253-square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 28, 2024.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. 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.
7. 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.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

9. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents in "verbatim" as referenced in the City of San Diego Land Development Manual for Paleontological Resources.

10. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC)/Environmental Designee (ED) identifying the Principal Investigator (PI), Monitors, and all persons for the project and the names of all persons involved in the paleontological monitoring program, as identified in City of San Diego Land Development Manual for Paleontological Resources.

11. MMC/ED will provide a letter to the applicant confirming the qualifications of the PI, Monitors, and all persons involved in the paleontological monitoring of the project. Professional Qualifications shall meet the following standards:

- a) The Principal Investigator (PI) should have a Ph.D. or M.S. in a field related to paleontology, such as geology or biology with an emphasis in paleobiology. Four cumulative years of full-time professional field, research, and museum experience in working with the geological formations of Southern California is required. Two of the four years must be in a supervisory capacity (crew chief or above).
- b) Paleontological Monitors should have a B.S. in a field related to paleontology, such as geology or biology with an emphasis in paleobiology. Two cumulative years of full-time professional field, research, and museum experience in working with the geological formations of Southern California is required.

12. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

**CLIMATE ACTION PLAN REQUIREMENTS:**

13. 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:**

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of City Standard Curb and Gutter, adjacent to the site on Via Del Mar as shown on Exhibit A, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of City Standard Schedule J Pavement, adjacent to the site on Via Del Mar as shown on Exhibit A, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of one (1) current City Standard 20-foot driveway, adjacent to the site on Via Del Mar as shown on Exhibit A, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for curb outlets/sidewalk underdrains, street trees, landscape and irrigation located in the City's right-of-way, satisfactory to the City Engineer.

18. 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.

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

20. 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.

21. 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.

22. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

23. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

24. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.



**LANDSCAPE REQUIREMENTS:**

25. 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.

26. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. 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.

28. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

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

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

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

31. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

32. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with §142.0412. Zone One shall range from 35-ft. to 78-ft. in width with a corresponding Zone Two extending into City Open Space.

33. 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."

34. 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.

35. 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.

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

**PLANNING/DESIGN REQUIREMENTS:**

37. The automobile 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.

38. 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.

39. The companion unit may not be sold or conveyed separately from the primary dwelling unit.

40. The companion unit shall not be used for a rental term of less than 30 consecutive days.

41. The owner shall draft the covenant of easement as follows:

- a. To contain a legal description of the premises affected by the permit with a description of the development area and the environmentally sensitive lands that will be preserved;
- b. To impart notice to all persons to the extent afforded by the recording laws of the state regarding the restrictions affecting use of the environmentally sensitive lands covered by the permit;

- c. To ensure that the burdens of the covenant shall be binding upon, and the benefits of the covenant shall inure to, all successors in interest to the affected premises; and
- d. To ensure enforceability of the covenant of easement by the City, or jointly and severally by the City, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife in those instances when the covenant of easement affects premises containing sensitive biological resources or other lands that have been accepted as mitigation.

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

43. Prior to the issuance of any Building Construction Permit, the Owner/Permittee shall have constructed, or ensured the construction of via permit and bond, all proposed public and private water and sewer facilities within the public ROW, and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

44. Prior to any Building Construction Permit being issued, any private improvements which lie within a public ROW fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.

45. Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water and/or sewer facilities, which are due to the activities associated with this development, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with Municipal Code section 142.0607.

46. If it is determined that an existing water service is inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director. To ensure acceptability, the location should be at least 30" from any prior water service line connection, 5 feet from any driveway or tree, and 10 feet from any active sewer lateral.

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

**MULTIPLE SPECIES CONSERVATION PROGRAM:**

48. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site.

49. Grading/Land Development/ Multi-Habitat Planning Areas (MHPA) Boundaries -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

50. 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.

51. 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."

52. 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 SDMC Section 142.0740.

53. 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.

54. Invasives - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.

55. 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.

56. 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 species the following measures are required:

**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 15, 2021 and Resolution No.

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Coastal Development Permit No. 2462769  
Site Development Permit No. 2462770  
Date of Approval: December 15, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Bucey  
Development Project Manager

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

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**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.

**LALIT DHIR**  
Owner/Permittee

By \_\_\_\_\_  
Lalit Dhir  
Property Owner

**SIMRITA DHIR**  
Owner/Permittee

By \_\_\_\_\_  
Simrita Dhir  
Property Owner

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

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

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

WHEREAS, on October 19, 2020 Lalit Dhir and Simrita Dhir submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Via Del Mar PTS No. 670393 (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on December 15, 2021; and

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

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 670393 (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.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this 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 Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that the 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:   
Karen Bucey, Development Project Manager

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



## EXHIBIT A

### MITIGATION MONITORING AND REPORTING PROGRAM COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT PROJECT NO. 670393

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. 670393 shall be made conditions of Coastal Development Permit and Site Development Permit as may be further described below.

#### A. GENERAL REQUIREMENTS – PART I

##### Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the 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: ***Not Applicable***

**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) #670393 and /or Environmental Document #670393, 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
Biological Resources	Monitoring Exhibit	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**MM-BIO-1**


Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the project shall mitigate for impacts to 0.88-acres of Tier I southern maritime chaparral at a 1:1 ratio in accordance with the City's Biological Guidelines Table 3, off-site through conservation of Tier I habitat located inside the Multiple Habitat Planning Area (MHPA) via a covenant of easement per Section 143.0152 of the City Land Development Code.

**MM-BIO-2**

Replacement of 19 impacted wart-stemmed ceanothus plants at a minimum 1:1 ratio as described in the project's revegetation plan, conditioned for approval. The revegetation plan, prepared by SJA Landscape Architecture Land Planning, sheet L-2 in the development plans, describes installation of a minimum 24 wart-stemmed ceanothus container plants in the northern and western portions of the project site, outside the final development footprint. The installed plants would be irrigated and maintained a minimum of 25 months. The plan shows the general planting configuration although final locations would be field-fit and documented in an as-built submittal following installation.

**MM-BIO-3**

Vegetation removal should occur outside of the Cooper's hawk breeding season (February 1 to August 31). If vegetation removal must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting Cooper's hawks within 300 feet of 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 Development Services Department for review and approval prior to initiating any construction activities. If nesting Cooper's hawks are detected, a letter report 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 shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC and Qualified Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>May 2020</b>				
		<b>Community Planning Committee Distribution Form</b>						
Project Name: <b>Dhir Residence</b>		Project Number: <b>670393</b>						
Community: <b>Carmel Valley</b>								
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>								
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny								
# of Members Yes <b>10</b>	# of Members No <b>0</b>		# of Members Abstain <b>0</b>					
Conditions or Recommendations: <b>Vote to approve with the condition that the exterior color palate be natural to reflect the colors of the site and surrounding landscape.</b>								
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)								
NAME: <b>Frisco White, AIA</b>								
TITLE: <b>Chair</b>			DATE: <b>January 28, 2021</b>					
<i>Attach additional pages if necessary (maximum 3 attachments).</i>								

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
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**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:** 3821 Via del Mar **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 3821 Via Del Mar, San Diego CA 92130

**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: Lalit Dhir ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 3821 Via Del Mar  
 City: San Diego State: CA Zip: 92130  
 Phone No.: 858-401-0065 Fax No.: \_\_\_\_\_ Email: lalithdhir@yahoo.com  
 Signature:  Date: Jul 27th, 2020  
 Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: Lalit Dhir ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 3821 Via Del Mar  
 City: San Diego State: CA Zip: 92130  
 Phone No.: 858-401-0065 Fax No.: \_\_\_\_\_ Email: lalithdhir@yahoo.com  
 Signature:  Date: Jul 27th, 2020  
 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

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
 Upon request, this information is available in alternative formats for persons with disabilities.



4445 Eastgate Mall Suite 400  
San Diego, California 92121  
T: 858-362-8500

Consultants

Revisions Date

<div>01</div>	12.16.20	1st CITY REVIEW
<div>02</div>	03.04.21	2nd CITY REVIEW
<div>03</div>		
<div>04</div>		
<div>05</div>		
<div>06</div>		

Plot Date

11-13-20 CITY SUBMITTAL

Drawn:

E. R.

Checked:

C. Wellman

Scale:

As Shown

DHIR RESIDENCE

3821 VIA DEL MAR  
SAN DIEGO, CA. 92130

Sheet Title:

TITLE SHEET

# Dhir Residence

## SINGLE FAMILY HOME 3821 VIA DEL MAR. SAN DIEGO , CA. 92130

### GENERAL NOTES:

- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
- THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF SAN DIEGO CODES AND ORDINANCES.
- APPLICABLE BUILDING CODES:
  - 2019 CALIFORNIA BUILDING CODE (CBC)
  - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
  - 2019 CALIFORNIA PLUMBING CODE (CPC)
  - 2019 CALIFORNIA MECHANICAL CODE (CMC)
  - 2019 CALIFORNIA FIRE CODE (CFC)
  - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- ALL INDICATED BOUNDARY, EXISTING SITE AND SIDEWALK CONDITIONS WERE OBTAINED FROM SITE PLAN PROVIDED BY OWNER
- BEFORE COMMENCEMENT OF WORK, CONTRACTOR TO CONTACT AND COORDINATE WITH ALL GOVERNMENT AGENCIES AND UTILITY COMPANIES WHICH MAY HAVE SERVICES IN THE AREA.
- THE CONTRACTOR SHALL ASSURE HIMSELF THAT HE HAS LOCATED ALL UNDERGROUND SERVICES PRIOR TO ANY SUBSURFACE EXCAVATION. HE SHALL PROTECT ALL EXISTING UNDERGROUND SERVICES.
- CONTRACTORS TO VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS RELATED TO THEIR SCOPE OF WORK (INCLUDING EXPOSED OR CONCEALED CONDITIONS AND CONDITIONS WHICH ARE SHOWN OR NOT SHOWN ON DRAWINGS) PRIOR TO BID AND CONSTRUCTION.
- ALL SURFACE WATER TO DRAIN AWAY FROM BUILDING AND DRIVEWAY TO ALLEY OR STREET OR PUBLIC STORM DRAIN SYSTEM.
- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN.
- CONTRACTOR TO REPAIR AS REQUIRED, ANY DAMAGE TO BUILDING DUE TO DEMOLITION OR NEW CONSTRUCTION WORK.
- CONTRACTOR TO PATCH-UP ANY UNUSED HOLES OR VOIDS EXISTING OR CAUSED BY DEMOLITION OR NEW CONSTRUCTION WORK.

### ELECTRICAL PLAN NOTES:

- ELECTRICAL INSTALLATION, MATERIALS, AND METHODS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES INCLUDING THE 2019 CALIFORNIA ELECTRICAL CODE (2019 NEC), BRANCH CIRCUIT WIRING SHOWN ON DRAWINGS ARE INTENDED TO ILLUSTRATE THE DESIGN INTENT AND COMPLIANCE WITH BUILDING CODES. THE CONTRACTOR SHALL PROVIDE A COMPLETE FUNCTIONAL WIRING SYSTEM THAT COMPLIES WITH CODES, INCLUDING ELEMENTS THAT MAY NOT BE SHOWN IN THE PLANS.
- PROVIDE SEPARATE NEUTRAL CONDUCTOR FOR EACH CIRCUIT. DO NOT USE COMMON NEUTRAL FOR 2-WIRE CIRCUITS.
- CONTRACTOR SHALL COORDINATE WITH OWNER ON FINAL LIGHTING FIXTURE AND LIGHTING CONTROL SELECTIONS TO COMPLY WITH TITLE 24 MANDATORY RESIDENTIAL ENERGY LIGHTING REQUIREMENTS SHOWN ON THIS SHEET.
- ALL ELECTRICAL BRANCH CIRCUITING SHALL BE #12 AWG UNLESS NOTED OTHERWISE.
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
- REFERENCE WITH ARCHITECTURAL ELEVATIONS/REFLECTED CEILING PLANS FOR LOCATIONS OF DEVICES/LIGHTING.
- ALL OUTLETS AND RECEPTACLES WITHIN 6 FEET OF SINKS, LAVATORIES OR BASINS IN KITCHEN, BATH, UTILITY AND BAR AREA SHALL HAVE "GFI" PROTECTION AS REQUIRED PER NEC AND LOCAL JURISDICTION (NEC-210-8-(A), I).
- ALL GARAGE OUTLETS TO BE "GFI" PROTECTED. ALL EXTERIOR OUTLETS TO BE WEATHERPROOF AND "GFI" PROTECTED. (NEC-210-8-(A), I).
- PROVIDE OUTLET, PERMANENTLY WIRED LIGHT SWITCH AND LIGHT FOR FAU IN CRAWLSPACE.
- ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES
- INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, KITCHEN COUNTERS AND AT WET BAR SINKS. TO BE "GFI" PROTECTED AS SPECIFIED IN NEC ART. 210-8.
- ALL BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY AFCI OUTLETS.
- THE PROJECT SHALL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
- ALL LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL BE HIGH EFFICACY OR CONTROLLED BY PHOTOCONTROL / MOTION SENSOR COMBINATION.
- REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS AND DIMENSIONS. ALL ELECTRIC SWITCHES UNLESS NOTED ON THE PLAN ARE TO BE LOCATED 42 INCHES ABOVE THE FINISH FLOOR UNLESS ALL OUTLET RECEPTACLES ARE TO BE 15 INCHES ABOVE FINISH FLOOR. UNLESS NOTED OTHERWISE, VERIFY LOCATIONS FOR HORIZONTALLY MOUNTED OUTLETS (MARKED "HORIZONTAL" ON PLANS). MULTIPLE SWITCHES SHALL BE GANGED TOGETHER, UNLESS NOTED OTHERWISE.
- KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. [SEC. R314.1].
- ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. [SEC. R314.4.]
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. [SEC. R314.3]
- SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2076 [SEC. R315.3]
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION. [SEC. R315.1.1]
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (SEC. R315.2.2.4)
- RECEPTACLE OUTLET LOCATION TO COMPLY WITH NEC ART.210-52(A).

### HERS NOTES:

AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTER CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH WITH THE REGISTRATION NUMBER OF THE ASSOCIATED CFIR CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CF2R IS REVIEWED AND APPROVED.

AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AN DIAGNOSTIC TEST (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

### GENERAL GREEN CODE NOTES:

- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED [SECTION 4.304.1]
- ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE WATER TOILETS. URINALS, SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.5 GALLONS PER FLUSH. SHOWER HEADS; SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWERHEADS WHEN SERVED BY A SINGLE VALVE, SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 2.0 GALLONS PER MINUTE. [SEC. 4.303]
- FAUCETS, RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MIN. AT 20 PSI. FAUCET IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE. [SECTION 4.303]
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE. [SECTION 4.303]
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. [SECTION 4.30]
- JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE, MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. [SECTION 4.406.1]
- A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER SECTION 4.408.1 AND CITY ORDINANCE. [SECTION 4.408] A) PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION 4.504.2.2 AND TABLE 4.504.3 OF CALGREEN. B) CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (SECTION 4.504.3). A LETTER FROM THE CONTRACTOR, SUBCONTRACTOR OR PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. [SECTIONS 4.408.5, 4.410, 4.504.2.4, ETC.]
- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4.410.1). A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE.
- AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED. A LETTER FROM THE CONTRACTOR, SUBCONTRACTOR OR PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. [SECTIONS 4.408.5, 4.410, 4.504.2.4, ETC.]
- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CGCSC
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS
- PER 2019 GREEN, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE, ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSIONS LIMITS. WHERE APPLICABLE, WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- PER 2019 GREEN CODE, MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT THAT IS EASILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

#### PLUMBING GREEN CODE NOTES

- EACH PLUMBING FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES SPECIFIED IN TABLE 4.303.2
- PER 201 0 GREEN CODE SEC 4.303.2 WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20 PERCENT REDUCTION COLUMN CONTAINED IN TABLE 4.303.2
- PER 2019 CGBCSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE

### FLOOR PLAN NOTES:

- THE GENERAL CONTRACTOR OR SUB-CONTRACTOR SHALL VERIFY ALL CONDITIONS OR DIMENSIONS ON THESE PLANS IN THE FIELD WITH ACTUAL SITE CONDITIONS.
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THE PROPOSED STRUCTURE IS DESIGNED AND BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
- THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS.
- ANY DISCREPANCIES WITH THIS DRAWING AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER DO NOT PROCEED WITH WORK UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE DESIGNER.
- INSULATION (U.N.O. IN T-24 REPORT):
  - R-13 BATT INSULATION AT ALL EXTERIOR WALLS.
  - R-15 BATT INSULATION AT ALL ACCESSIBLE INTERIOR WALLS FOR SOUND CONTROL.
  - R-30 BATT INSULATION AT CEILING, RAISED FLOOR & ROOF AREAS.
  - R-4.5 INSULATION WRAP ON ALL NEW HOT WATER PIPING.
  - R-8 INSULATION WRAP ON ALL NEW SUPPLY DUCTS.
- SMOKE DETECTORS: SHALL BE INSTALLED IN EACH BEDROOM, IN ACCESS POINTS TO EACH SLEEPING AREA AND IN EACH STORY AND BASEMENTS. DETECTOR SHALL HAVE AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF AN ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. UNITS SHALL BE PERMANENTLY WIRED TO THE BUILDING WIRING AND EQUIPPED WITH BATTERY BACKUP.
- SAFETY GLAZING IS REQUIRED FOR GLAZING IN WALLS AND ENCLOSURES CONTAINING OR FACING A BATHTUB WHEN ALL THE FOLLOWING CONDITIONS APPLY [CRC R308.4.5]
  - BOTTOM EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR
  - LOCATED LESS THAN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE

### DRAFT FINDINGS CONDITIONS:

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN; THE CARMEL VALLEY COMMUNITY PLAN IDENTIFIES THIS SITE FOR AGRICULTURAL DEVELOPMENT. THE PROPOSED USE OF THIS SITE FOR RESIDENTIAL USES WOULD BE CONSISTENT WITH THE CARMEL VALLEY COMMUNITY PLAN. IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INSTALLATION OF LANDSCAPE, AND CONSTRUCTION OF OTHER SITE IMPROVEMENTS SUCH AS THE SWIMMING POOL AND SPORTS COURTS ARE ALSO CONSISTENT WITH THE DESIGNATED LAND USE, BEING DETERMINED THE PROPOSED PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN, THE PROPOSED PROJECT WILL NOT ADVERSELY AFFECT THE LAND USE PLAN.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE; THE PERMITS CONTROLLING THE DEVELOPMENT PROPOSED FOR THIS SITE CONTAINS CONDITIONS ADDRESSING THE PROJECT COMPLIANCE WITH THE CITY'S 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. ALL BUILDING, FIRE, PLUMBING, ELECTRICAL, MECHANICAL CODE AND THE CITY REGULATIONS GOVERNING THE CONSTRUCTION AND CONTINUED OPERATION OF THE DEVELOPMENT APPLY TO THIS SITE TO PREVENT ADVERSE EFFECTS TO THOSE PERSONS OR OTHER PROPERTIES IN THE VICINITY.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE.

