



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 14, 2022 REPORT NO. HO-22-039

HEARING DATE: September 21, 2022

SUBJECT: MEADOWS DEL MAR SDP, Process Three Decision

PROJECT NUMBER: [604841](#)

OWNER/APPLICANT: GDM Hotel Properties LLC

SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit to restore approximately 10,400 square feet of clearing and grading within environmentally sensitive lands on a site that has an existing single dwelling unit in the Del Mar Mesa Community Plan Area?

Staff Recommendation(s):

1. Adopt Mitigated Negative Declaration (MND) No. 604841 and Adopt Mitigation, Monitoring, and Reporting Program (MMRP); and
2. Approve an application for Site Development Permit No. 2188086.

Community Planning Group Recommendation: On September 12, 2019, the Del Mar Mesa Community Planning Group voted 7-0-3 to recommend approval of the proposed project without conditions.

Environmental Review: A Mitigated Negative Declaration (Project No. 604841 / SCH No. 2021040729) has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The 1.01-acre site is located at 5702 Meadows Del Mar in the AR-1-2 Zone and Very High Fire Severity Zone within the Del Mar Mesa Community Plan area (Attachment 1). The project site is bounded by the Fairmont Grand Del Mar golf course to the west and residential homes to the north,

south, and east. State Route 56 is less than one mile to the north. The site is currently developed with a single-family residence, pool, hardscape, and landscape features. Vegetation on-site consists of non-native ornamental. The site is located in a developed area currently served by existing public services and utilities.

The project requests a Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) for unpermitted grading. The project was found to be in violation of the San Diego Municipal Code (SDMC) on November 14, 2016, and an official Civil Penalty Notice and Order (NOV) was sent on May 1, 2017. The notice described the violation as unpermitted grading of approximately 10,400 square feet of ESL (Biological Resources).

DISCUSSION

Project Description

The project site is located in the AR-1-2 Zone of the Del Mar Mesa Specific Plan (DMMSP). The DMMSP designates the land use as Estate Residential. The project proposes restoration of unpermitted grading of approximately 10,400 square feet within Environmentally Sensitive Lands (ESL) on a site with a single-family dwelling unit adjacent to a developed residential neighborhood, the existing residence is consistent with this designation. The overall goal of the DMMSP is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space.

The proposed restoration will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Multi-Habitat Planning Area (MHPA). A Biological Resources Technical Report (BTR; Rocks Biological Consulting, October 2020) was prepared for the proposed project. Consistent with the DMMSP, the restoration with the implementation of the Mitigation, Monitoring and Reporting Program (MMRP), complies with the applicable development regulations, including those of the AR-1-2 Zone. The proposed project includes permitting the clearing and grading work that occurred in 2010 and adjusting the parcel lot line so that a portion of the NOV cleared area is incorporated into the residential parcel. In addition, brush management areas would be added to the project footprint including a revegetation plan of 0.15-acres of native species to establish appropriate brush management zones.

The project's landscaping has been reviewed by staff and would comply with all applicable City of San Diego Landscape ordinances and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Ingress and egress would be via a private driveway with access from Meadows Del Mar street to the east of the project site.

Conclusion

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, General Plan, and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions (Attachment 4 & 5) and recommends the Hearing Officer APPROVE Site Development Permit No. 2426070 and Variance No.

2477149 for the project.

ALTERNATIVES

1. Approve Site Development Permit No. 2188086, with modifications.
2. Deny Site Development Permit No. 2188086, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Oscar Galvez III

Oscar Galvez III
Development Project Manager

Attachments:

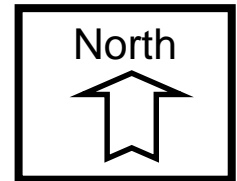
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