THE SITE IS LOCATED WITHIN A NEIGHBORHOOD OF DIVERSE ARCHITECTURAL STYLES. THE ONE-ACRE SITE WOULD HAVE A LOT COVERAGE MAXIMUM OF TWENTY PERCENT AND A MAXIMUM HEIGHT OF THIRTY FEET. THE PROJECT WILL CONFORM TO ALL OF THE DEVELOPMENT STANDARDS OF THE LAND DEVELOPMENT CODE AND THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN. SPECIFIC CONDITIONS OF APPROVAL REQUIRE THE CONTINUED COMPLIANCE WITH ALL RELEVANT REGULATIONS OF THE CITY OF SAN DIEGO EFFECTIVE FOR THIS SITE PER THE AR-1-2 ZONE AND HAVE BEEN WRITTEN AS SUCH INTO SITE DEVELOPMENT PERMIT NO. ----- AND COASTAL DEVELOPMENT PERMIT NO. -----

4. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESS WAY THAT IS LEGALLY USED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESS WAY IDENTIFIED IN A LOCAL COASTAL PROGRAM LAND USE PLAN, AND THE PROPOSED COASTAL DEVELOPMENT WITH ENHANCE AND PROTECT PUBLIC VIEWS TO NOD ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS AS SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN, AND

THE PROPOSED PROJECT WILL NOT IMPACT ANY PUBLIC VIEWS TO OR ALONG THE OCEAN OR OTHER SCENIC COASTAL AREAS IN THAT THE SITE IS NOT LOCATED ALONG ANY EXISTING OR PROPOSED PUBLIC ACCESS WAYS IDENTIFIED IN THE CARMEL VALLEY COMMUNITY PLAN AND THE CONTRACTOR, SUBCONTRACTOR, OR PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. [SECTIONS 4.408.5, 4.410, 4.504.2.4, ETC.]

5. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS; AND THE DEVELOPMENT HAS BEEN DESIGNED TO LIMIT THE IMPACT TO SENSITIVE LANDS ON SITE. THE PROJECT HAS BEEN SITED ON THE FLATTER PORTIONS OF THE ONE-ACRE SITE. FOOTPRINT FOR THIS PROJECT HAS BEEN DESIGNED TO MINIMIZE INTRUSION INTO ENVIRONMENTALLY SENSITIVE LANDS. THE MMWP INCLUDES THE PROTECTION OF BIOLOGICAL RESOURCES, HYDROLOGY/ WATER QUALITY, LANDFORM ALTERATION, AND PALEONTOLOGICAL RESOURCES. SIGNIFICANT IMPACTS WOULD BE MITIGATED TO A LEVEL BELOW SIGNIFICANCE THROUGH CONDITIONS CONTAINED IN THE MITIGATION MONITORING AND REPORTING PROGRAM.

6. THE PROPOSED COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM LAND USE PLAN AND COMPLIES WITH ALL REGULATIONS OF THE CERTIFIED IMPLEMENTATION PROGRAM; AND

THE PROJECT CONFORMS WITH THE CERTIFIED LOCAL COASTAL PROGRAM AND IS CONSISTENT WITH THE RECOMMENDED LAND USE, DESIGN GUIDELINES, AND DEVELOPMENT STANDARDS IN EFFECT FOR THIS SITE PER THE AR-1-2 ZONE. THE COASTAL OVERLAY, COASTAL HEIGHT LIMITATION OVERLAY, THE ADOPTED CARMEL VALLEY COMMUNITY PLAN AND THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN WHICH DESIGNATES THIS SITE FOR AGRICULTURAL DEVELOPMENT, IN WHICH RESIDENTIAL USES ARE ALLOWED.

7. FOR EVERY COASTAL DEVELOPMENT PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE, THE PROJECT SITE IS LOCATED SEVERAL MILES AWAY FROM ANY PUBLIC RESOURCES; THEREFORE THERE IS NO ACCESS ACROSS THIS SITE TO ANY COASTAL RESOURCES. THIS PROJECT IS THEREFORE IN CONFORMANCE WITH THE PUBLIC ACCESS AND RECREATION POLICIES OF THE CALIFORNIA COASTAL ACT AS REQUIRED BY THIS FINDING AND WILL NOT NEGATIVELY AFFECT PUBLIC ACCESS RECREATION POLICIES OF THE COASTAL ACT.

THE PROJECT IS NOT LOCATED BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE. THE PROJECT SITE IS LOCATED SEVERAL MILES AWAY FROM ANY PUBLIC RESOURCES; THEREFORE THERE IS NO ACCESS ACROSS THIS SITE TO ANY COASTAL RESOURCES. THIS PROJECT IS THEREFORE IN CONFORMANCE WITH THE PUBLIC ACCESS AND RECREATION POLICIES OF THE CALIFORNIA COASTAL ACT AS REQUIRED BY THIS FINDING AND WILL NOT NEGATIVELY AFFECT PUBLIC ACCESS RECREATION POLICIES OF THE COASTAL ACT.

### PERMIT CONDITIONS:

- THE COMPANION UNIT MAY NOT BE SOLD OR CONVEYED SEPARATELY FROM THE PRIMARY DWELLING UNIT.
- THE COMPANION UNIT SHALL NOT BE USED FOR A RENTAL TERM OF LESS THAN 30 CONSECUTIVE DAYS.

### PROJECT TEAM:

**PROJECT DESIGNER:** ALTA DESIGN DEVELOPMENT INC.  
4445 EASTGATE MALL SUITE 400  
SAN DIEGO CA, 92121  
TEL 858 442-8009  
CONTACT: CARLOS WELLMAN

**STRUCTURAL ENGINEER:** LOVELAKE ENGINEERING INC.  
5930 CORNER STONE # 100  
SAN DIEGO CA, 92121  
TEL 858 535-9111  
CONTACT: OSCAR COVARRUBIAS

**CIVIL ENGINEER:** CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE J  
SAN DIEGO, CALIFORNIA 92126  
858-271-9901  
CONTACT: ANTONY CHRISTENSEN

**GEOTHECNICAL ENGINEER:** CHRISTIAN WHEELER ENGINEERING  
53980 HOME AVENUE  
SAN DIEGO CA, 92105  
TEL 619 550-1700  
CONTACT: DAVID RUSSELL

**ENERGY CONSULTANT:** TITLE24 ENERGY CONSULTANTS  
P.O. BOX 711307  
SAN DIEGO, CA 92171  
TEL 619 504-5610  
CONTACT: DAVID SCHNEIDER

**LANDSCAPE DESIGN:** SJA INC.  
7859 SITIO COCO  
SAN DIEGO, CA 92008  
TEL 949 927-6650  
CONTACT: MARK LLOYD

### PROJECT DATA:

**PROJECT LOCATION:** 3821 VIA DEL MAR.  
SAN DIEGO, CA. 92130

**PROJECT OWNER:** MR & MRS LALIT DHIR  
3821 VIA DEL MAR.  
SAN DIEGO CA 92130

**SCOPE OF WORK:** CONSTRUCT 6,200 SQ.FT. TWO STORIES  
SINGLE RESIDENCE HOME;1,000 SQ.FT.  
GUEST CASITA AND 1,053 SQ.FT.  
3 CAR GARAGE

**LEGAL DESCRIPTION:** PARCEL 2 OF PARCEL MAP No.10227  
IN THE CITY OF SAN DIEGO, COUNTY  
OF SAN DIEGO, STATE OF CALIFORNIA,  
FILLED IN THE OFFICE OF THE COUNTY  
RECORDED OF THE COUNTY OF SAN  
DIEGO, JULY 16 1980 AS FILE  
No.80-223545OF OFFICIAL RECORDS.

**A.P.N.:** 307-062-06-00

**OCCUPANCY:** R-3

**CONSTRUCTION TYPE:** VB (NON-SPRINKLERED)

**ZONING:** AR-1-2 (AGRICULTURAL-RESIDENTIAL)

**SETBACKS:** FRONT= 25'-0"  
SIDE= 20'-0"  
REAR= 25'-0"

**MAX. STRUCTURE HT.:** 30'-0"

**EXISTING USE:** VACANT LOT

**PROPOSED USE:** SINGLE RESIDENCE HOME

**LOT AREA:** 1 AC. (43,560 SQ. FT.)

**MAX. LOT COVERAGE:** :20 (8,712 SQ. FT.)  
5,053 / 43,560 =0.11 OK.  
(GROUND AREA) (LOT AREA)

**BUILDING AREA:** GROUND FLOOR AREA= 3,000 SQ.FT.  
MAIN FLOOR AREA = 3,200 SQ.FT.  
TOTAL LIVING AREA= 6,200 SQ.FT.

GARAGE AREA= 1,053 SQ.FT.  
CASITA AREA= 1,000 SQ.FT.

TOTAL AREA = 8,253 SQ.FT.  
(LIVING+GARAGE)

### APPROVED PERMITS:

- |                                    |                   |
|------------------------------------|-------------------|
| 1.) GRADING PERMIT:                | APPROVAL #424733  |
| 2.) GRADING + RIGHT OF WAY PERMIT: | APPROVAL #2306432 |
| 3.) COMBINATION BUILDING PERMIT:   | APPROVAL #631042  |

### REQUIRED PERMITS/APPROVAL:

- |                     |
|---------------------|
| 1.) COASTAL PERMIT  |
| 2.) BUILDING PERMIT |





4445 Eastgate Mall Suite 400  
San Diego, California 92121  
T: 658-362-8500

Consultants

Revisions Date

01	12.16.20	1st CITY REVIEW
02	03.04.21	2nd CITY REVIEW
03		
04		
05		
06		

Plot Date

11-13-20 CITY SUBMITTAL

Drawn:

E. R.

Checked:

C. Wellman

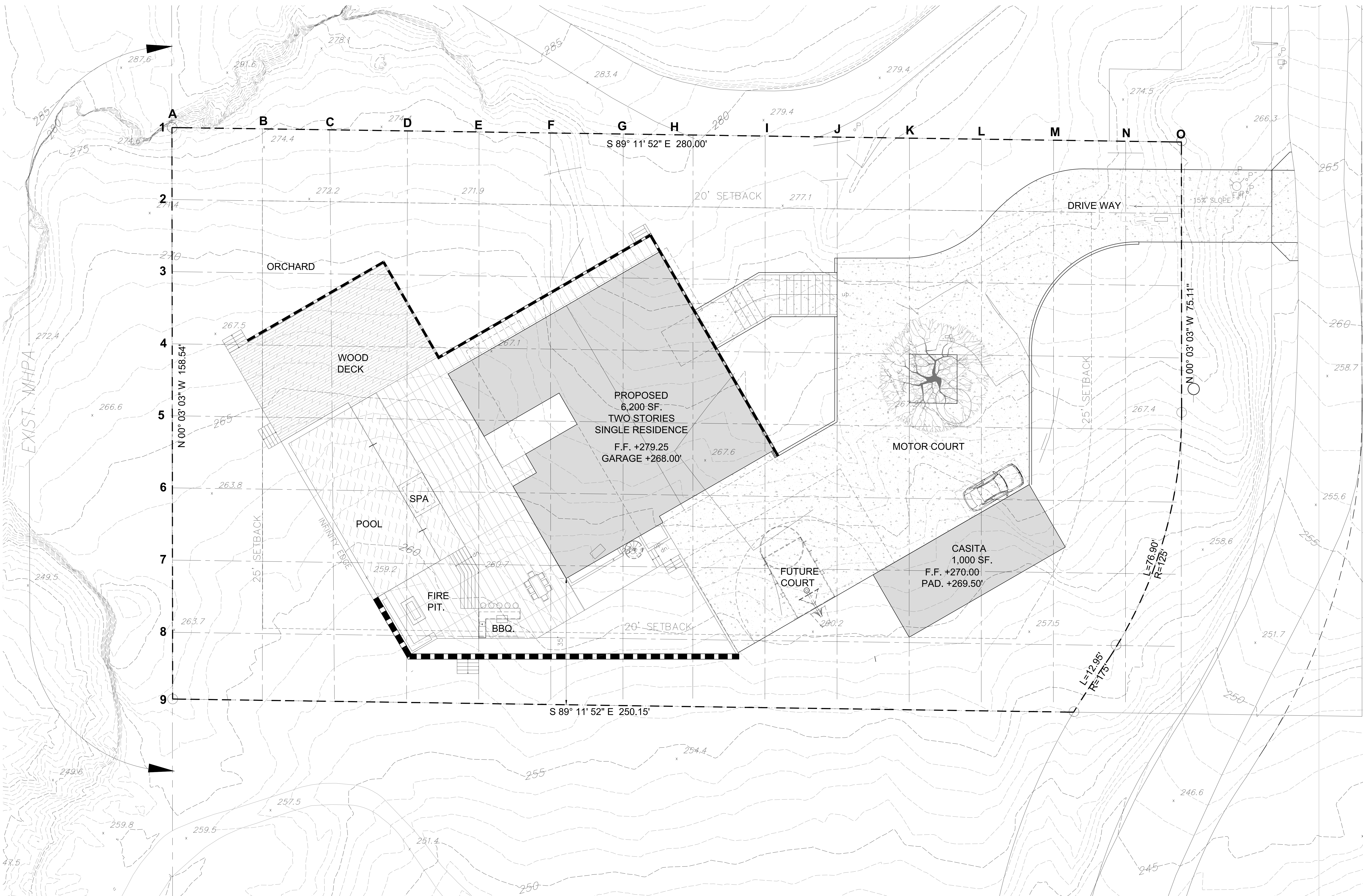
DHIR RESIDENCE

3821 VIA DEL MAR  
SAN DIEGO, CA. 92130

Scale:  
As Shown

Sheet Title:  
SITE PLAN

A01.2



SITE PLAN NOTES

- THE SITE PLAN IS FOR INFORMATIONAL AND GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION, THE CONTRACTOR SHALL VERIFY AND MARK LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY), UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE DESIGNER IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THE INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE DESIGNER.

- PROTECT AND MARK ALL EXISTING BUILDING STRUCTURE INCLUDING WALLS, BEAMS, COLUMNS, AREA SEPARATION WALLS, AND OTHER ITEMS THAT ARE PART OF THE EXISTING STRUCTURE AND NOT PART OF THE SCOPE OF THIS PROJECT AND MARK PERIMETER OF CONSTRUCTION ZONE.
- SEE TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION REGARDING EXISTING CONDITIONS.
- REFER TO THE TITLE SHEET FOR ADDITIONAL INFORMATION SUCH AS AREAS, SETBACKS, ZONING AND MORE.
- NO TRANSIT STOPS NEAR THE PROJECT SITE.
- NO FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE.

AREA SUMMARY

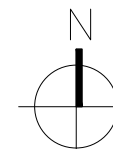
GROUND FLOOR AREA	3,000 SF.
MAIN FLOOR AREA	3,200 SF.
TOTAL AREA	6,200 SF.

GARAGE AREA	1,053 SF.
-------------	-----------

1

SITE PLAN  
SCALE: 1"=10'-0"

0' 5' 10' 20' 40'











4445 Eastgate Mall Suite 400  
San Diego, California 92121  
T: 658-362-8500

Consultants

Revisions Date

	12.16.20	1st CITY REVIEW
	03.04.21	2nd CITY REVIEW

Plot Date

11-13-20 CITY SUBMITAL

Drawn:

E. R.

Checked:

C. Wellman

Scale:  
As Shown

DHIR RESIDENCE

3821 VIA DEL MAR  
SAN DIEGO, CA 92130

Sheet Title:

STORM WATER REQUIREMENTS

A01.4

STORM WATER BMP NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:  
1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES TO AVOID FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP. WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3"STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

Page 2 of 4	City of San Diego • Development Services • Storm Water Requirements Applicability Checklist
<b>PART B: Determine Construction Site Priority</b> This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. <b>NOTE:</b> The construction priority does <b>NOT</b> change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
<b>Complete PART B and continued to Section 2</b>	
1. <input type="checkbox"/> <b>ASBS</b> a. Projects located in the ASBS watershed.	
2. <input type="checkbox"/> <b>High Priority</b> a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed. b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.	
3. <input type="checkbox"/> <b>Medium Priority</b> a. Projects that are not located in an ASBS watershed or designated as a High priority site. b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed. c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.	
4. <input checked="" type="checkbox"/> <b>Low Priority</b> a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.	
<b>SECTION 2. Permanent Storm Water BMP Requirements.</b> Additional information for determining the requirements is found in the <u>Storm Water Standards Manual</u> . <b>PART C: Determine if Not Subject to Permanent Storm Water Requirements.</b> Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the <u>Storm Water Standards Manual</u> are not subject to Permanent Storm Water BMPS. <b>If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements."</b> <b>If "no" is checked for all of the numbers in Part C continue to Part D.</b>	
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Page 4 of 4	City of San Diego • Development Services • Storm Water Requirements Applicability Checklist
7. <b>New development or redevelopment discharging directly to an Environmentally Sensitive Area.</b> The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. <b>New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.</b> The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. <b>New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.</b> Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10. <b>Other Pollutant Generating Project.</b> The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</b>	
1. The project is <b>NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.</b> <input type="checkbox"/>	
2. The project is a <b>STANDARD DEVELOPMENT PROJECT.</b> Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance. <input type="checkbox"/>	
3. The project is <b>PDP EXEMPT.</b> Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance. <input type="checkbox"/>	
4. The project is a <b>PRIORITY DEVELOPMENT PROJECT.</b> Site design, source control, and structural pollutant control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance on determining if project requires a hydromodification plan management <input checked="" type="checkbox"/>	
Joy D. Christensen Name of Owner or Agent (Please Print)	Assistant Engineer Title
	12/18/2020 Date