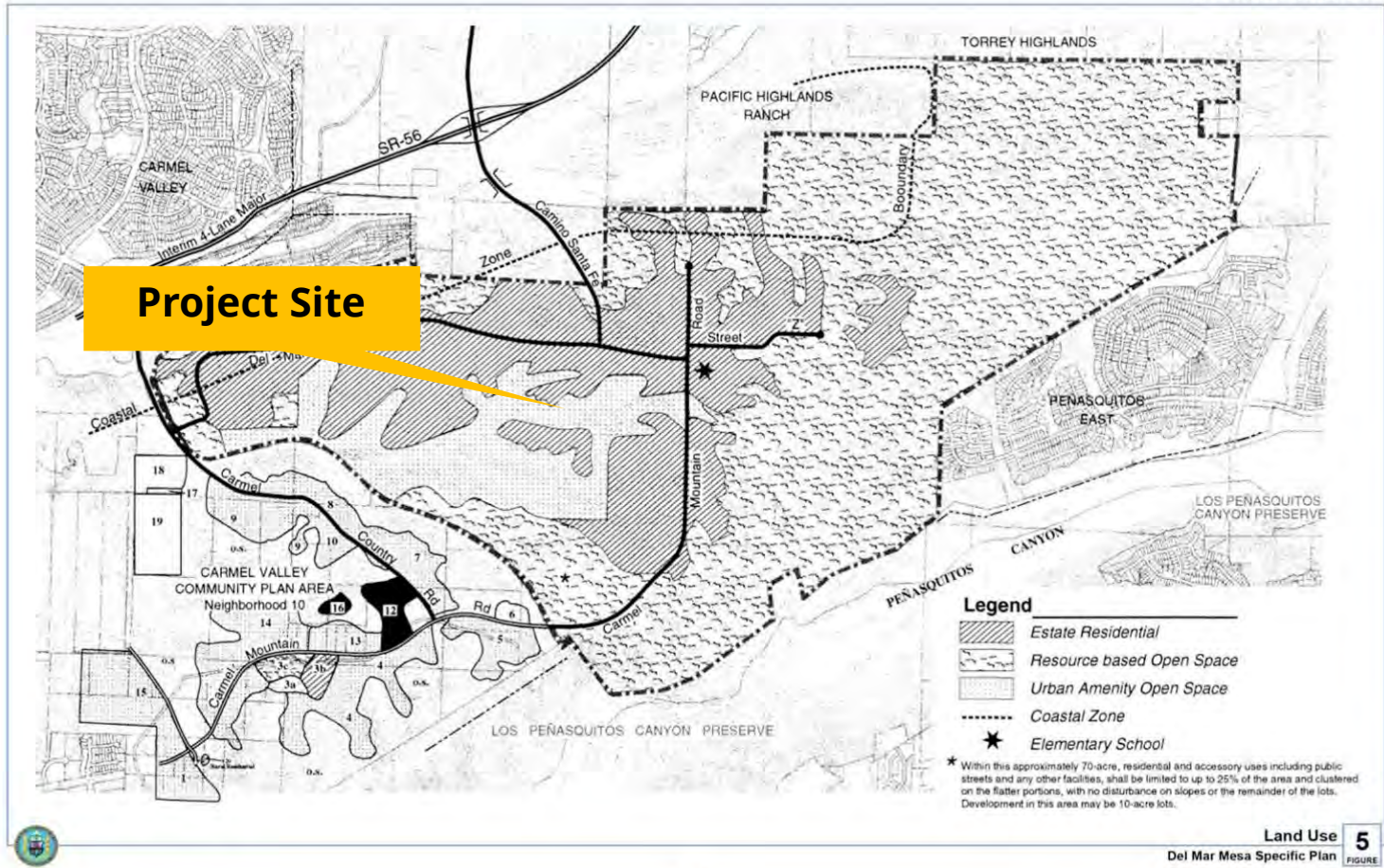


Project Location Map

MEADOWS DEL MAR SDP

Project No. 604841 - 5702 Meadows Del Mar

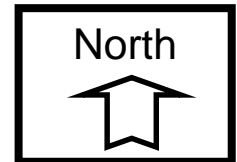




Land Use Map

MEADOWS DEL MAR SDP

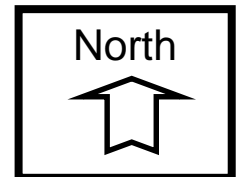
Project No. 604841 - 5702 Meadows Del Mar





Aerial Photograph

MEADOWS DEL MAR SDP
Project No. 604841 - 5702 Meadows Del Mar



HEARING OFFICER
RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 2188086
MEADOWS DEL MAR SDP - PROJECT NO. 604841

WHEREAS, KSL DEL MAR, LLC, Owner/Permittee, filed an application with the City of San Diego to restore approximately 10,400 square feet of unpermitted grading within Environmentally Sensitive Lands on a site with an existing single dwelling unit, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2188086, on portions of a 1.01-acre site;

WHEREAS, the project site is located at 5702 Meadows Del Mar in the AR-1-2 Zone and Very High Fire Hazard Severity Zone, within the Del Mar Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 2064, in the City of San Diego, County of San Diego, State of California;

WHEREAS, on September 21, 2022, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2188086, pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2188086:

SITE DEVELOPMENT PERMIT SDMC SECTION 126.0505

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

The project site is located in the AR-1-2 Zone of the Del Mar Mesa Specific Plan (DMMSP). The DMMSP designates the land use as Estate Residential. The project proposes restoration of unpermitted grading of approximately 10,400 square feet within Environmentally Sensitive Lands (ESL) on a site with a single-family dwelling unit adjacent to a developed residential neighborhood, the existing residence is consistent with this designation. The overall goal of the DMMSP is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. The proposed restoration will be consistent with the City of San Diego's

Multiple Species Conservation Program (MSCP) Subarea Plan and Multi-Habitat Planning Area (MHPA). A Biological Resources Technical Report (BTR; Rocks Biological Consulting, October 2020) was prepared for the proposed project. Consistent with the DMMSP, the restoration with the implementation of the Mitigation, Monitoring and Reporting Program (MMRP), complies with the applicable development regulations, including those of the AR-1-2 Zone. Therefore, the proposed restoration will not adversely affect the applicable land use plans.

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

The project site was found to be in violation of the San Diego Municipal Code (SDMC) on November 14, 2016, and an official Civil Penalty Notice and Order (NOV) was sent on May 1, 2017. The notice described the violation as unpermitted grading of approximately 10,400-square feet of ESL (Biological Resources). The proposed restoration includes permitting of the clearing and grading work that occurred in 2010 and adjusting the parcel lot line so that a portion of the NOV cleared area is incorporated into the residential parcel. In addition, brush management areas would be added to the project footprint including a revegetation plan of 0.15-acres of native species to establish appropriate brush management zones.

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect on Biological Resources. Subsequent revisions in the project proposal created the specific mitigation identified in Section V of the Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report was not required.

The permit controlling the development of the proposed restoration for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to building permit issuance to determine the development of the project will comply with all regulations. The restoration will be inspected by certified building and engineering inspectors to assure development is in accordance with the approved plans and all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed project is for restoration of unpermitted grading of approximately 10,400 square feet within ESL. Per San Diego Municipal Code Section 142.0144, grading within ESL requires compliance with Chapter 14, Article 3 Division 1 (Environmentally Sensitive Land Regulations). The project area is adjacent to lands designated as MHPA under the City's MSCP. Projects adjacent to the City's MHPA, or preserve, must adhere to the City's MHPA land use adjacency guidelines as outlined in section 1.4.3 of City's MSCP Subarea Plan, including guidance regarding avoiding drainage and toxic runoff into the MHPA; avoiding lighting impacts on MHPA lands; avoiding noise impacts on special-status species; discouraging illegal trespass onto MHPA lands; avoiding invasive species plantings; and including all Zone 1 brush

management and grading within the project development footprint and outside the MHPA. No deviations are being requested with this project. Therefore, the project complies with the regulations of the Land Development Code.