	<b>Storm Water Requirements Applicability Checklist</b>	<b>FORM DS-560</b> November 2018
Project Address: 3821 Via Del Mar, San Diego, CA 92130		Project Number: 670393
<b>SECTION 1. Construction Storm Water BMP Requirements:</b> All construction sites are required to implement construction BMPS in accordance with the performance standards in the <u>Storm Water Standards Manual</u> . Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board. <b>For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.</b> <b>PART A: Determine Construction Phase Storm Water Requirements.</b> 1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) <input type="checkbox"/> Yes; SWPPP required, skip questions 2-4 <input checked="" type="checkbox"/> No; next question 2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water? <input checked="" type="checkbox"/> Yes; WPCP required, skip questions 3-4 <input type="checkbox"/> No; next question 3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement) <input type="checkbox"/> Yes; WPCP required, skip question 4 <input type="checkbox"/> No; next question 4. Does the project only include the following Permit types listed below? <ul style="list-style-type: none"><li>Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.</li><li>Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.</li><li>Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.</li></ul> <input type="checkbox"/> Yes; no document required Check one of the boxes below, and continue to PART B: <input type="checkbox"/> If you checked "Yes" for question 1, a <b>SWPPP is REQUIRED. Continue to PART B</b> <input checked="" type="checkbox"/> If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a <b>WPCP is REQUIRED.</b> If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 2-foot elevation change over the entire project area, a Minor WPCP may be required instead. <b>Continue to PART B.</b> <input type="checkbox"/> If you checked "No" for all questions 1-3, and checked "Yes" for question 4, <b>PART B does not apply and no document is required. Continue to Section 2.</b>		
<small>1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: <a href="http://www.sandiego.gov/stormwater/regulations/index.shtml">www.sandiego.gov/stormwater/regulations/index.shtml</a> Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/stormwater-services">www.sandiego.gov/stormwater-services</a>. Upon request, this information is available in alternative formats for persons with disabilities. (DS-560 (11-18))</small>		

Page 3 of 4	City of San Diego • Development Services • Storm Water Requirements Applicability Checklist
<b>PART D: PDP Exempt Requirements.</b> <b>PDP Exempt projects are required to implement site design and source control BMPS.</b> <b>If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."</b> <b>If "no" was checked for all questions in Part D, continue to Part E.</b>	
1. Does the project <b>ONLY</b> include new or retrofit sidewalks, bicycle lanes, or trails that: <ul style="list-style-type: none"><li>Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;</li><li>Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;</li><li>Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?</li></ul> <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; next question	
2. Does the project <b>ONLY</b> include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the <u>City's Storm Water Standards Manual</u> ? <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; project not exempt.	
<b>PART E: Determine if Project is a Priority Development Project (PDP).</b> Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP). <b>If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".</b> <b>If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".</b>	
1. <b>New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.</b> This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. <b>Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.</b> This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. <b>New development or redevelopment of a restaurant.</b> Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. <b>New development or redevelopment on a hillside.</b> The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. <b>New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. <b>New development or redevelopment of streets, roads, highways, freeways, and driveways.</b> The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST





PHOTO 5



PHOTO 1



PHOTO 6



PHOTO 2



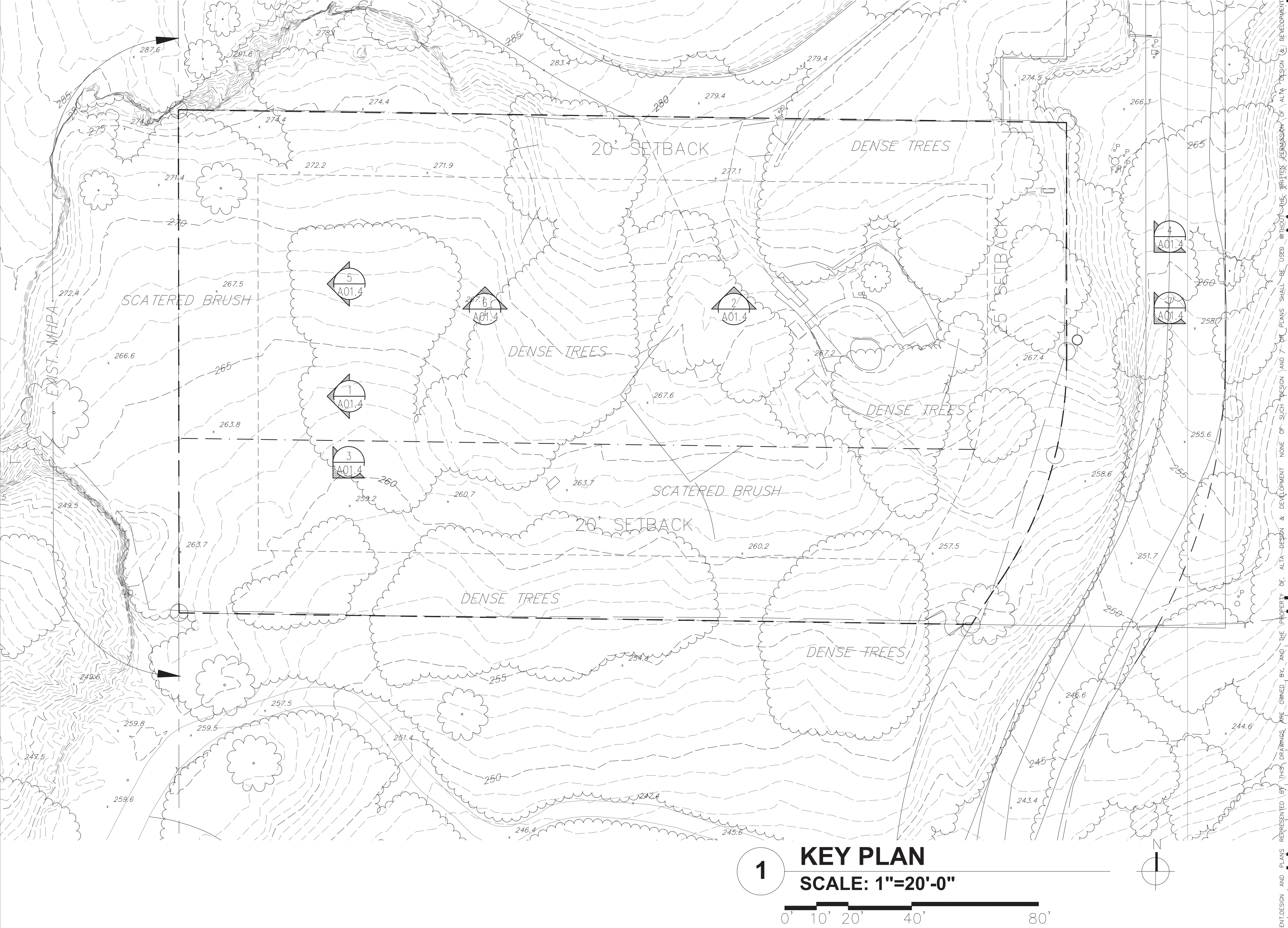
PHOTO 7



PHOTO 3



PHOTO 4



ALTA

DESIGN/DEVELOPMENT

4445 Eastgate Mall Suite 400  
San Diego, California 92121  
T: 658-362-8500

Consultants

Revisions Date

01	12.16.20	1st CITY REVIEW
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03		
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06		

Plot Date

11-13-20

CITY SUBMITTAL

Drawn:

E. R.

Checked:

C. Wellman

DHIR RESIDENCE

3821 VIA DEL MAR

SAN DIEGO, CA. 92130

Sheet Title:

PHOTOGRAPHIC SURVEY

Scale:

As Shown

A01.5

SHEET 05 OF 13





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E. R.

Checked:

C. Wellman

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3821 VIA DEL MAR  
SAN DIEGO, CA. 92130

Sheet Title:  
GROUND FLOOR PLAN

A02.1

## FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE TO BE FACE OF STUD, U.N.O.
- PROVIDE A MIN. 18" HIGH PLATFORM (FROM SOURCE OF IGNITION) FOR WATER HEATER AND/OR HEATING OR COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS. (UPC 510.1.1)
- PROVIDE P&T VALVE, ROUTE DISCHARGE LINE TO EXTERIOR (UPC Sec. 1007.4)
- FIREPLACES WITH GAS LOG LIGHTERS REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH L.P. LOG LIGHTERS ARE TO HAVE NO "PI" OR SUMP CONFIGURATIONS. (UMC Sec. 901.1 and Sec. 304.6)
- PROVIDE PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY AS SHOWN.
- IN NEW CONSTRUCTION, REQUIRED SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACK-UP. SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION (Sec. 907.2.10.2)
- WHERE MORE THAN ONE SMOKE AND CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (Sec. 907.2.10.3)
- SHOWER ENCLOSURES: SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 6'-0" WITH SMOOTH, HARD, NON-ABSORBENT SURFACE.
- PROVIDE EXHAUST FAN CAPABLE OF 5 AIR CHANGES PER HOUR MINIMUM IN AN INTERIOR BATHROOM, VANITY OR LAUNDRY ROOM. VENTED DIRECTLY TO THE EXTERIOR.(UBC SEC. 1205A) RESIDENTIAL BATHROOMS EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 Y 80% HUMIDITY.CAL.GREEN 4.506.1
- PROVIDE EGRESS WINDOWS PER (UBC Sec. 310.4)
- ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTANT BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR WALL OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED WITH MATERIALS APPROVED FOR A MIN. OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NON-COMBUSTIBLE MATERIALS CALL OUT 7/8" STUCCO THICKNESS ON DETAILS, EXCEPTION: WOOD EXTERIOR WALL COVERING OF AT LEAST 3/8" PLYWOOD OR 3/4" DROP SIDING WITH AN UNDERLAYMENT OF 1/2" FIRE-RATED GYPSUM SHEATHING, THAT IS TIGHTLY BUTTED OR TAPED AND MUDDED (SDMC Sec. 145.0504)
- STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
- EXTERIOR BUILDING WALL COVERING OF BUILDING WALL, TO WHICH THE DECK IS ATTACHED AND WITHIN 10' OF THE DECK SHALL NOT BE REQUIRED TO COMPLY WITH SUBSECTION 2(b) IF THE DECKING SURFACE MATERIAL CONFORMS TO ASTM E-84 CLASS B FLAME SPREAD 9CBC Sec. 704A.4.1)
- THE USE OF PAINTS, COATING, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION AS REQUIRED IN THE CHAPTER. 9CBC Sec. 704A.4.1)
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWDDA
- WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090 (CRC R310.1.1)

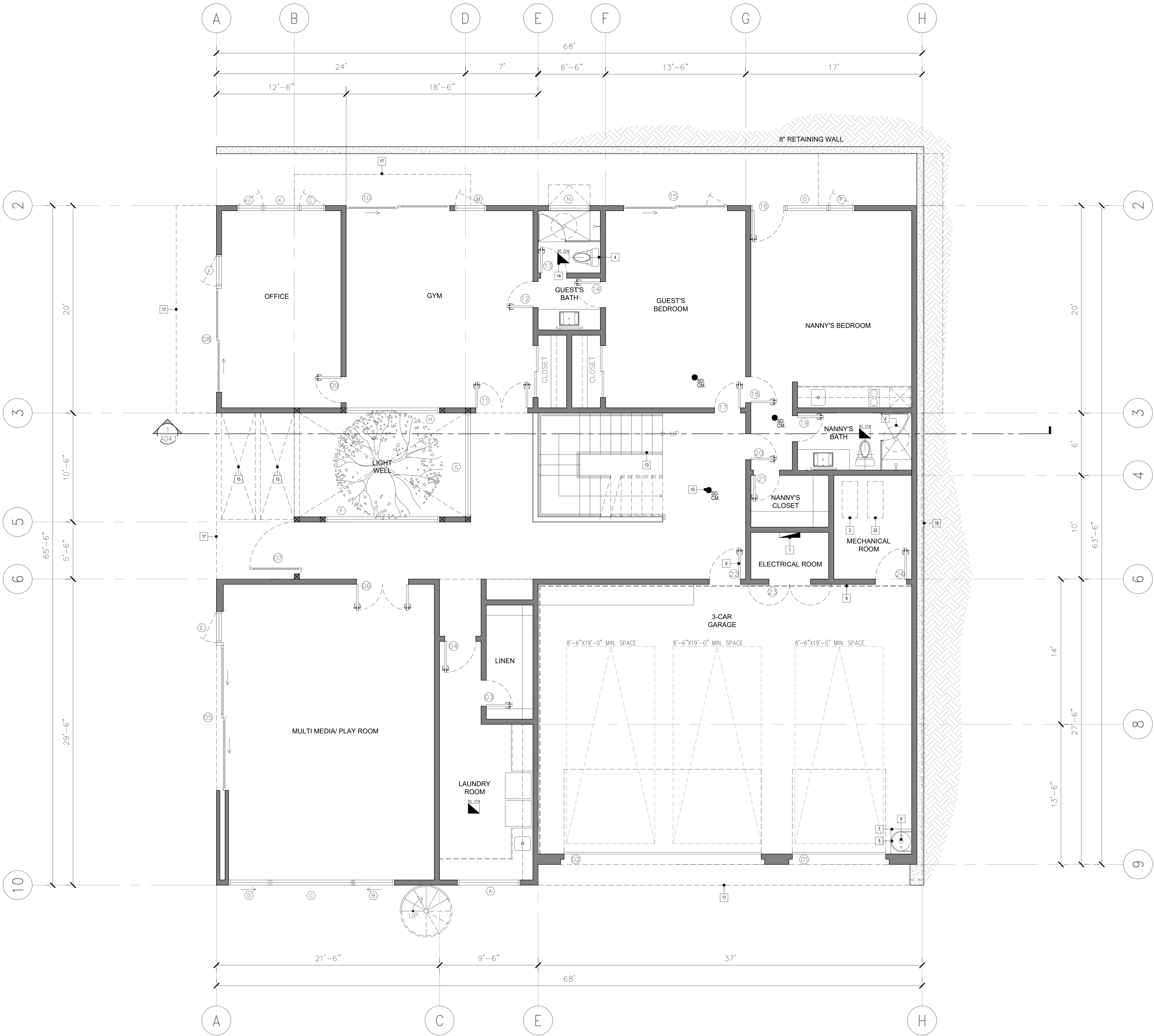
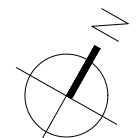
## KEY NOTES:

- ELECTRICAL PANEL
- F.A.U. EQUIPMENT
- ALL SHOWER COMPARTMENTS REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE (TYP.)
- ALL WATER CLOSETS SHALL BE HAVE A MINIMUM CLEARANCE OF 15 INCHES FROM THE CENTER LINE ON BOTH SIDES AND A MINIMUM CLEARANCE OF 24 INCHES IN FRONT (TYP.)
- ALL PROPOSED NEW TANK TYPE GAS WATER HEATERS MUST BE HERS
- B-VENT THRU ROOF
- 18" HT. PLATFORM
- 1-3/8" SOLID WOOD SELF-CLOSING W/THRESHOLDS
- PROVIDE 5/8" TYPE "X" GYP.BD. BETWEEN GARAGE AND DWELLING ON THE GARAGE SIDE OF THE WALL TO THE ROOF SHEATING. PROVIDE 2 LAYERSOF 5/8" TYPE "X" GYP. BD. AT CEILING
- SMOKE AND CARBON MONOXIDE DETECTOR.
- HIGH EFFICACY KITCHEN HOOD
- 42" HT. GURADRAIL
- 36" HT. CONTINUOUS HANDRAIL
- EXHAUST FAN MIN. 50 CFM
- GLASS FLOOR
- ROOF PROJECTION
- BUILDING ABOVE PROJECTION
- 8" CONCRETE RETAINING WALL PER STR. PLANS

1ST FLOOR AREA 3,000 SF.  
GARAGE AREA 1,053 SF.