Supplemental Findings - Environmentally Sensitive Lands

4. 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 restoration will occur within previously disturbed areas of the site. A field survey and Biological Letter Report was prepared by Rocks Biological Consulting (October 20, 2020) to assess sensitive biological resources and vegetation communities before and after the Notice of Violation (NOV) was issued for clearing of ESL on a single-family residential lot, in the Grand Del Mar Estates. From photo and site evaluation, the unpermitted grading activities cleared 0.29-acre of Diegan coastal sage scrub (Tier II). The report showed that the site does not contain any wetlands, and no individually sensitive flora or fauna species were impacted by the grading.

The project site currently does not contain Diegan coastal sage scrub as a result of the grading. As part of the scope, the project will be conditioned to comply with brush management regulations and therefore, a revegetation plan is proposed to establish appropriate brush management zones by revegetating with native species. The extended brush management zone area is proposed where there would have previously been Diegan coastal sage scrub, prior to the NOV. This would add an additional 0.01-acre of impact on this habitat (for a total of 0.30-acre impact on Diegan coastal sage scrub). Since the project results in 0.30-acre of impact on a Tier II habitat, according to the City's Biology Guidelines, impacts to Diegan coastal sage scrub is considered significant and requires mitigation. Mitigation required would be a 1:1 ratio inside the MHPA and 1.5:1 outside the MHPA.

Mitigation for the impacts to habitat includes contribution of funds to the City's Habitat Acquisition Fund (HAF), which would purchase MHPA preserve Lands, allowing the implementation of brush management zones, while acquiring and preserving ESL that mitigates the unpermitted grading as well. Therefore, the site is physically suitable for the design and siting of the proposed restoration will ensure in minimum disturbance to environmentally sensitive lands.

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

Restoration activities would temporarily expose soils to increased erosion potential. The project would be required to comply with the City's Storm Water Standards which require the implementation of appropriate Best Management Practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. The project site is not located within a 100-year flood hazard area or any other known flood area. The project has been reviewed by the City engineering staff and the permit has been conditioned to follow building construction guidelines to avoid flooding. According to the Geotechnical Investigation Report, prepared by Geocon Incorporated (October 22, 2019), the closest

known fault is Rose Canyon Fault, located approximately 6 miles west of the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone. No active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture is considered low.

The project is located in a Very High Fire Severity Zone within an urbanized neighborhood of similar residential development. The project proposes the restoration of unpermitted grading on a previously developed lot with a single-family residence, pool, and hardscape. The project is in an area known for potential fire hazards. A complete Brush Management Program must 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 requires compliance with the City of San Diego's Landscape Regulations and the Landscape Standards. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site is within a residential neighborhood that abuts the Grand Del Mar golf course. Residential housing occurs immediately east of the site and the property borders the golf course to the south and north, with undeveloped land to the northeast. The project site is located adjacent to the City's Multi-Habitat Planning Area under the City's MSCP. The City's MSCP Subarea Plan addresses the impacts to preserve areas from adjacent development in Section 1.4.3, Land Use Adjacency Guidelines (LUAGs). The LUAGs provide requirements for land use adjacent to the MHPA in order to minimize indirect impacts on the sensitive resources contained therein.

The project involves the restoration of unpermitted grading of approximately 10,400 square feet of Environmentally Sensitive Lands (ESL). The proposed restoration would conform to the LUAGs, including guidance regarding avoiding drainage and toxic runoff into the MHPA; avoiding lighting impacts on MHPA lands; avoiding noise impacts on special-status species; discouraging illegal trespass onto MHPA lands; avoiding invasive species plantings; and including all zone 1 brush management and grading within the project development footprint and outside the MHPA. Land Use Adjacency Requirements are included as conditions of the Site Development Permit. These requirements will be depicted verbatim within the contract specifications and on construction documents (as necessary) for the Project Site. Therefore, the project has been sited and designed to prevent adverse impacts.

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

The proposed restoration will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP). A Biological Resources Technical Report (BTR; Rocks Biological Consulting October 2020) was prepared for the proposed restoration. The BTR included a literature review, general biological survey, rare plant surveys, and a jurisdictional delineation. No special-status animal species were observed on-site or within the 100-foot buffer during the biological survey in February 2018 or the site visit in January 2020.

Approximately 0.30- acres of sensitive Tier II habitat, consisting of Diegan coastal sage scrub would be impacted by the proposed project. In addition to on-site preservation of existing habitat, the project has been conditioned to provide monetary compensation for impacts through contribution to the City's HAF. Monetary compensation is an acceptable mitigation method as detailed in City's Biology Guidelines (Section III.B.1.c.). The project meets the City's intended use for the HAF as impacts to sensitive vegetation communities would be less than 0.5-acre representing a small, isolated site that does not contain long-term conservation value.

The proposed restoration has been specifically designed to occur within existing developed and disturbed areas associated with previous development. No wetlands or waters, or vernal pools occur on-site, and therefore will not be impacted by the project. Implementation of the MSCP SAP Section 1.4.3 MHPA Land Use Adjacency Guidance Measures are conditions of the Site Development Permit. Therefore, the proposed restoration will be consistent with the City of San Diego's MSCP Subarea Plan and the VPHCP.