## GROUND FLOOR PLAN SCALE: 1/4"=1'-0"

0' 2' 4' 8' 16'





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Revisions Date

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Plot Date

11-13-20 CITY SUBMITTAL

Drawn:

E. R.

Checked:

C. Wellman

Scale:  
As Shown


**DHIR RESIDENCE**

3821 VIA DEL MAR  
SAN DIEGO, CA. 92130

Sheet Title:  
MAIN FLOOR PLAN

A02.2

## FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE TO BE FACE OF STUD, U.N.O.
- PROVIDE A MIN. 18" HIGH PLATFORM (FROM SOURCE OF IGNITION) FOR WATER HEATER AND/OR HEATING OR COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS. (UPC 510.1)
- PROVIDE P&T VALVE, ROUTE DISCHARGE LINE TO EXTERIOR (UPC Sec. 1007,e)
- FIREPLACES WITH GAS LOG LIGHTERS REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION, AND FIREPLACES WITH L.P. LOG LIGHTERS ARE TO HAVE NO "TRIT" OR SUMP CONFIGURATIONS. (UMC Sec. 901.1 and Sec. 304.6)
- PROVIDE PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY AS SHOWN. 
- IN NEW CONSTRUCTION, REQUIRED SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACK-UP. SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION (Sec. 907.2.10.2)
- WHERE MORE THAN ONE SMOKE AND CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (Sec. 907.2.10.3)
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- PROVIDE EGRESS WINDOWS PER (UBC Sec. 310.4)
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- EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED WITH MATERIALS APPROVED FOR A MIN. OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NON-COMBUSTIBLE MATERIALS. CALL OUT 7/8" STUCCO THICKNESS ON DETAILS, EXCEPTION: WOOD EXTERIOR WALL COVERING OF AT LEAST 3/8" PLYWOOD OR 3/4" DROP SIDING WITH AN UNDERLAYMENT OF 1/2" FIRE-RATED GYPSUM SHEATHING, THAT IS TIGHTLY BUTTED OR TAPED AND MUDDED (SDMC Sec. 145.0504)
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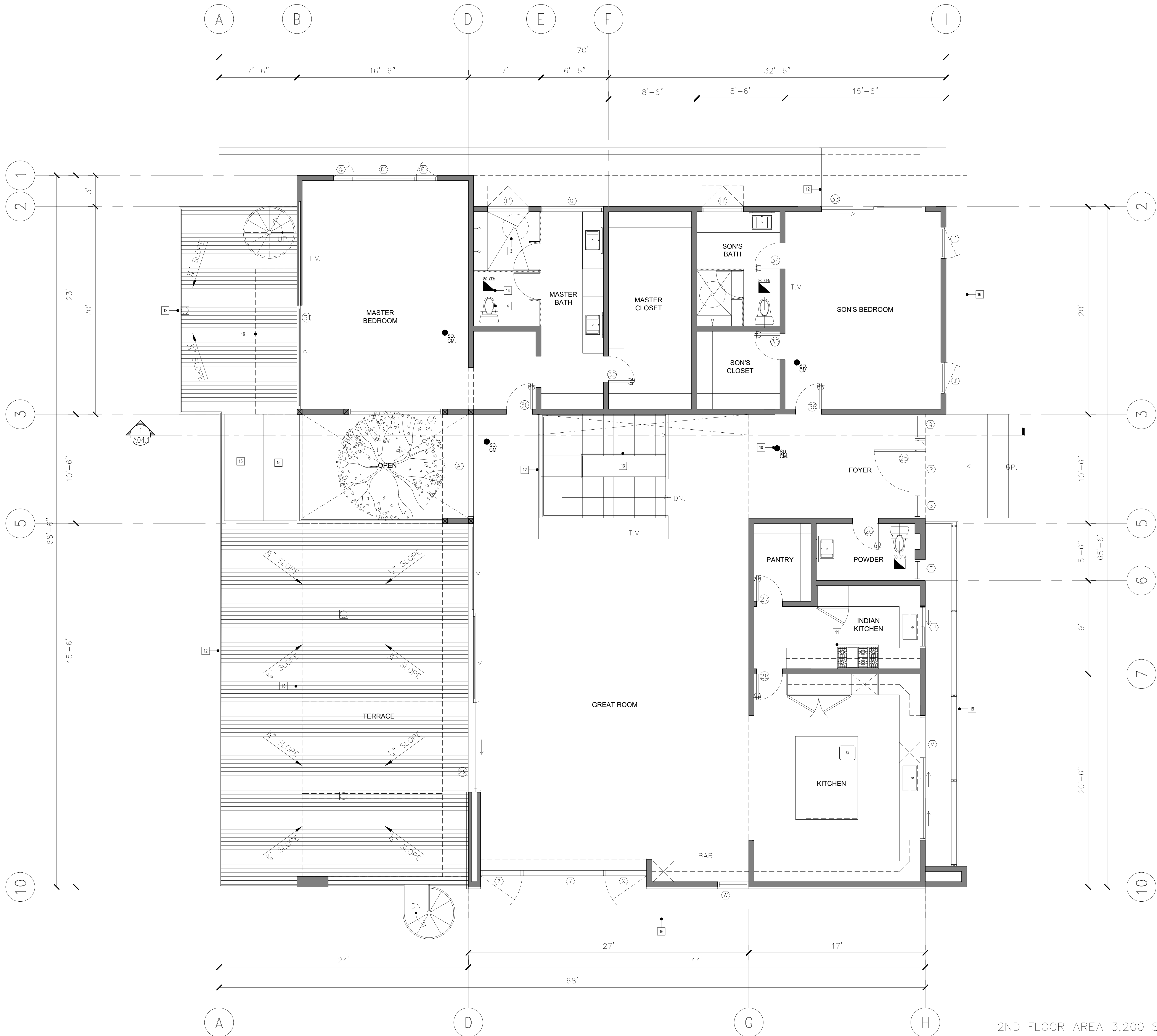
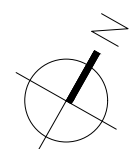
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- EXHAUST FAN MIN. 50 CFM
- GLASS FLOOR
- ROOF PROJECTION
- BUILDING ABOVE PROJECTION
- 8" CONCRETE RETAINING WALL PER STR. PLANS
- WOOD LATTICE

2ND FLOOR AREA 3,200 SF.

**1 MAIN FLOOR PLAN**  
**SCALE: 1/4"=1'-0"**

0' 2' 4' 8' 16'





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E. R.

Checked:

C. Wellman

Scale:  
As Shown

**DHIR RESIDENCE**


3821 VIA DEL MAR  
SAN DIEGO, CA. 92130

Sheet Title:

GUEST'S CASITA FLOOR PLAN

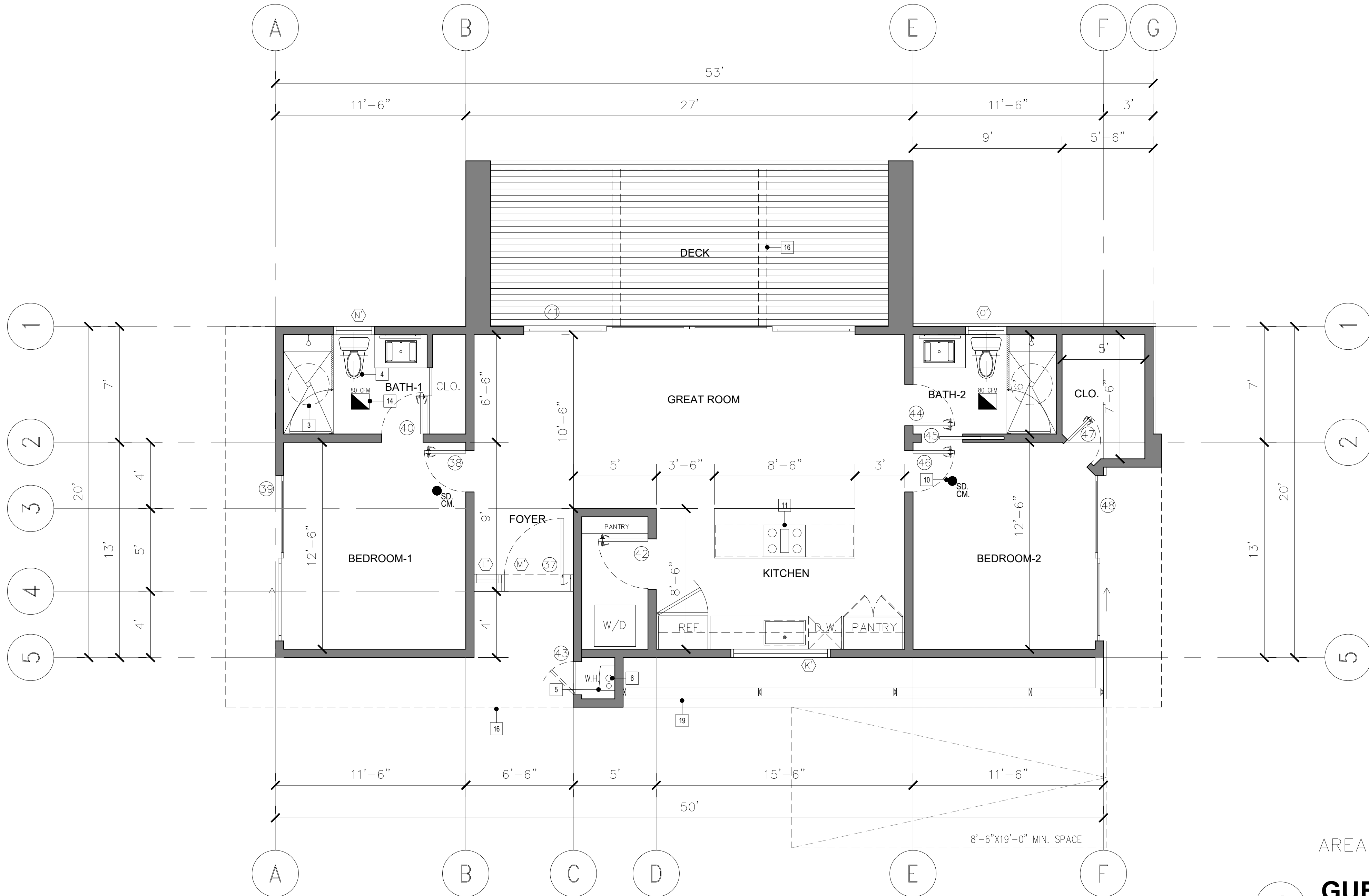
A02.3

### FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO BE FACE OF STUD, U.N.O.
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9. PROVIDE EXHAUST FAN CAPABLE OF 5 AIR CHANGES PER HOUR MINIMUM IN AN INTERIOR BATHROOM, VANITY OR LAUNDRY ROOM. VENTED DIRECTLY TO THE EXTERIOR.(UBC Sec. 1205A) RESIDENTIAL BATHROOMS EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 Y 80% HUMIDITY.CAL.GREEN 4.506.1
10. PROVIDE EGRESS WINDOWS PER (UBC Sec. 310.4)
11. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
12. ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTANT BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR WALL OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
13. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED WITH MATERIALS APPROVED FOR A MIN. OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NON-COMBUSTIBLE MATERIALS. CALL OUT 7/8" STUCCO THICKNESS ON DETAILS, EXCEPTION: WOOD EXTERIOR WALL COVERING OF AT LEAST 3/8" PLYWOOD OR 3/4" DROP SIDING WITH AN UNDERLAYMENT OF 1/2" FIRE-RATED GYPSUM SHEATHING, THAT IS TIGHTLY BUTTED OR TAPED AND MUDDED (SDMC Sec. 145.0504)
14. STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING
15. EXTERIOR BUILDING WALL COVERING OF BUILDING WALL TO WHICH THE DECK IS ATTACHED AND WITHIN 10' OF THE DECK SHALL NOT BE REQUIRED TO COMPLY WITH SUBSECTION 2(b) IF THE DECKING SURFACE MATERIAL CONFORMS TO ASTM E-84 CLASS B FLAME SPREAD 90BC Sec. 704A.4.1)
16. THE USE OF PAINTS, COATING, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION AS REQUIRED IN THE CHAPTER, 90BC Sec. 704A.4.1)
17. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWDA
18. WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090 (CRC R310.1.1)

### KEY NOTES:

- 1 ELECTRICAL PANEL
- 2 F.A.U EQUIPMENT
- 3 ALL SHOWER COMPARTMENTS REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE (TYP.)
- 4 ALL WATER CLOSETS SHALL BE HAVE A MINIMUM CLEARANCE OF 15 INCHES FROM THE CENTER LINE ON BOTH SIDES AND A MINIMUM CLEARANCE OF 24 INCHES IN FRONT (TYP.)
- 5 TANKLESS TYPE GAS WATER HEATERS MUST BE HERS
- 6 B-VENT THRU ROOF
- 7 18" HT. PLATFORM
- 8 1-3/8" SOLID WOOD SELF-CLOSING W/THRESHOLDS
- 9 PROVIDE 5/8" TYPE "X" GYP.BD. BETWEEN GARAGE AND DWELLING ON THE GARAGE SIDE OF THE WALL TO THE ROOF SHEATHING. PROVIDE 2 LAYERSOF 5/8" TYPE "X" GYP. BD. AT CEILING
- 10 SMOKE AND CARBON MONOXIDE DETECTOR.
- 11 HIGH EFFICACY KITCHEN HOOD
- 12 42" HT. GURADRAIL
- 13 36" HT. CONTINUOUS HANDRAIL
- 14 EXHAUST FAN MIN. 50 CFM
- 15 GLASS FLOOR
- 16 ROOF PROJECTION
- 17 BUILDING ABOVE PROJECTION
- 18 8" CONCRETE RETAINING WALL PER STR. PLANS
- 19 WOOD LATTICE
- 20 ROOF DRAIN (TYP)
- 21 6" HT. PARAPET WALL
- 22 BUILDING BELOW

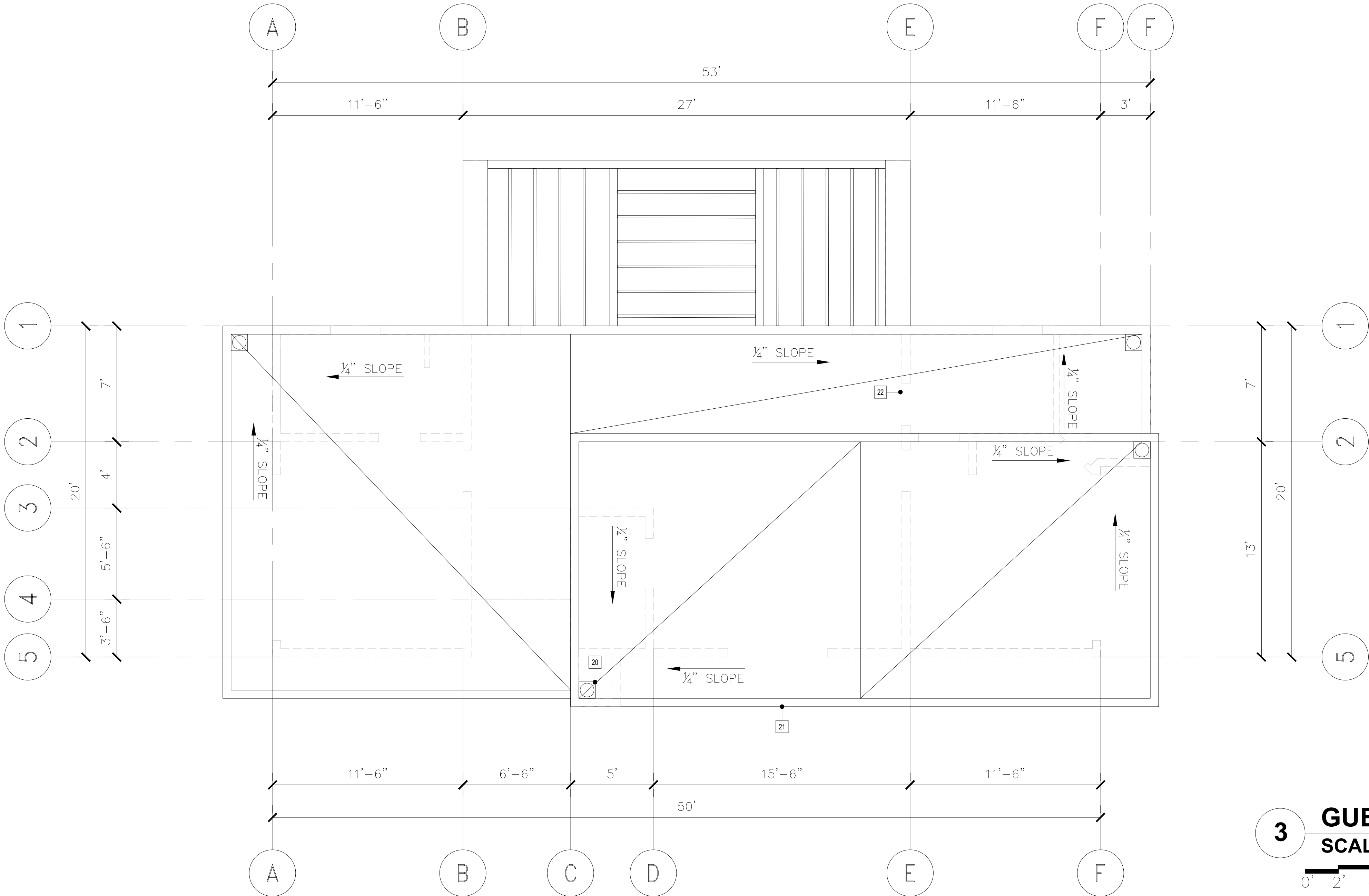
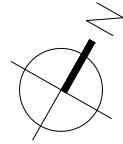


AREA 1,000 SF.

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### GUEST'S CASITA FLOOR PLAN

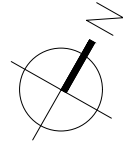
SCALE: 1/4"=1'-0"



3

### GUEST'S CASITA ROOF PLAN

SCALE: 1/4"=1'-0"







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11-13-20 CITY SUBMITTAL

Drawn:

E. R.

Checked:

C. Wellman

Scale:  
As Shown

DHIR RESIDENCE

3821 VIA DEL MAR  
SAN DIEGO, CA. 92130

Sheet Title:  
ROOF PLAN

A03.1

ROOF PLAN NOTES:

1. ROOF PENETRATIONS (VENTS, STACKS, ETC.) SHALL BE GROUPED AND OR CLUSTERED WHERE POSSIBLE. LOCATE PENETRATIONS ON NORTH AND SOUTH FACING ROOF SURFACES WHERE POSSIBLE.
2. FLASHING SHALL BE PER SPECIFICATIONS.
3. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 113333 NS)
4. ROOF SHALL BE CLASS A ROOFING ASSEMBLY "ISAIAH INDUSTRIES" CLASSIC METAL ROOFING SYSTEM MODEL CLICKLOCK STANDING SEAM METAL TILE ICC ESR-1360
5. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUT SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CRC R327.5.4)
6. VENTILATIONS OPENINGS LOCATED IN EXTERIOR WALLS OF BUILDING PROVIDING VENTILATION TO UNDERFLOOR AND ATTIC SPACES, SHALL COMPLY WITH SECTION 704A.2 AND SDMC Sec. 145.0706.
7. ALL VENTILATION OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE CORROSION-RESISTENT MESH. MESH OPENINGS SHALL BE 1/4" (SDMC Sec. 145.0706(g))
8. VENTILATION OPENING ON STRUCTURES LOCATED IMMEDIATELY ADJACENT TO BRUSH MANAGEMENT ZONE 1 SHALL NOT BE DIRECTED TOWARD HAZARDOUS AREAS OF NATIVE OR NATURALIZED VEGETATION. (SDMC Sec. 145.0706 (a))
9. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, IN EAVES OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREA (SDMC Sec. 145.0504.)
10. ROOF VENTS, DORMER VENTS, GABLE VENTS, FOUNDATION VENTILATION OPENINGS, VENTILATION OPENINGS IN VERTICAL WALLS OR OTHER SIMILAR VENTILATION OPENINGS SHALL BE LOUVERED AND COVERED WIT 1/4" NON-COMBUSTIBLE, CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
11. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4" OPENINGS OR ITS EQUIVALENT (CBC Sec. 704A.2.1)
12. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES UNLESS LISTED EAVE AND CORNICE VENTS THAT ARE TESTED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA OF THE STRUCTURE (CBC Sec. 704A.2.2)
13. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE. PROVIDE A BASIS OF APPROVAL FOR EXPOSED EAVES CONSTRUCTION OR PROTECT EAVES WITH LISTED IGNITION RESISTANT MATERIALS OR NONCOMBUSTIBLE COVERING (CBC Sec. 704A.2.3)
14. UNLESS OTHERWISE PROHIBITED BY OTHER PROVISIONS OF THIS CODE, VENT OPENINGS IN EXTERIOR WALLS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE OR VENTS SHALL BE SCREENED WITH A CORROSION-RESISTANT NONCOMBUSTIBLE WIRE MESH WITH 1/4" OPENINGS OR ITS EQUIVALENT (CBC Sec. 704A.3.2.1)
15. UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WIT THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/A440 (Sec. R308.6.9)
16. WHEN DRIP EDGE FLASHING IS USED AT THE FREE EDGES OF ROOFING MATERIALS, IT SHALL BE NON-COMBUSTIBLE. (SDMC Sec. 145.0704 (d))
17. VALLEY FLASHING SHALL BE NOT LESS THAN 0.19 INCHES (No. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF No. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF VALLEY.
18. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACES, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVES SPARK ARRESTOR (CRC R327.11)
19. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW, ONE-WAY DIRECTION ROTATION ONLY; THEY SHALL NOT FREE SPIN IN BOTH DIRECTIONS. (SDMC Sec. 145.0706(g))
20. VENTILATION OPENINGS PROTECTED WITH VENT OPENINGS THAT RESISTS THE INTRUSION OF FLAME AND EMBERS, AND WHICH ARE COMPLYING WITH SUB-SECTIONS 1 AND 3 OF SECTION 145.0706(B).
21. VENTILATION OPENINGS FOR ENCLOSURE ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS AND UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH CBC Sec. 1203 (CRC R408.2,R806) AND Sec. 7061.1 THROUGH 706A.3 (CRC R327.6.2 THROUGH R327.6.3) TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENING (CBC 706A.1/R327.6.1)
22. THE ATTIC SPACE BEING VENTILATED WITH VENTILATION OPENING LOCATED IN EAVES OR CORNICES AND THAT ARE PROTECTED WITH WIRE MESH PER CBC Sec. 706A.2/CRC R327.6.2 SHALL BE FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH Sec. 903.3.1.1 OF THE CBC
23. VENT OPENINGS IN EAVES AND CORNICES THAT ARE ONLY PROTECTED WITH WIRE MESH COMPLYING WITH CBC Sec. 706A.2/CRC R327.6.2 SHALL BE LOCATED MORE THAN 12' FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE AND SHOW NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL FOR EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE IN THE WALL AND EAVE PENETRATED BY THE VENT.
24. WHEN ENCLOSED ROOF EAVES ARE COVERED WITH 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR WEATHER RESISTIVE COVERING NO ADDITIONAL PROTECTION IS REQUIRED. EXPOSED FACIA BOARDS DO NOT REQUIRE PROTECTION (CBC 707A.5/CRC R327.7.5 #3)

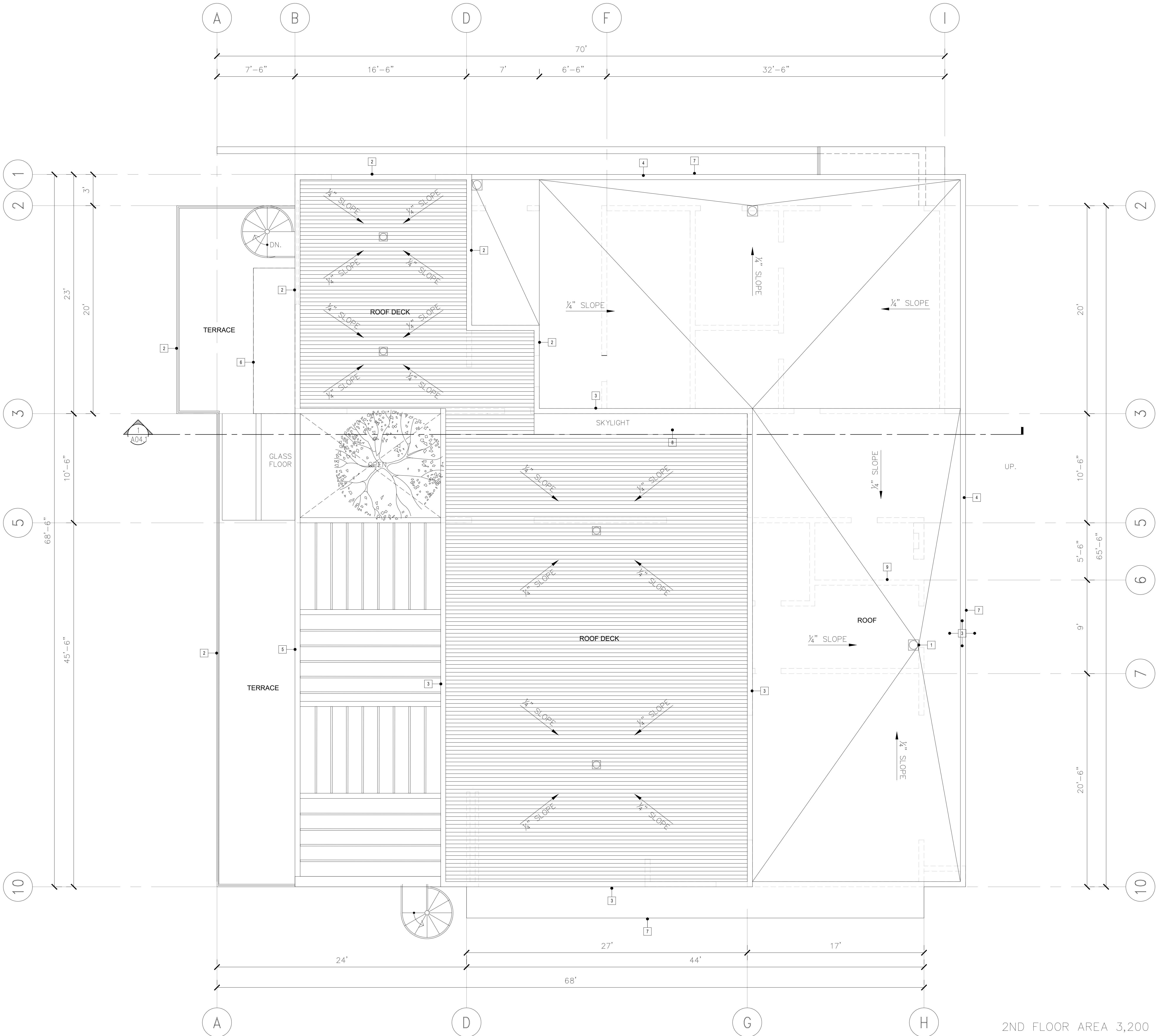
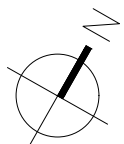
KEY NOTES:

- 1 ROOF DRAIN (TYP)
- 2 42" HT. GUARDRAIL
- 3 42" HT. PARAPET WALL
- 4 6" HT. PARAPET WALL
- 5 WOOD TRELLIS (SEE ELEVATIONS)
- 6 WOOD CANOPY (SEE ELEVATIONS)
- 7 ROOF OVERHANG
- 8 SKYLIGHT
- 9 BUILDING BELOW

2ND FLOOR AREA 3,200 SF.

1 ROOF PLAN  
SCALE: 1/4"=1'-0"

0' 2' 4' 8' 16'



ALTA

DESIGNDEVELOPMENT

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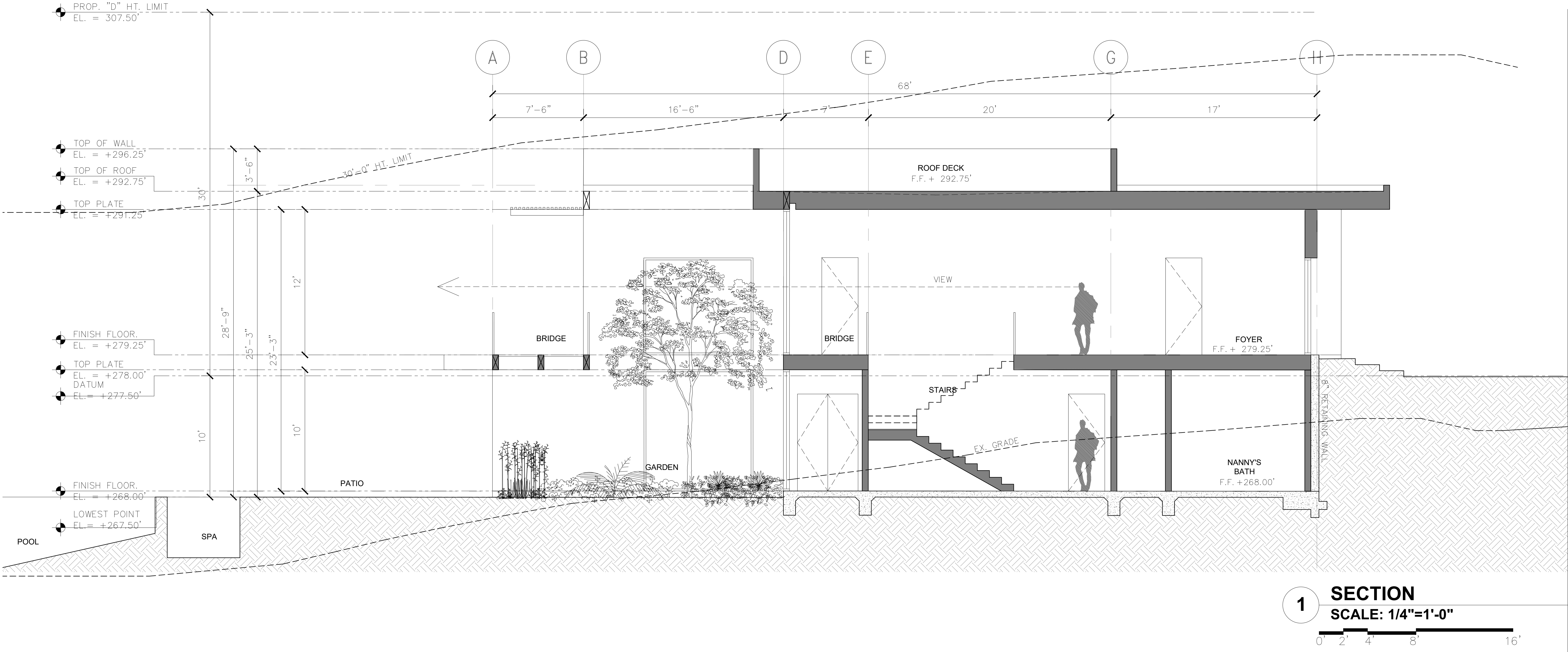
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CITY SUBMITTAL
Drawn:
E. R.
Checked:
C. Wellman

Sheet Title: SECTION	Scale: As Shown

DHIR RESIDENCE

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SAN DIEGO, CA. 92130



- SECTIONS NOTES:**
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  - REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
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  - INSULATION (U.N.O. IN T-24 REPORT):
    - R-13 BATT INSULATION AT ALL EXTERIOR WALLS.
    - R-15 BATT INSULATION AT ALL ACCESSIBLE INTERIOR WALLS FOR SOUND CONTROL.
    - R-30 BATT INSULATION AT CEILING, RAISED FLOOR & ROOF AREAS.
    - R-4.5 INSULATION WRAP ON ALL NEW HOT WATER PIPING.
    - R-8 INSULATION WRAP ON ALL NEW SUPPLY DUCTS.

- DIMENSIONS**
- GRIDLINE DIMENSIONS TO CENTER LINE OF STRUCTURE (U.N.O.)
  - EXTERIOR WALL DIMENSIONS TO FACE OF FINISH ( U.N.O.)
  - INTERIOR WALL DIMENSIONS TO FACE OF FINISH MATERIALS ( U.N.O.)





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ELEVATION KEY NOTES:

- 3-COAT STUCCO "SANTA BARBARA FINISH" COLOR TBS.
- 2x2 WOOD SIDING COLOR TBS.
- CONCRETE FINISH
- GLASS RAILING SYSTEM, 42" HIGH
- DOOR SYSTEM, PER DOOR SCHEDULE
- WINDOW SYSTEM, PER WINDOW SCHEDULE
- METAL SPIRAL STAIRCASE
- WOOD TRELLIS COLOR TBS
- WOOD CANOPY COLOR TBS

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11-13-20 CITY SUBMITTAL

Drawn:

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C. Wellman

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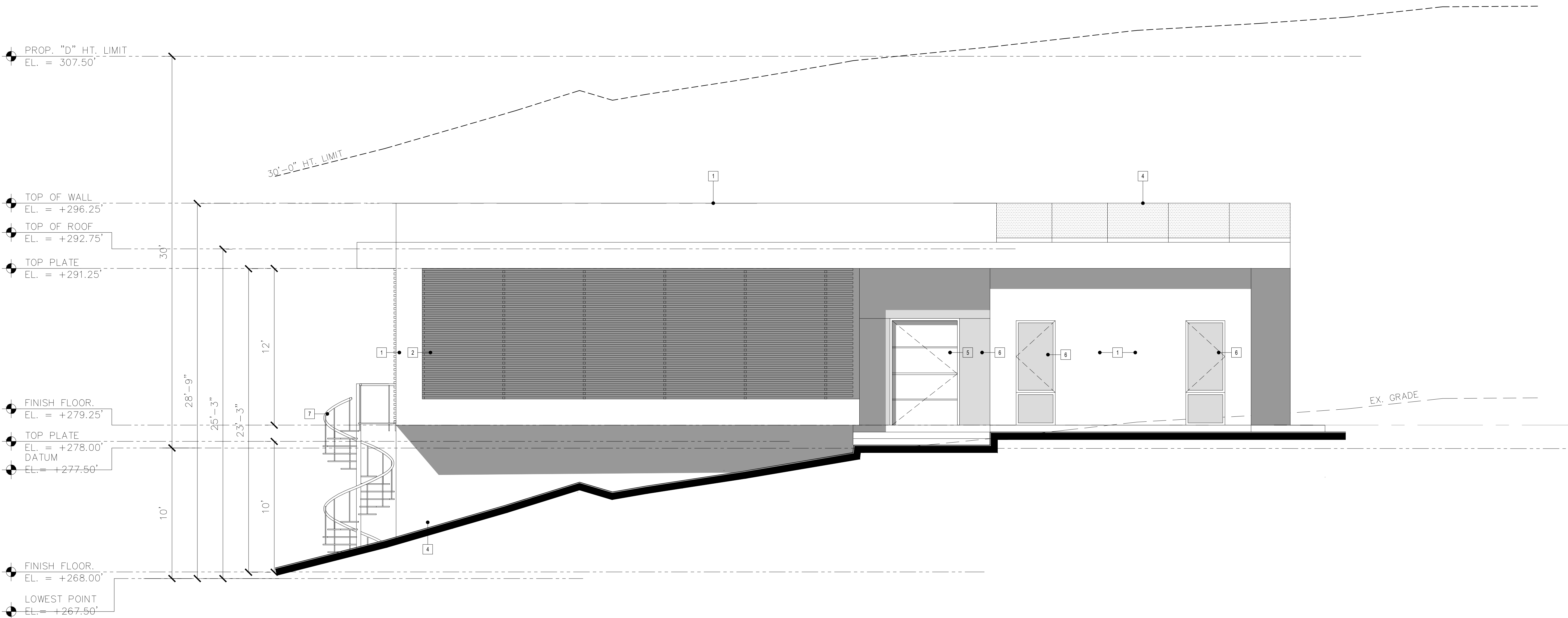
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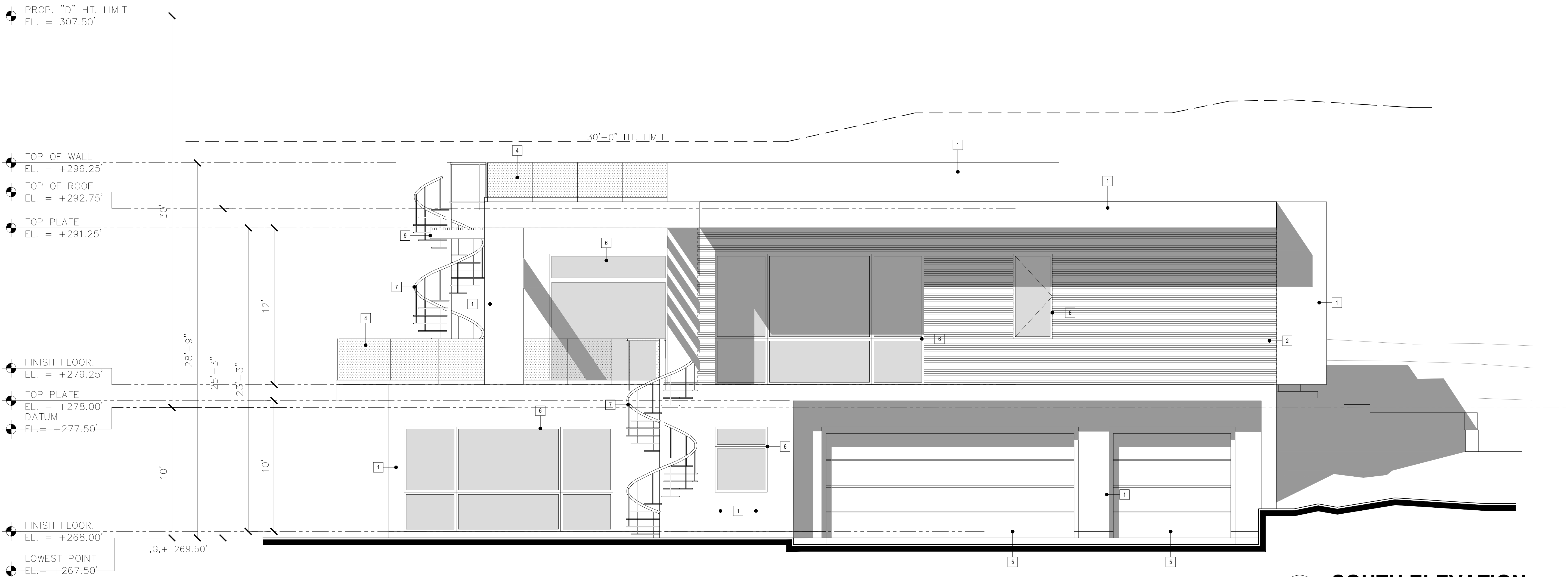
EXTERIOR ELEVATIONS