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

The project located at 5702 Meadows Del Mar is located over 4 miles from the closest public beach or shoreline. The project is required to comply with all applicable Water and Sewer Best Management Practices which require treatment of all drainage and runoff from the site. Therefore, the project will not contribute to the erosion of public beaches or adversely impact the local shoreline sand supply.

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

The project has been evaluated for compliance with the applicable land use plans, regulations of the Land Development Code, and the California Environmental Quality Act (CEQA). The proposed restoration is in conformance with all applicable land use policies and San Diego Municipal Code (SDMC) regulations. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA that identifies project-specific mitigation measures to reduce impacts to below a level of significance for Biological Resources, Cultural Resources, Land Use and Planning (MHPA/VPHCP), Transportation/Traffic, and Tribal Cultural Resources. The project avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report was not required. Therefore, the nature and extent of mitigation required as a condition of the permit are reasonably related to, and calculated to alleviate, negative impacts created by the proposed restoration.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site development Permit No. 2188086 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit No. 2188086, a copy of which is attached hereto and made a part hereof.

Oscar Galvez III
Development Project Manager
Development Services

Adopted on September 21, 2022

IO#: 24008017

DRAFT

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: 24008017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2188086
MEADOWS DEL MAR SDP - PROJECT NO. 604841 (MMRP)
HEARING OFFICER

This Site Development Permit No. 2188086 is granted by the Hearing Officer of the City of San Diego to KSL DEL MAR, LLC, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 1.01-acre site located at 5702 Meadows Del Mar is in the AR-1-2 Zone and Very High Fire Hazard Severity Zone, within the Del Mar Mesa Community Plan area. The project site is legally described as: Parcel 4 of Parcel Map No. 21912, Filed on December 21, 2021, in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to restore approximately 10,400 square feet of unpermitted grading within Environmentally Sensitive Lands (Biological Resources) on a site with an existing single dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 21, 2022, on file in the Development Services Department. The project shall include:

- a. Restoration of Environmentally Sensitive Lands (ESL) for approximately 10,400 square feet of unpermitted grading, located on the western property of an existing lot, currently developed with a single-dwelling unit;
- b. 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 October 5, 2025.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this

Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined Mitigated Negative Declaration No. 604841, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 604841, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

GEOLOGY REQUIREMENTS:

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

17. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

ENGINEERING REQUIREMENTS:

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. 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.

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

22. 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.

23. The Brush Management Program shall consist of a Zone One of 40-feet in width, and a Zone Two of 30-feet. in width, consistent with the existing brush management standards of PRD 89-1296. Zone 1 shall extend inwards from the property line and Zone 2 shall extend outwards from the property line towards the native/naturalized vegetation, consistent with §142.0412.

24. 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."

25. 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.

26. 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.

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

MHPA LAND USE ADJACENCY REQUIREMENTS:

28. 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 on construction documents for the Project Site. under the heading "Environmental Requirements: MHPA LAND USE ADJACENCY REQUIREMENTS"

ATTACHMENT 5

- Grading/Land Development/MHPA Boundaries - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- Drainage - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- Toxics/Project Staging Areas/Equipment Storage - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- Lighting - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- Barriers - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- Invasives - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- Brush Management - Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- Noise - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding

seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

29. Prior to the issuance of any grading permit, the Environmental Designee shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
 - III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE

ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PLANNING/DESIGN REQUIREMENTS:

30. Prior to issuance of any construction permits, a Lot Line Adjustment Parcel Map to adjust the Parcels/Lots shall be recorded in the office of the County Recorder.

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

INFORMATION ONLY:

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

This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on September 21, 2022 and Resolution No. XXXX.

DRAFT

Site Development Permit No. 2188086
Date of Approval: September 21, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Oscar Galvez III
Development Project Manager

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

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

KSL DEL MAR, LLC
Owner/Permittee

By _____
Charlie Martin
Chief Financial Officer

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



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 604841
SCH No. 2021040729

SUBJECT: **Meadows Del Mar SDP:** The project requests a Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) for approximately 10,400-square-feet of unpermitted grading, located on the western property of an existing single dwelling unit at 5702 Meadows Del Mar. The 1.01-acre site is in the AR-1-2 zone within the Del Mar Mesa Community Plan area, Very High Fire Severity Zone, and Council District 2. (LEGAL DESCRIPTION: Parcel 1 of Map No. 20642, City of San Diego, County of San Diego, State of California.) APPLICANT: GDM Hotel Properties, LLC

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

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

B. GENERAL REQUIREMENTS – PART II

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

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: ***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) #604841 and /or Environmental Document #604841, 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:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes

General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources

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 owner/permittee shall make payment to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 0.30 acres of Diegan coastal sage scrub (Tier II). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 1:1 ratio if mitigation would occur inside of the Multi-Habitat Planning Area (MHPA) and a 1.5:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct project impacts to Diegan coastal sage scrub would be 0.30 acres inside the MHPA or 0.45 acres outside the MHPA equivalent contribution to the City's Habitat Acquisition Fund (HAF) plus a 10 percent administrative fee.