Scale:  
As Shown

A05.1



1 EAST ELEVATION  
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



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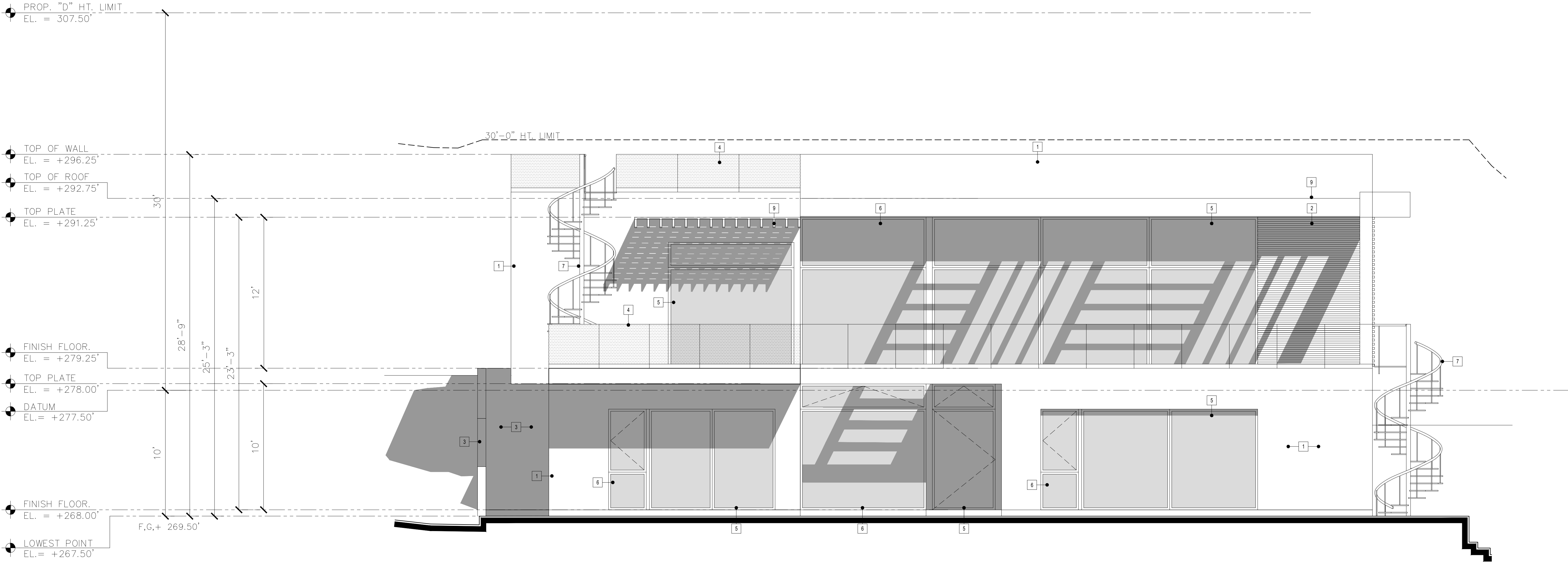
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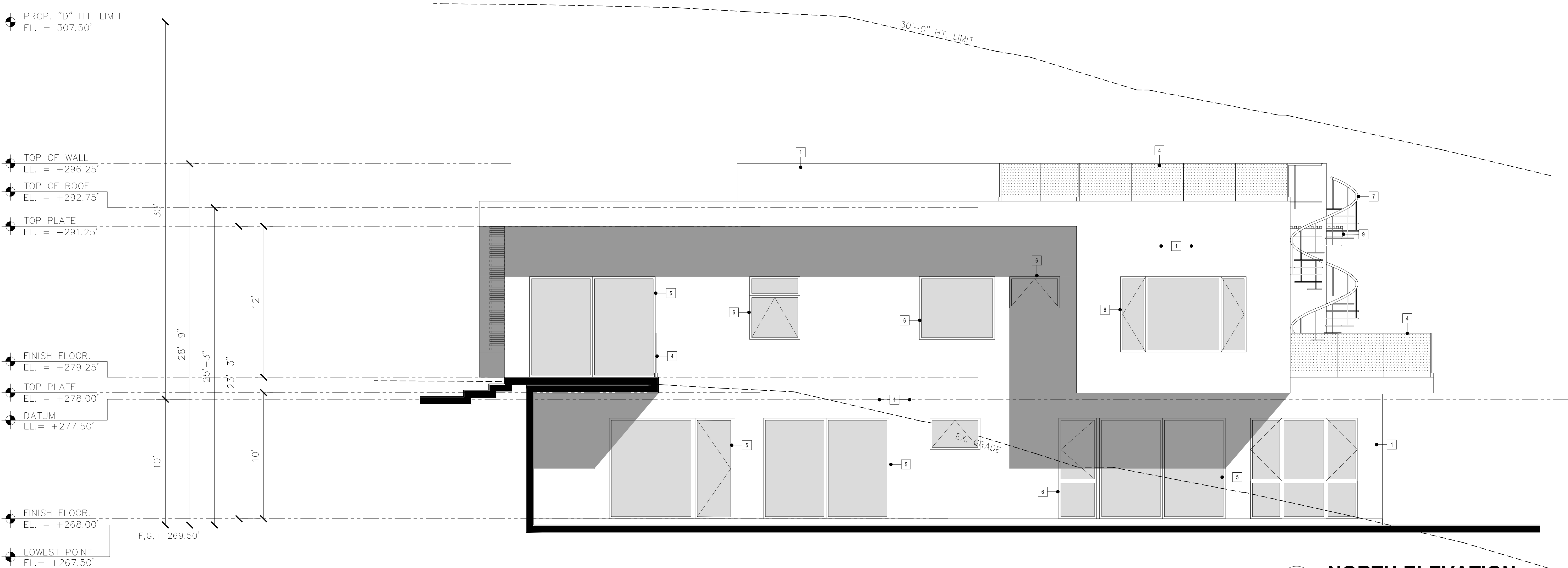
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1 WEST ELEVATION  
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION  
SCALE: 1/4"=1'-0"

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Sheet Title:  
EXTERIOR ELEVATIONS

Scale:  
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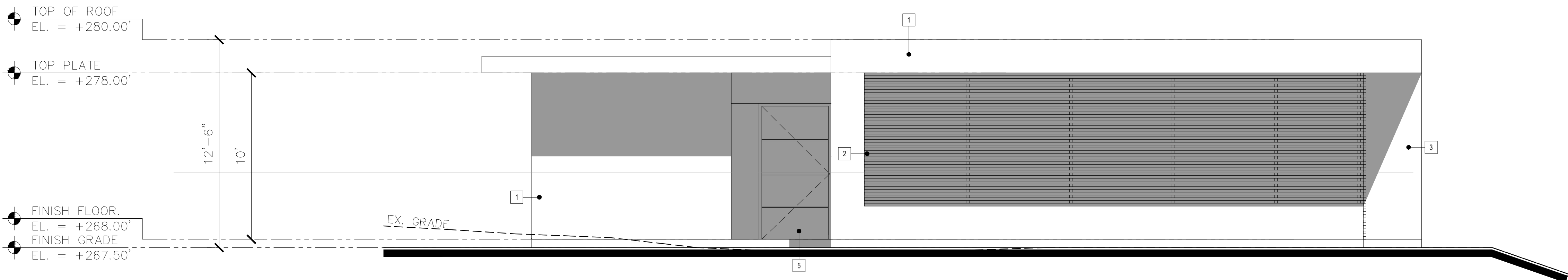
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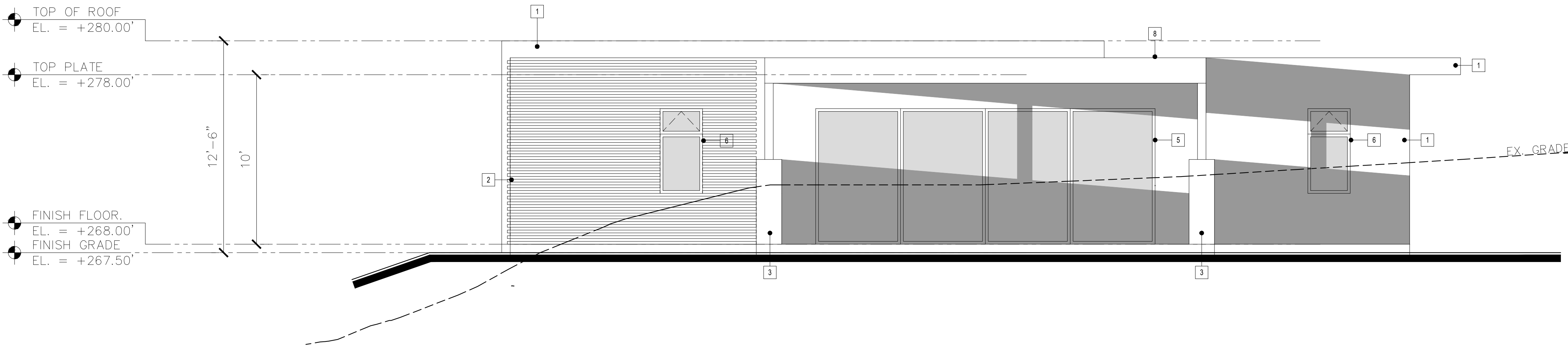
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GUESTS' CASTIA EXTERIOR ELEVATIONS

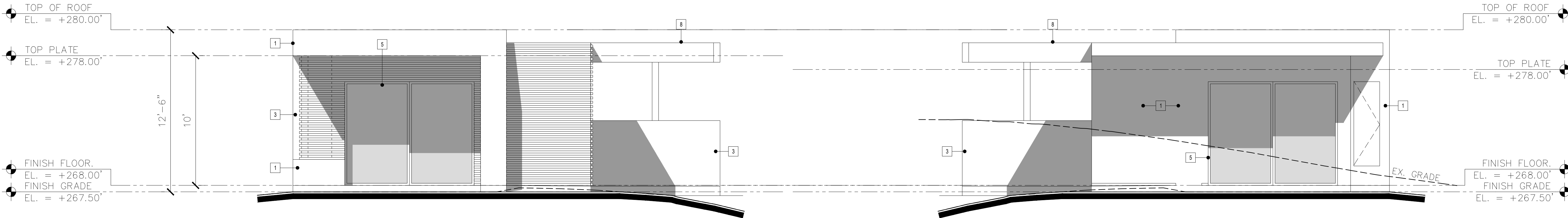
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1 SOUTH ELEVATION  
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2 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



4 EAST ELEVATION  
SCALE: 1/4"=1'-0"

3 WEST ELEVATION  
SCALE: 1/4"=1'-0"



# COASTAL DEVELOPMENT SITE DEVELOPMENT PTS NO.

## LEGAL DESCRIPTION:

PARCEL 2 OF PARCEL MAP NO. 10227, IN THE CITY OF SAN DIEGO, COUNTY OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 16, 1980.

## BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHERLY ENTRANCE AT CARMEL VALLEY ROAD AND SORRENTO VALLEY ROAD, ELEVATION 15 (N.G.V.D. 1929).

## NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED SEPTEMBER 20, 2011.
2. THE ASSESSOR PARCEL NUMBER FOR THIS PROPERTY IS : 307-062-067.
3. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.997 ACRES.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBMITTER SHALL OBTAIN AND FOLLOW THE CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH THE DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE OR SPECIFICATIONS.
5. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. THE DESIGNER/APPLICANT TO ENSURE THAT THE BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
6. THE STORM CAPTURE UNIT (7' X 15' X 7') WITH 6" OVERFLOW PROVIDED.

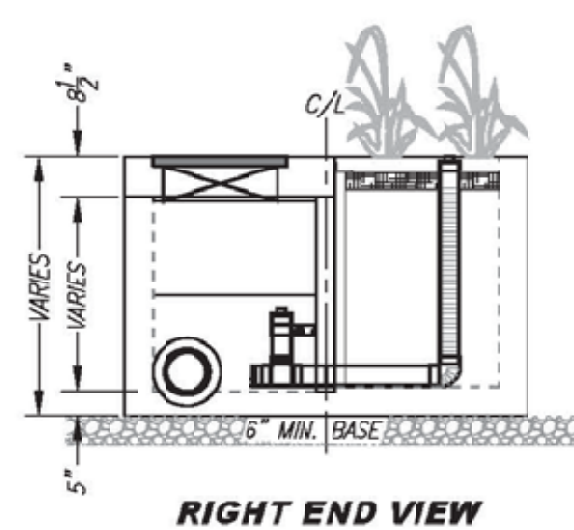
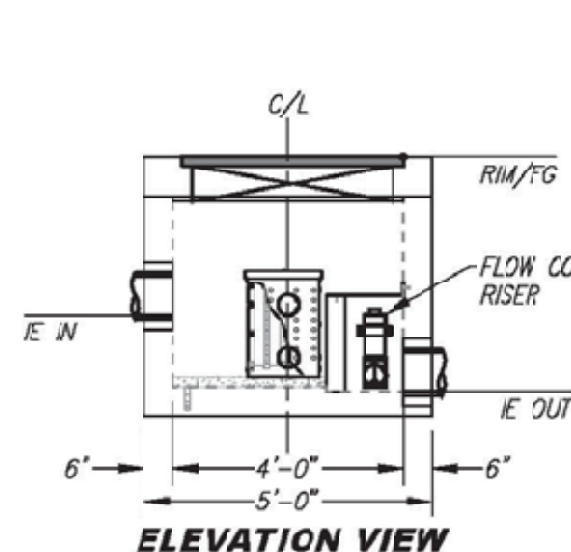
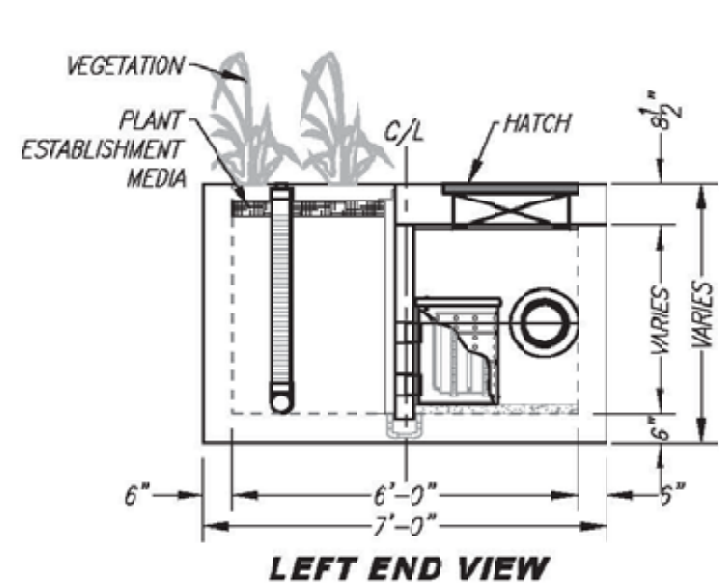
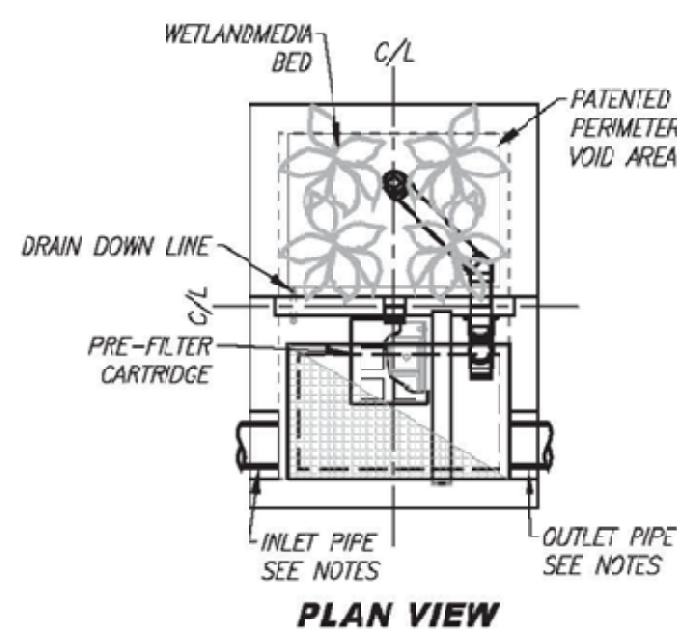
SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CFS)		FLOW BASED (CFS)	
N/A		0.013	
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE		O-FLOW	
PIPE DIA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
FRAME & COVER	24" x 12"	OPEN PLANTER	N/A
NOTES:			

## INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFF-LOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE. UNLESS SPECIFIED BY THE PROJECT ENGINEER, CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERIOR CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE. UNLESS SPECIFIED OTHERWISE, VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
5. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

## GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



TREATMENT FLOW (CFS)	0.072
OPERATING HEAD (FT)	34
PRETREATMENT LOADING RATE (GPM/SF)	13
WETLAND MEDIA LOADING RATE (GPM/SF)	10

**MWS-L-4-6-V**  
STORMWATER BIOFILTRATION SYSTEM  
STANDARD DETAIL

## GENERAL NOTES

THE STORMCAPTURE SYSTEM BY OLDCASTLE STORMWATER SOLUTIONS IS PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE RESPECTIVE SITE AS PREPARED BY THE PROJECT DESIGN ENGINEER. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE DESIGN FLOWRATES, PRE-TREATMENT AND POST-TREATMENT REQUIREMENTS, STORAGE VOLUME, AND ENSURE THE FINAL DESIGN MEETS ALL CONVEYANCE AND STORAGE REQUIREMENTS. SYSTEM DESIGN AND TYPE, SOIL ANALYSIS, LOADING REQUIREMENTS TO COVER HEIGHT AND MODULI, SITE DETERMINATION THE FOUNDATION TYPE AND REQUIREMENTS AS STATED HEREIN. ANY VARIATIONS FOUND DURING CONSTRUCTION FROM THE STATED SYSTEM ANALYSIS MUST BE REPORTED TO THE PROJECT DESIGN ENGINEER. THE PROJECT DESIGN ENGINEER IS RESPONSIBLE FOR OBTAINING A GEOTECHNICAL ENGINEERING REPORT VERIFYING THE BEARING CAPACITY STATED IN DESIGN NOTES.

## DESIGN NOTES:

1. DESIGN LOADINGS:  
A. ASHPO HEAD 44 W IMPACT  
B. DEPTH OF COVER 6" TO 6'-0"  
C. ASSUMED WATER TABLE - BELOW BOTTOM  
D. EQUIVALENT FLUID PRESSURE - 45 PCF  
E. LATERAL LINE LOAD SURCHARGE - 10 PSF  
F. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI
3. STEEL REINFORCEMENT: SEER, ASTM A618, GRADE 60
4. CEMENT: ASTM C 150 SPECIFICATION
5. STORMCAPTURE MODULE TYPE - SET POINT
6. REQUIRED BASE LAYER DEPTH - 2" SAND BEDDING LAYER
7. REQUIRED 14% ALLOWABLE SOIL BEARING PRESSURE + 2,500 PSF
8. REFERENCE STANDARDS:  
A. ASTM C 880  
B. ASTM C 891  
C. ASTM C 815
9. LESS THAN 6" OR GREATER THAN 6'-0" OF COVER REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE

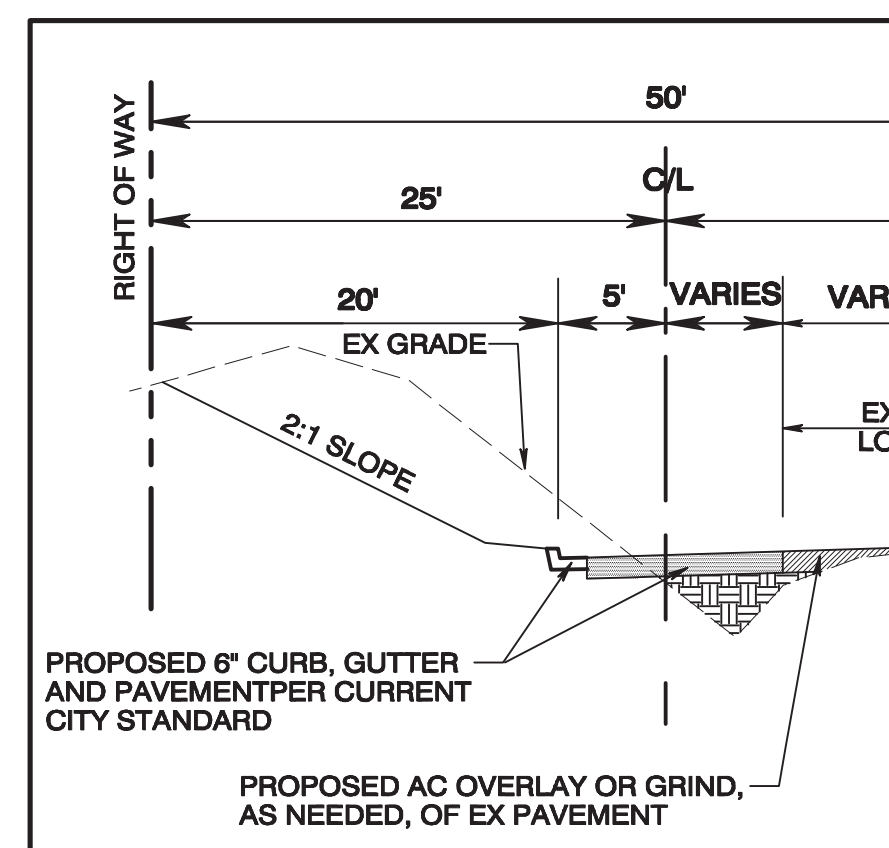
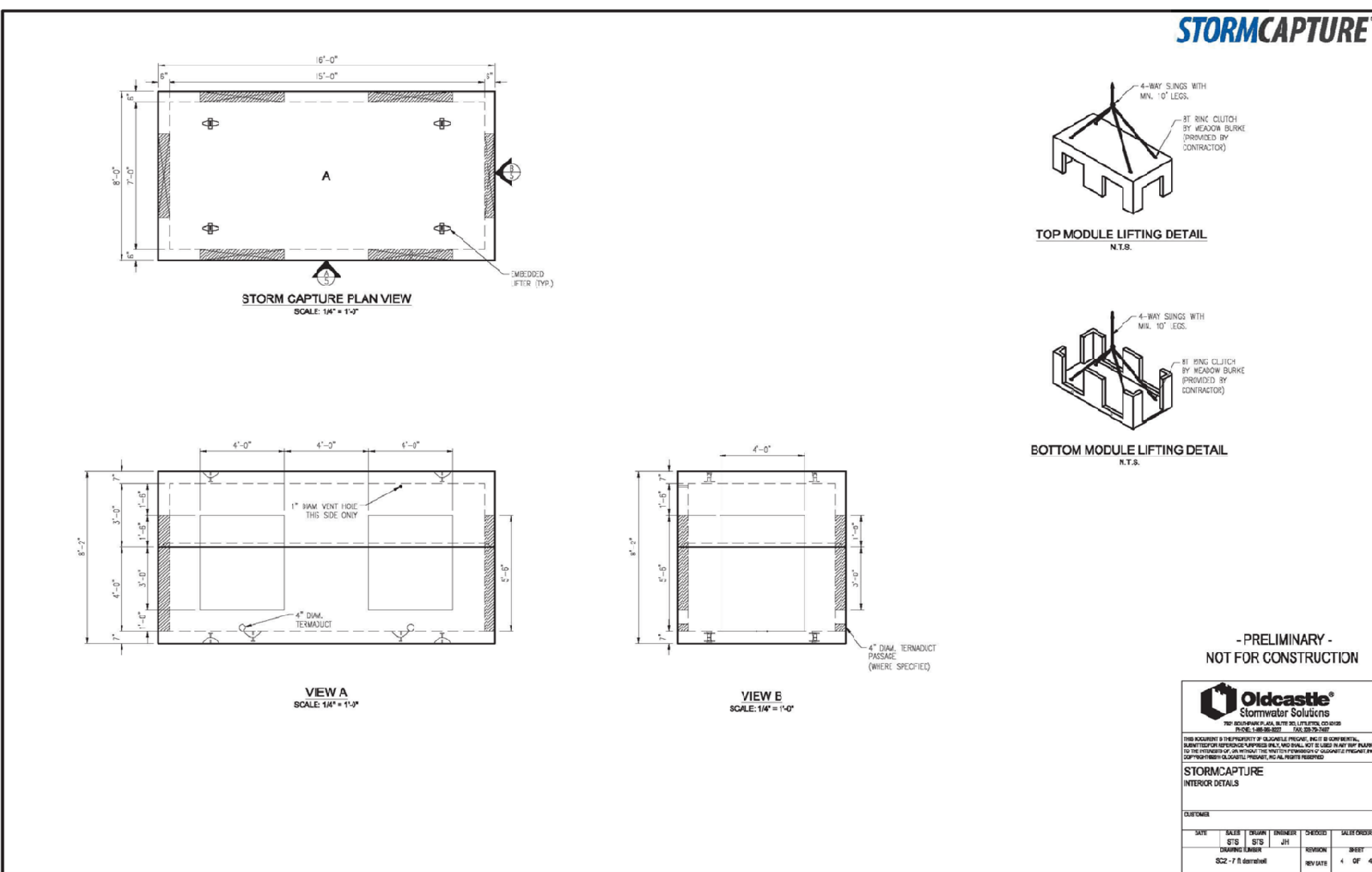
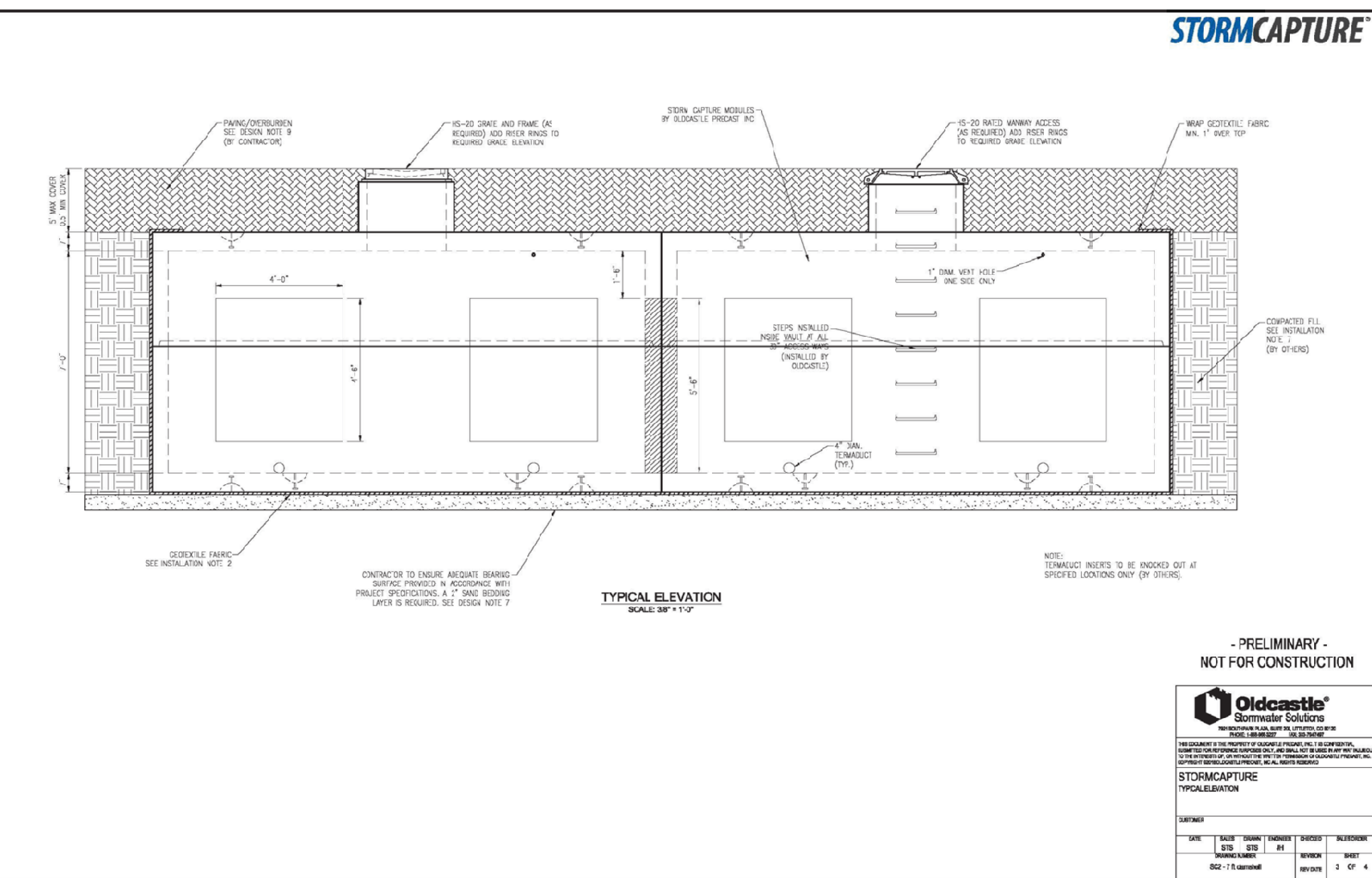
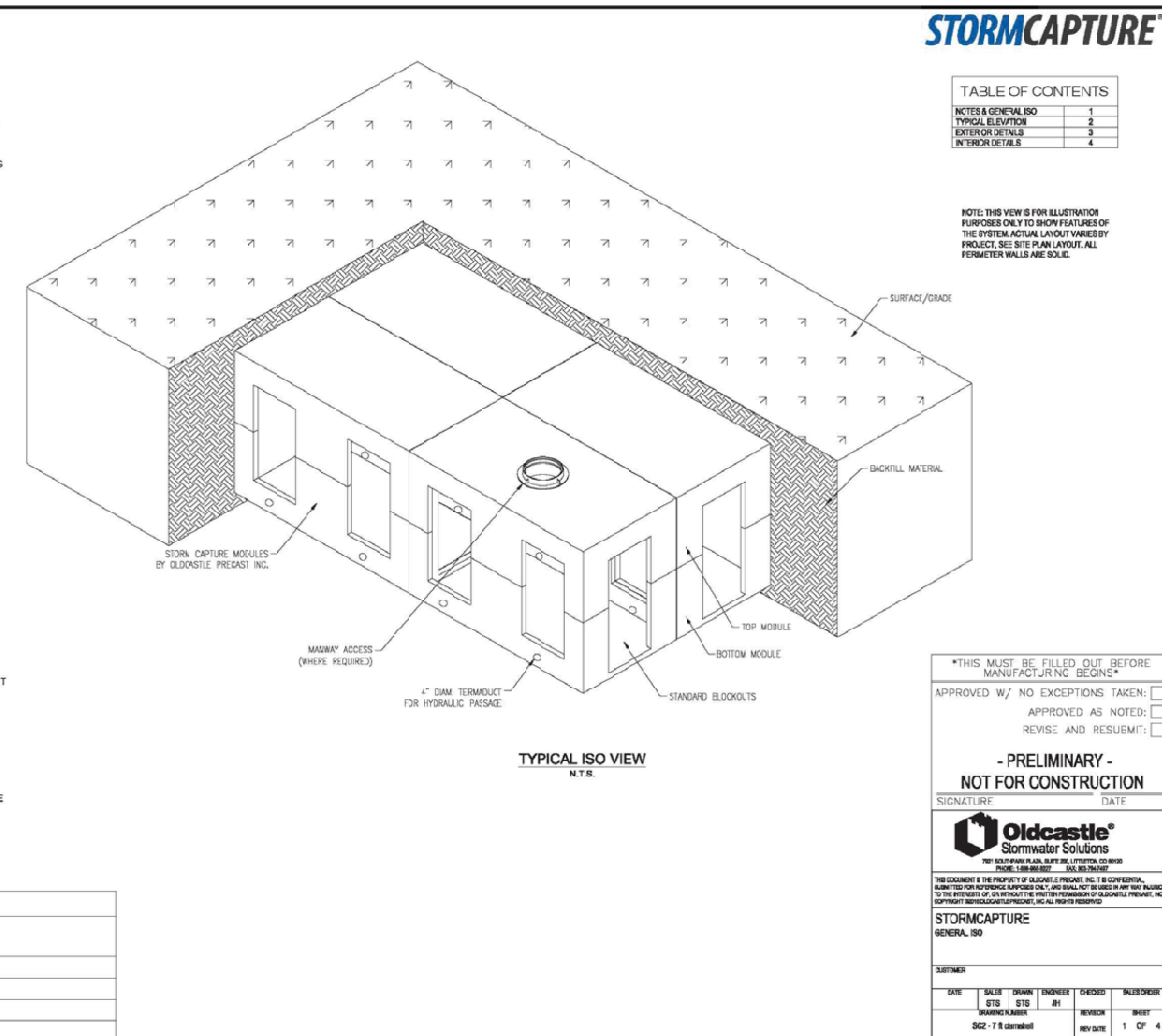
## INSTALLATION NOTES:

- STORMCAPTURE MODULES ARE TO BE INSTALLED IN ACCORDANCE WITH ASTM C891. INSTALLATION OF UNDERGROUND PRECAST/UTILITY STRUCTURES, PROJECT PLAN AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.
1. PLAN LINE, SPACE AND ELEVATION MUST BE FOLLOWED
  2. WHERE SPECIFIED, AN 8' O.D. NONWOVEN GEOTEXTILE FABRIC MUST BE USED AS A SEPARATION LAYER ABOVE THE STORMCAPTURE SYSTEM
  3. PENETRATIONS IN THE GEOTEXTILE MAY ONLY BE MADE WITH SMOOTH WALL PIPES, MAKE PENETRATIONS FOR ALL OUTLETS TO PREVENT ANY JOINTS OR ANY INLETS
  4. GEOTEXTILE MATERIALS IF SPECIFIED, SHALL BE CLEAN, DUMPLE, STITCHED APPROPRIATE, COMPACTED AS DIRECTED BY THE ENGINEER. OLDCASTLE RECOMMENDS SIZE 1/4" OR 5/8" (PER ASTM C 133)
  5. DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ASSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH MINIMUM 45 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH OLDCASTLE LIFTING PROCEDURES
  6. MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE, AND GAPS SHALL NOT BE GREATER THAN 2". ALL EXTERIOR STRENGTH JOINTS SHALL BE COVERED WITH A MIN. 1" JOINT WRAP ON SIDES AND TOP (CS-212 CONICAL OR EQUIVALENT) IN A CLAMSHELL DESIGN. INSTALL ONE 8' O.D. CONCRETE OVER JOINTS IN BETWEEN PRECAST PIPES
  7. AUTHORIZATION SHALL BE GIVEN BY THE PROJECT ENGINEER OR DESIGNATED PERSON PRIOR TO PLACEMENT ON BACKFILL FOR THE STEEL CASE MUST BE TAKEN DURING PLACEMENT OF BACKFILL. NOT TO TOP PLACE MODULES OR JOINT WRAP BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR AS SPECIFIED, AND SHALL NOT BE COMPACTED WITHIN 6" OF MODULE
  8. CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE
  9. TERMINAL DUCT TO BE KNOCKED OUT AT SPECIFIED LOCATIONS IN FIELD BY OTHERS. SEE SITE LAYOUT FOR LOCATIONS

## INLETS AND RISERS:

ALL PIPE INLETS SHALL EXTEND INSIDE MODULE A MINIMUM OF 4". PLACE ANON-SHOCK, NON-METALLIC GROUT, MIN. 3,000 PSI, MINIMUM 1/4" SPINE TO ELIMINATE ALL VOID.