VI. PUBLIC REVIEW DISTRIBUTION:

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

FEDERAL

US Fish and Wildlife Service (23)

STATE

California Department of Fish and Wildlife (32)
 State Clearinghouse (46)

CITY OF SAN DIEGO

Mayor's Office

Councilmember Jennifer Campbell, Council District 2

Development Services:

Development Project Manager

Engineering Review

Environmental Review

Geology

Landscaping

Planning Review

Planning Department:

Plan-MSCP

MMC (77A)
City Attorney's Office (93C)

OTHER ORGANIZATIONS AND INTERESTED PARTIES

Sierra Club (165)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182A)
Del Mar Mesa Community Planning Board (361)
Richard Drury
Komalpreet Toor
Stacey Osborne
John Stump

VII. RESULTS OF PUBLIC REVIEW:

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

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

Sara Osborn

Sara Osborn, AICP
Senior Planner
Development Services Department

4/26/2021
Date of Draft Report

6/13/2022
Date of Final Report

Analyst: Rachael Ferrell

Attachments: Initial Study Checklist
Figure 1 - Location Map
Figure 2 - Site Plan



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



June 1, 2021

Rachael Ferrell
City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101
RFerrell@sandiego.gov

Subject: Comments on the Notice of Intent to Adopt a Mitigated Negative Declaration for the Meadows Del Mar Site Development Permit (SDP) (SCH #2021040729)

Dear Ms. Ferrell:

A-1

The Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Intent to adopt a Mitigated Negative Declaration (MND) for the Meadows Del Mar Site Development Permit (SDP) Project (Project) dated April 30, 2021. The City of San Diego (City) has an approved Subarea Plan (SAP) and Implementing Agreement (IA) under the Natural Community Conservation Planning program. The MND for the proposed project must ensure and verify that all requirements and conditions of the SAP and IA are met. The MND should also address biological issues that are not addressed in the SAP and IA, such as specific impacts to, and mitigation requirements for, wetlands or sensitive species and habitats that are not covered by the SAP and IA.

A-2

The Department is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) The Department, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of the California Environmental Quality Act (CEQA), the Department is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

A-3

The proposed Project is the acquisition of an SDP for the unpermitted clearing and grading of 0.29 acre of Diegan coastal sage scrub (DCSS) that occurred on the western side of a single-family residence in 2010. Adjustment of the parcel line is also proposed to accommodate part of the cleared area and an additional 0.01 acre for brush management Zone 1. Additionally, the homeowner proposes to revegetate 0.15 acre with native vegetation located primarily within brush management Zone 2. The City issued the Project a Civil Penalty Notice of Violation (NOV) on May 1, 2017 after it was discovered on November 14, 2016 to be in violation of the San Diego Municipal Code.

The Project is located at 5702 Meadows Del Mar, which abuts the Grand Del Mar golf course and is approximately 0.90 mile southwest of California State Route 56. The unpermitted grading occurred in 2010. The Biological Resources Technical Report (BRTR), prepared by Rocks

Conserving California's Wildlife Since 1870

RESPONSES

A. California Department of Fish and Wildlife

A-1. Comment noted. The MND and BTR acknowledge that the project review is consistent with the City's ESL and Biology Guidelines, along with the City's MSCP Subarea Plan, are implementing regulations of the City's MSCP agreement with state and federal agencies.

A-2. Comment noted. The City acknowledges CDFW as a Trustee Agency. No response is necessary.

A-3. Comment noted. This comment summarizes the project. No response is necessary.

Ms. Rachael Ferrell
City of San Diego
June 1, 2021
Page 2 of 3

Biological Consulting, examined historic aerial photos to determine site conditions prior to the grading. Per the BRTR, two general field surveys were conducted in February 2018 and January 2020. The flora and fauna were documented, and current vegetation communities mapped. Project impacts and acreage were determined by overlaying the historic aerials with the current vegetation mapping.

Per the BRTR, there were no sensitive wildlife species observed within the Project footprint. Two special status plant species were observed within DCSS adjacent to the southeast edge of the parcel: California adolphia (*Adolphia californica*; California Rare Plant Rank 2B.1) and San Diego sunflower (*Bahiopsis laciniata*; California Rare Plant Rank 4.2).

The MND and BRTR both show the project outside the City's Multi-Habitat Planning Area (MHPA), but adjacent to the MHPA on the northern and southeastern areas of the site. The Project will impact 0.30 acre of DCSS. This is the result of 0.29 acre of unpermitted grading and the addition of 0.1 acre of an expanded brush management Zone One. Following Table 3 (Upland Mitigation Ratios) within the City's Biology Guidelines, the proposed impacts outside of the MHPA will be mitigated at a 1:1 ratio for Tier II (coastal sage scrub) habitat for a total of 0.30 acre of mitigation required. Mitigation is proposed through the purchase of 0.30 acre of habitat through the City's Habitat Acquisition Fund (HAF).

The Department offers the following specific comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating Project-related impacts to biological resources, and to ensure that the Project is consistent with all applicable requirements of the SAP.

1. The Department recommends that the City reconsider if the HAF is the most suitable option for the Project. Per the City's Biology Guidelines, "the fund is intended to be used only for the mitigation of impacts to small, isolated sites with lower long-term conservation value." The City's Biology Guidelines also emphasize the importance of mitigating within the MHPA where feasible. While the acreage being mitigated for is small at 0.30 acre and use of the HAF may be the most expedient means to resolve the Project's conflicts, per Figure 4 (Current Biological Resources) in the BRTR, the site is not isolated and is directly adjacent to MHPA where opportunities for mitigation may exist. The Project is located on a golf course that is surrounded by a margin of natural vegetation and contributes to part of a larger wildlife corridor with Los Peñasquitos Canyon Preserve running east/west.

2. On page 26 of the BRTR (Land Development Review Plan Check), it is mentioned that the environmental designee for the revegetation plan "shall verify the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to southern maritime chaparral." Nowhere in the BRTR or MND is there mention of southern maritime chaparral being present on or adjacent to the site. The only other communities mentioned in the BRTR include ornamental, ruderal, developed, and disturbed lands. The Department recommends an appropriate DCSS plant and seed palette for the revegetation plan that is consistent with the surrounding vegetation community.

The Department appreciates the opportunity to review and comment on the MND and ensure Project consistency with the requirements of the SAP. Questions regarding this letter or further

RESPONSES

A-4. Comment noted. No response is necessary.

A-5. Comment noted regarding usage of the Habitat Acquisition Fund (HAF). The project is a small yard expansion along a manicured golf course. Though a small finger canyon occurs to the northwest of the site, the canyon is not connected to a larger open space area except the golf course. A portion of the project area will be landscaped yard similar to the golf course plantings, thus would not preclude the limited wildlife movement likely occurring through this portion of the golf course. The remaining portion of the impacted area (along the yard boundary with the golf course) will be revegetated with native habitat, however much of the residential lot is not available for restoration/mitigation because it occurs within a brush management zone for the residence. As such, we believe that use of the HAF for the remaining 0.30 acre of mitigation is appropriate for the project.

A-6. Reference to 'southern maritime chaparral' has been removed from the standard mitigation language on page 26 of the report. The revegetation areas will be planted with Diegan coastal sage scrub species similar to the habitat that was impacted by the project (please see project revegetation plans for full details).

A-7. Comment noted. The comment does not address the adequacy of the Draft MND. No further response is required.

cont.
A-3

A-4

A-5

A-6

A-7

Ms. Rachael Ferrell
City of San Diego
June 1, 2021
Page 3 of 3

cont. coordination should be directed to Melissa Stepek, Senior Environmental Scientist (Specialist)
A-7 at (858) 637-5510 or Melissa.Stepek@wildlife.ca.gov.

Sincerely,

DocuSigned by:

David Mayer

D700B4520375406...

David A. Mayer
Environmental Program Manager I
South Coast Region

ec: CDFW

Karen Drewe, San Diego – Karen.Drewe@wildlife.ca.gov
Jennifer Ludovissy, San Diego – Jennifer.Ludovissy@wildlife.ca.gov
CEQA Program Coordinator, Sacramento – CEQACommentLetters@wildlife.ca.gov
State Clearinghouse, Sacramento – State.Clearinghouse@opr.ca.gov
Jonathan Snyder, USFWS – Jonathan_d_Snyder@fws.gov

INITIAL STUDY CHECKLIST

1. Project title/Project number: Meadows Del Mar SDP / 604841
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Rachael Ferrell / (619) 446-5129
4. Project location: 5702 Meadows Del Mar, San Diego, CA 92130
5. Project Applicant/Sponsor's name and address: GDM Hotel Properties, LLC, 909 Montgomery St, San Francisco, CA 94133 (415) 288-7227
6. General/Community Plan designation: Residential / Estate Residential
7. Zoning: AR-1-2
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project requests a Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) for unpermitted grading.

The project was found to be in violation of the San Diego Municipal Code (SDMC) on November 14, 2016 and an official Civil Penalty Notice and Order (NOV) was sent on May 1, 2017. The notice described the violation as unpermitted grading of approximately 10,400-square-feet of ESL (Biological Resources).

The proposed project includes permitting of the clearing and grading work that occurred in 2010 and adjusting the parcel lot line so that a portion of the NOV cleared area is incorporated into the residential parcel. In addition, brush management areas would be added to the project footprint including a revegetation plan of 0.15-acres of native species to establish appropriate brush management zones.

The project's landscaping has been reviewed by staff and would comply with all applicable City of San Diego Landscape ordinances and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Ingress and egress would be via a private driveway with access from Meadows Del Mar street to the east of the project site.

9. Surrounding land uses and setting:

The project site is bounded by the Fairmont Grand Del Mar golf course to the west and residential homes to the north, south, and east. State Route 56 is less than one mile to the north. The site is currently developed with a single-family residence, pool, hardscape, and

landscape features. Vegetation on-site consists of non-native ornamental. The site is located in a developed area currently served by existing public services and utilities.

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

None required.

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

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

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego provided formal notifications to the Lipay Nation of Santa Ysabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area. Consultation was not requested.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within, or adjacent to a designated scenic vista or view corridor that is identified in the Del Mar Mesa Community Plan. The project is an “after-the-fact” permit for illegal grading, which removed natural vegetation and replaced with landscaping. The site contains an existing single-family residence to remain. Therefore, the project would not have a substantial adverse effect on a scenic vista. No Impact would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response I (a) above. The project is situated within a developed residential neighborhood. The site is not adjacent to a historic building and is not adjacent to a significant landmark. The project is not located within or adjacent to a state scenic highway and would be required to meet all design requirements pursuant to the Del Mar Mesa Community Plan. No impact would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is generally surrounded by residential uses and is adjacent to a golf course. The project would be conditioned to implement appropriate brush management but would not substantially degrade the existing visual character or quality of the site. The project is compatible with the surrounding development and permitted by the General Plan, community plan land use and zoning designations. No impact would result.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

The project would comply with SDMC Section 142.0730 (Glare Regulations) that requires exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The project would have a less than significant impact.

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

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

significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

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

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

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

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

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

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response II (c) above. Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding properties are developed, and land uses are generally built out. No impacts would result.

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

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

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

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is located in the San Diego Air Basin (SDAB) and is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria pollutants: carbon monoxide (CO); ozone (O₃); nitrogen oxides (NO_x); sulfur oxides (SO_x); particulate matter up to 10 microns in diameter (PM₁₀); and lead (Pb). O₃ (smog) is formed by a photochemical reaction between NO_x and reactive organic compounds (ROCs). Thus, impacts from O₃ are assessed by evaluating impacts from NO_x and ROCs. A new increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

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

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

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

The project is for unpermitted grading and is consistent with the General Plan, community plan, and the underlying zoning. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Short-Term (Construction) Emissions

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

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

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

Long-Term (Operational) Emissions

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

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

As described in III (b) above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration. The project is for unpermitted grading of ESL and did not have a long-term construction activity. Therefore, the project would not result in a cumulatively considerable net increase of any

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

criteria pollutant for which the project region is a nonattainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Short-term (Construction)

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

Long-term (Operational)

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

A field survey and Biological Letter Report was prepared by Rocks Biological Consulting (October 20, 2020) to assess sensitive biological resources and vegetation communities before and after the Notice of Violation (NOV) was issued for clearing of ESL on a single-family residential lot, in the Grand Del Mar Estates. From photo and site evaluation, the unpermitted grading activities cleared 0.29-acre of Diegan coastal sage scrub (Tier II). The report showed that the site does not contain any wetlands, and no individually sensitive flora or fauna species were impacted by the grading.