REVISIONS	
REVISION	DESCRIPTION OF REVISION



TYPICAL CROSS-SECTION  
VIA DEL MAR  
NOT TO SCALE

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## Project Name:

DHIR RESIDENCE

## Sheet Title:

PRELIMINARY GRADING

ANTHONY K. CHRISTENSEN, RCE 54021  
LS 7508

MARCH 10, 2021

Date





COASTAL DEVELOPMENT  
SITE DEVELOPMENT  
PLANS

CONSTRUCTION NOTES

- PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD  
MAKE CONNECTION TO EX PRIVATE SEWER MAIN  
EXTEND MAIN 5' AND CAP.
- PROPOSED CURB & GUTTER PER CURRENT CITY STD.
- PROPOSED 1" WATER SERVICE AND BACKFLOW PREVENTER,  
PER CURRENT CITY STANDARD
- PROPOSED 20" CURB CUT DRIVEWAY PER CURRENT CITY STD
- RELOCATED EXISTING FIRE HYDRANT PER CURRENT CITY STD  
KILL EX FIRE CONNECTION AT MAIN
- VISIBILITY TRIANGLE (TYP)
- PROPOSED SITE RETAINING WALL (TYP)
- PROPOSED AREA DRAIN (TYP)
- PROPOSED LANDSCAPED AREA (TYP)
- EX RETAINING WALLS /CONCRETE SLAB TO BE REMOVED (TYP)
- PROPOSED AC OVERLAY, AS NEEDED (TYPICAL)
- PROPOSED 12" TRENCH DRAIN (TYPICAL)
- PROPOSED OUTLET FROM DRIVEWAY TRENCH AND OTHER DRAINS TO  
STORM CAPTURE VAULT 7 X 15 X 7 WITH 1" ORIFICE AND 12" RISER
- PROPOSED MODULAR WETLAND SYSTEM UNIT L-4-6-V
- PROPOSED TYPE A-4 CLEANOUT WITH PUMPS TO CONVEY DETAINED  
RUNOFF FORM STORM CAPTURE TO MODULAR WETLAND SYSTEM UNIT  
FOR TREATMENT BEFORE DISCHARGE TO CURB OUTLET
- PROPOSED CURB OUTLET PER CURRENT CITY STANDARDS  
Q100 = 1.25 CFS, V100 = 3.5 FPS
- PROPOSED CURB OUTLET PER CURRENT CITY STANDARDS  
Q100 = 0.93 CFS, V100 = 3.2 FPS
- PROPOSED OVERFLOW FROM STORM CAPTURE TO CURB OUTLET
- PROPOSED CATCH BASIN (TYP)
- PROPOSED PVC DRAIN (TYP)
- PROPOSED AC PAVEMENT PER CURRENT CITY STD
- EXISTING WATER SERVICE TO BE KILLED AT MAIN
- CONCRETE DITCH PER CURRENT CITY STD (TYP)
- EX UTILITY POLE TO BE RELOCATED OR EXTENDED  
IN HEIGHT 5'
- PROPOSED HEADWALL PER CURRENT CITY STANDARDS
- PROPOSED RIP RAP ENERGY DISSIPATER PER CURRENT CITY STANDARDS
- NO PORTION OF PROPOSED RETAINING WALL (INCLUDING FOOTING) SHALL  
EXTEND BEYOND PROPERTY LINE. WALL IS LOCATED ENTIRELY WITHIN  
SUBJECT PROPERTY
- EASEMENT FOR PUBLIC UTILITIES RECORDED OCTOBER 04, 1923 IN BK 97,  
PG 53 OF DEEDS
- EASEMENT FOR PUBLIC UTILITIES RECORDED APRIL 8, 1977 AS DOC NO. 59013, O.R.
- EASEMENT FOR EXCAVATION AND EMBANKMENT RECORDED JULY 22, 1980 AS  
DOC NO. 1980-229544 O.R.
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED 6" PVC FIRE SERVICE CONNECTION

NOTES:

ALL PROPOSED ONSITE UTILITIES SHALL BE UNDERGROUND.

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET  
IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES,  
LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL  
NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING  
THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY  
OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S  
APPROVED WATER METER DATA CARD.

GRADING DATA

AREA OF SITE - 1.000 AC (43,546 SF)  
AREA OF SITE TO BE GRADED - 0.681 AC (23,600 SF)  
(4,035 SF RW)  
PERCENT OF SITE TO BE GRADED 64.2%  
AREA OF SITE WITH SLOPES GREATER THEN 25% - 4,938 SF  
PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 11.3%

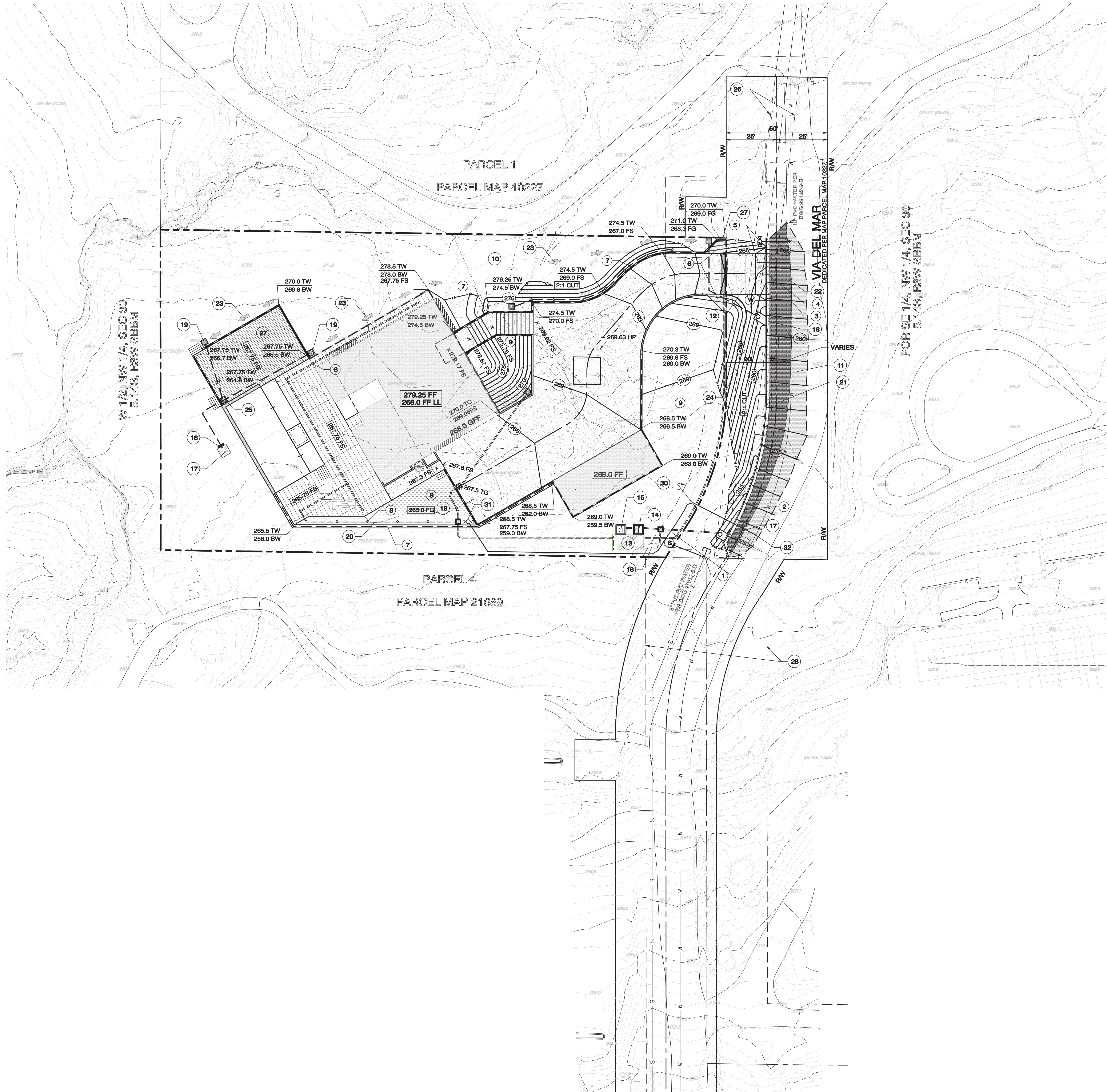
NO ESL FOR STEEP NATURAL SLOPES EXISTS ONSITE. NO SYSTEM OF STEEP  
NATURAL SLOPES ONSITE EXTENDS OFFSITE, WITH A CHANGE OF ELEVATION OF 50'

AMOUNT OF CUT - 1,730 C.Y.  
AMOUNT OF FILL - 1,780 C.Y.  
AMOUNT OF IMPORT - 30 C.Y.  
MAXIMUM HEIGHT OF FILL SLOPE - N/A  
MAXIMUM HEIGHT OF FILL - 9'  
MAXIMUM DEPTH OF CUT SLOPE - 9'  
MAXIMUM DEPTH OF CUT - 10'

EARTHWORK IS APPROXIMATE AND ASSUMES 0.75' SLAB AND BASE 0.5' DRIVEWAY  
AND 0.33' WALKWAYS

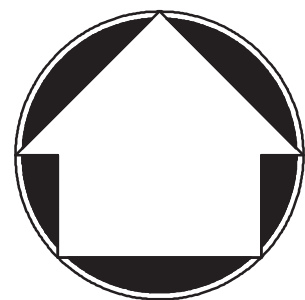
RETAINING WALL: 15.3' MAX. HT. AT FACE OF GARAGE ENTRY AT LOWER LEVEL  
620' PROPOSED SITE WALL LENGTH

EXISTING IMPERVIOUS AREA: 1,230 SF (2.8%)  
EXISTING PERVIOUS AREA: 42,316 SF (97.2%)  
PROPOSED CREATED/REPLACED IMPERVIOUS AREA: 16,618 SF (38.2%)  
PROPOSED PERVIOUS AREA: 26,698 SF (61.8%)

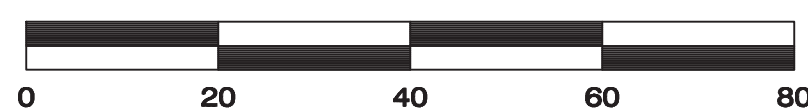


LEGEND

- PROPERTY LINE/TM BNDRY
- EXISTING CONTOUR
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- PROPOSED 4" PVC SEWER LATERAL (PRIVATE)
- PROPOSED 1" WATER SERVICE
- PROPOSED CATCH BASIN (PVT)
- PROPOSED PVC DRAIN (PVT)
- PROPOSED CONCRETE (PVT)
- PROPOSED PUBLIC CURB/GUTTER PER CURRENT CITY STD
- PRIVATE RETAINING WALL
- PROPOSED AREA DRAIN
- PROPOSED LANDSCAPE AREA
- PROPOSED PERMEABLE AREA NOT CONVEYED TO STORM
- PROPOSED PUB FIRE HYDRANT
- PROPOSED PUBLIC AC PAVEMENT
- PROPOSED PUBLIC AC OVERLAY



SCALE: 1" = 20'



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PRELIMINARY GRADING

ANTONY H.



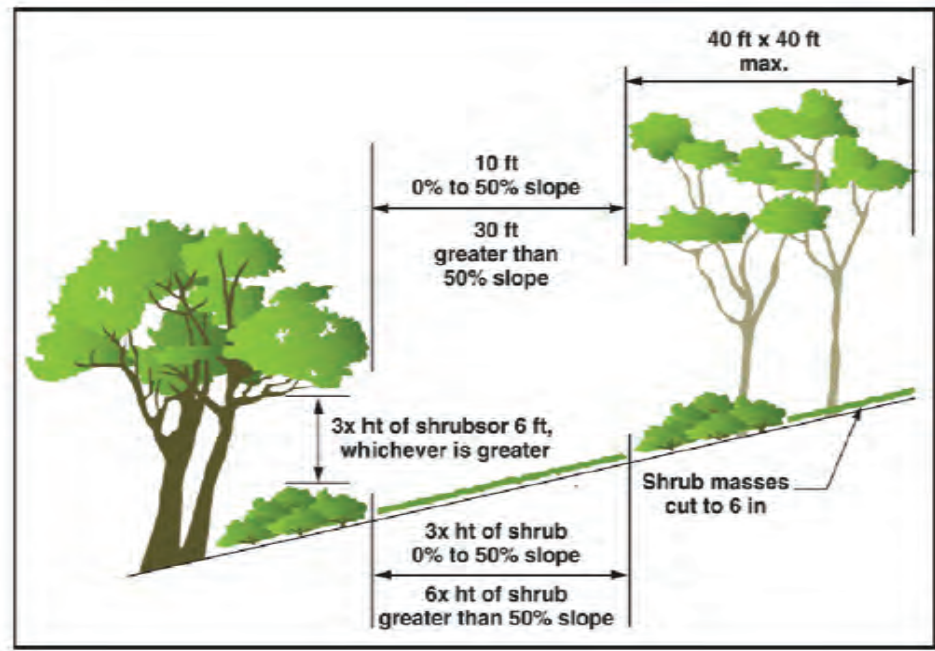
SECTION III: BRUSH MANAGEMENT  
(PER THE LANDSCAPE STANDARD MANUAL)

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 ANDB 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 18 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.

BRUSH MANAGEMENT MAINTENANCE  
(PER THE LANDSCAPE TECHNICAL MANUAL)

MAINTENANCE  
REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE FOR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE.

BRUSH MANAGEMENT ZONE 1  
THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTING SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE SLOPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVE AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE 2  
SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDED REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

CITY OPEN SPACE  
COASTAL SAGE SCRUB  
/ MHPA

ZONE 2 BRUSH MANAGEMENT ZONE  
ZONE 2 BRUSH MANAGEMENT ON CITY OPEN SPACE  
BASED ON FOOTPRINT OF PREVIOUSLY CONFORMING,  
EXISTING STRUCTURE PER SECTIONS §142.0412(C)(2)  
AND §142.0412(H)(7).

ZONE 1 BRUSH  
MANAGEMENT ZONE

BRUSH MANAGEMENT DESIGN STATEMENT:

1. BRUSH MANAGEMENT, PARCEL 1 : BASED ON THE PRE EXISTING, PREVIOUSLY CONFORMING STRUCTURE, ZONE ONE SHALL EXTEND FROM THE FACE OF WEST, NORTH, AND EAST SIDES OF THE RESIDENTIAL STRUCTURE TO THE OUTER EDGE OF IRRIGATED AREA OF PAVING RANGING IN WIDTH FROM 35-FT TO 78-FT. A CORRESPONDING ZONE TWO SHALL EXTEND FROM THE OUTER EDGE OF ZONE ONE TO THE NORTH PROPERTY LINES AND AS SHOWN ON THE PLAN TO THE NORTHWEST AND EAST RANGING IN WIDTH FROM 25-FT TO 0-FT. BASE ON THE PREVIOUS CONFORMING STRUCTURE.

NOTE:

1. PREVIOUSLY CONFORMING STRUCTURE ENTITLED TO OFF-SITE BRUSH MANAGEMENT ON ADJACENT CITY OPEN SPACE AS SHOWN ON THESE PLANS. BRUSH MANAGEMENT ON CITY OPEN SPACE SHALL BE CONDUCTED BY THE PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FIRE-RESCUE DEPARTMENT. FOR MANAGEMENT ISSUES, CONTACT PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619) 685-1313.
2. NO BRUSH MANAGEMENT SHALL OCCUR DURING NESTING SEASON
3. NO INVASIVE PLANT SPECIES ARE PROPOSED FOR THE PROJECT
4. ZONE TWO BRUSH MANAGEMENT ON ADJACENT CITY OPEN SPACE IS BEING CONSIDERED "IMPACT NEUTRAL"
5. IF IN THE VERY HIGH FIRE SEVERITY ZONE: 35' OF ZONE 1 AND 65' OF ZONE 2 ( DEFENSIBLE SPACE = 100' TOTAL : ZONE 1 SHALL NOT BE LESS THAN 35' WITHOUT ADDITIONAL MITIGATIONS(S) DEFENSIBLE SPACE REDUCES THE RISK THAT FIRE WILL SPREAD FROM THE SURROUNDINGS TO THE STRUCTURE AND PROVIDES FIREFIGHTER ACCESS/ABILITY TO DEFEND THE STRUCTURE. REDUCED ZONES WILL JEOPARDIZE THE STRUCTURE AND INHIBIT FIREFIGHTER DEFENSIBLE SPACE.
6. ALL CRC337/CBC7A MITIGATION REQUIREMENTS AND ALL FPB POLICY B-18-01 ADDITIONAL MITIGATION REQUIREMENTS SHALL BE REVIEWED BY STRUCTURAL OR IAS COMBINED. ONCE STRUCTURAL/IAS HAS APPROVED/SIGNED OFF, THEN THE FIRE PLAN REVIEWER CAN APPROVE/SIGN OFF. " REQUEST ASSIGNED CITY PROJECT MANAGER TO ADD A REVIEW CYCLE FOR MITIGATION AND/OR ADDITIONAL MITIGATION REVIEW BY THE ORIGINAL REVIEWER FOR STRUCTURAL OR IAS"
7. PER MUNICIPAL CODE: STRUCTURES LOCATED IN ZONE 1 SHALL BE CONSTRUCTED OF NON COMBUSTIBLE, ONE HOUR OR BETTER FIRE RATED AND /OR HEAVY TIMBER CONSTRUCTION. DSD POLICY REQUIRES THAT STRUCTURE LOCATED IN THE HIGH SEVERITY FIRE ZONES MEET THESE REQUIREMENTS AND ARE REVIEWED FOR COMPLIANCE BY A STRUCTURAL OR IAS REVIEWER.
8. THE BRUSH MANAGEMENT PROGRAM SHALL BE BASED ON A STANDARD ZONE ONE OF 35-FT. IN WIDTH AND A ZONE TWO OF 65-FT. IN WIDTH, EXERCISING THE ZONE TWO REDUCTION OPTION AND ALTERNATE COMPLIANCE MEASURES SET FORTH UNDER §142.0412(f), §142.0412(i), AND §142.0412(j). ZONE ONE SHALL RANGE FROM 20-FT. TO 80-FT. IN WIDTH WITH A CORRESPONDING ZONE TWO OF 5-FT. TO 40-FT. IN WIDTH, EXTENDING OUT FROM THE HABITABLE STRUCTURE TOWARDS THE NATIVE/NATURALIZED VEGETATION AS SHOWN ON EXHIBIT "A".
9. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
10. OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSH/WEED COMPLAINT LINE AT: (619) 533-4444.
11. ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
12. STRUCTURES IN ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE-HOUR FIRE-RATED OR TYPE IV HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.

BRUSH MANAGEMENT REQUIREMENTS  
(SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS)

Table 142-04H		
	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(F) THE ZONE TWO WIDTH MAY BE DECREASED BY 1-1/2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE 1 WIDTH

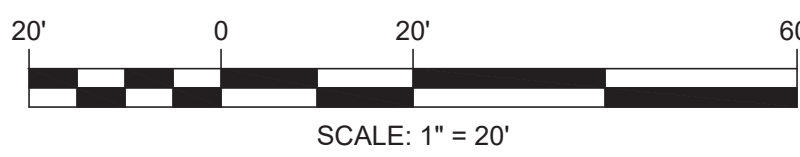
(G) ZONE ONE REQUIREMENTS

- (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.
- (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.
- (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-RESISTIVE.
- (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 FOLLOWS:
- (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
- (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) 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-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
- (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE 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-GALLONAGE 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 142.0411(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. 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.

GRAPHIC SCALE



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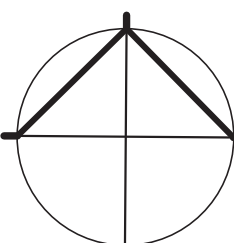
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SHEET TITLE

BRUSH MANAGEMENT PLAN

SHEET

BM-1