The project site currently does not contain Diegan coastal sage scrub as a result of the grading. As part of the scope, the project will be conditioned to comply with brush management regulations and therefore a revegetation plan is proposed to establish appropriate brush management zones by revegetating with native species. The extended brush management zone area is proposed where there would have previously been Diegan coastal sage scrub, prior to the NOV. This would add an additional 0.01-acre of impact on this habitat (for a total of 0.30-acre impact on Diegan coastal sage scrub).

Since the project results in 0.30-acre of impact on a Tier II habitat, according to the City's Biology Guidelines, impacts to Diegan coastal sage scrub is considered significant and would require mitigation. Mitigation required would be a 1:1 ratio inside the MHPA and 1.5:1 outside the MHPA.

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

The project is required to mitigate for the loss of the 0.30-acre of habitat, however, mitigation through revegetation on-site cannot be counted towards mitigation if it is within brush management zone 2. The City's MSCP targets restoration within MHPA lands and the site is not designated MHPA. Therefore, consistent with the City's Biology Guidelines, impacts can be mitigated through contribution to the City's Habitat Acquisition Fund (HAF) which would purchase MHPA preserve lands. Therefore, mitigation for direct impacts to the 0.30-acre of Tier II habitat would be achieved through payment into the HAF.

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND), would be implemented. With implementation of the monitoring program, potential impacts on biological resources would be reduced to below a level of significance.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Refer to Response IV (a), above. Implementation of the project would impact 0.30 acres of Tier II sensitive habitat, which would be considered significant and would require mitigation. Thus, sensitive upland impacts would be reduced to below a level of significance.

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

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

The project would not conflict with any local policies and/or ordinances protecting biological resources. No impact would result.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

City MHPA land exists adjacent to the project site. The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within the MHPA that might be indirectly impacted by the project. Land Use Adjacency Guidelines address indirect impacts caused by drainage, toxics, lighting, noise, barriers, invasive species, brush management, grading, and bird strikes. The City's Land Use Adjacency Guidelines would be applied as conditions of the permit. Any impacts would be less than significant.

V. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

The project site does not contain a residence over 45 years old, and therefore did not require an evaluation. The site is not historically designated nor contain historic buildings. No impacts would result.

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

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

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

The project site was evaluated based on the NOV issued for the unpermitted grading and it was determined that due to the lack of pre-recorded resources on and adjacent to the site, and the limited scope of work, impacts to any unknown resources would not rise to a level of significance. Impacts would be less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

According to the "Geology of the San Diego Metropolitan Area, California, Del Mar, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is mostly underlain with the highly sensitive rating Scripps formation, which has a high probability of containing important paleontological resources. The City's Significance Determination Thresholds state paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating and if greater than 2,000 cubic yards and ten feet deep for formations with a moderate sensitivity rating). The project excavated approximately 38-Cubic Yards, which does not exceed the City's grading thresholds for sensitive paleontological resources. Therefore, impacts would remain less than significant.

d) Disturb human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	-------------------------------------	--------------------------

Refer to response V (b) above. Impacts would remain less than significant.

VI. ENERGY - Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

All projects would be required to meet mandatory energy standards of the current California energy code. The unpermitted grading would have required operation of heavy equipment but would have been temporary and short-term in duration. Additionally, long-term energy usage from the buildings would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, and insulation and weather stripping. The project would also incorporate cool-roofing materials and solar panels. Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would remain less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

VII. GEOLOGY AND SOILS – Would the project:

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

According to the Geotechnical Investigation Report, prepared by Geocon Incorporated (October 22, 2019), the closest known fault is Rose Canyon Fault, located approximately 6 miles west of the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone. No active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture is considered low. Additionally, the project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant.

- | | | | | |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the Geotechnical Investigation Report, the site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The project would utilize proper engineering design and utilization of standard construction practices, to

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

be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Demolition and construction activities would temporarily expose soils to increased erosion potential. The project would be required to comply with the City's Storm Water Standards which requires the implementation of appropriate Best Management Practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs would also be required postconstruction consistent with the City's regulations, along with landscape regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil. Impacts would be less than significant.

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

As discussed in Section VII (a) and VII (b), the project site is not likely to be subject to landslides, and the potential for liquefaction and subsidence is low. The soils and geologic units underlying the site are considered to have a "low" expansion potential. The project design would be required to comply with the requirements of the California Building Code, ensuring hazards associated with expansive

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

soils would be reduced to an acceptable level of risk. As such, impacts are expected to be less than significant.

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

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

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

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

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

The City's Climate Action Plan (CAP) outlines the actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. The project is consistent with the General Plan and the Del Mar Mesa Community Plan's land use and zoning designations. Further, based upon review and evaluation of the completed CAP Consistency Checklist, the project is consistent with the applicable strategies and actions of the CAP.

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

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

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

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

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

The project conducted grading activities and although minimal amounts of such substances may be present during such activities, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant.

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

Refer to response IX (a) above. No health risks related to the storage, transport, use, or disposal of hazardous materials would result from the implementation of the project. Impacts would be less than significant.

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

Refer to response IX (a) above. Future risk of releases of hazardous substances would not occur as a result of project operations because it is anticipated that future on-site operations would not require the routine use or transport of acutely hazardous materials. The project would be required to comply with all federal, state and local requirements associated with hazardous materials. Impacts would be less than significant.

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

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

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

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

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

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

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

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

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

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

The project is located within a developed urbanized area, on a lot that is currently developed. The project would not expose people or structures to a significant loss, injury, or death involving wildland fires because the project is not adjacent to any wildlands. Further discussion can be found in Section XX below. Any impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

The project would be conditioned to comply with the City's Storm Water Regulations, and appropriate Best Management Practices (BMP's) would be utilized. Implementation of project specific BMP's would preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

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

The project does not require the construction of wells or the use of groundwater. The project would be conditioned to include pervious design features and appropriate drainage. Therefore, the project would not introduce a significant amount of new impervious surfaces that could interfere with groundwater recharge. The project as designed was reviewed by qualified City staff and would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project is located in a residential neighborhood where all infrastructures exist. The project would connect to the existing public water system. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Proper landscaping would prevent substantial erosion onsite. No stream or river is located on or adjacent to the site, all runoff would be routed to the existing storm drain system and would therefore not substantially alter existing drainage patterns. The project would be required to implement BMPs to ensure that substantial erosion or siltation on or off-site during construction activities would not occur. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to response X (c) above. No flooding would occur. Impacts would be less than significant.

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

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

substantial additional sources of polluted runoff?

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

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

Refer to response X (a) above. The project would be required to comply with all City storm water standards both during and after construction, using appropriate BMP's that would ensure that water quality is not degraded. Impacts would be less than significant.

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

The project site is not located within a 100-year flood hazard area or any other known flood area. The project has been reviewed by the proper engineering staff and would be conditioned to follow building construction guidelines to avoid flooding. Any impacts would remain below a level of significance.

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

Refer to X (g) above. The project site is not located within a 100-year flood hazard area or any other known flood area. Impacts would remain below a level of significance.

XI. LAND USE AND PLANNING – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located within a developed residential neighborhood and surrounded by similar residential development. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project is consistent with the Del Mar Mesa Community Plan and the General Plan. The project would meet all regulations outlined in the SDMC. No impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project is consistent with the General Plan and the Del Mar Mesa Community Plan's land use designation. There are no conflicts with the applicable land use plan, policy, or regulations. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Please refer to section IV (e) above. The project is located within a developed residential neighborhood and would not conflict with any applicable habitat conservation plan or natural community conservation plan. Impacts would be less than significant.

XII. MINERAL RESOURCES – Would the project:

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

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

See XII (a), above. The project site has not been delineated on a local general, specific or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no impacts were identified.

XIII. NOISE – Would the project result in:

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

Short-term (Construction)

Short-term noise impacts would be associated with onsite grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise)

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

which are intended to reduce potential adverse effects resulting from construction noise. Impacts would remain below a level of significance.

Long-term (Operation)

For the long-term, typical noise levels associated with residential uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. Impacts would remain below a level of significance.

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

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

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

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

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

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within the vicinity of a private airstrip. No impacts would result.

XIV. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is consistent with the underlying zone and is consistent with the land use designation. The project site is currently served by existing infrastructure. As such, the project would not substantially increase housing or population growth in the area. No impacts would result.

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

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

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

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

XV. PUBLIC SERVICES

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project is consistent with the land use designation pursuant to the Del Mar Mesa Community Plan. The project is for unpermitted grading and does not propose any new structures. The project would not adversely affect existing levels of fire protection services to the area and would not require the construction of new or expansion of existing governmental facilities. Impacts would be less than significant.

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

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

Refer to response XV (a)(i) above. The project would not adversely affect existing levels of police protection services or create a new significant demand and would not require the construction of new or expansion of existing governmental facilities. Impacts would be less than significant.

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

Refer to response XV (a)(i) above. The project site is located in an urbanized and developed area where public school services are available. The project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services. Impacts would be less than significant.

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

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

v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Refer to response XV (a)(i) above. The project site is located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of public services and not require the construction or expansion of an existing governmental facility. Impacts would be less than significant.

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project is consistent with the underlying zoning and land use designation pursuant to the General Plan and the Del Mar Mesa Community Plan. The project is for unpermitted grading on a developed single-family lot and does not propose new development. The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not require the construction or expansion of an existing park facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, impacts would remain less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refer to XVI (a) above. The project does not propose recreation facilities nor require the construction or expansion of any such facilities. As such, impacts would remain less than significant.

XVII. TRANSPORTATION/TRAFFIC – Would the project?

a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project is for unpermitted grading and does not propose any new development. The project is consistent with the land use designation per the Del Mar Mesa Community Plan. The project would not result in design measures that would conflict with existing policies, plan, or programs supporting alternative transportation. No impacts would result.

b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

On September 27, 2013, Governor Edmund G. Brown, Jr. signed SB-743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under CEQA. Related revisions to the State’s CEQA Guidelines include elimination of auto delay, level of service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts.

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

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

The project is for unpermitted grading and does not propose any new development. A “Small

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

Project” is defined as a project generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures.

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is for unpermitted grading and does not propose any new road development or infrastructure. The project complies with the zoning regulations and the land use designation pursuant to the Del Mar Mesa Community Plan. No impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

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

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

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

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

In accordance with the requirements of Assembly Bill (AB) 52, The City of San Diego sent notification to the Native American Tribes traditionally and culturally affiliated with the project area. All tribes responded within the 30-day time period requesting consultation. Consultation took place via email and concluded the same day. It was determined that there are no sites, features, places or cultural landscapes that would be substantially adversely impacted by the proposed project. Due to the limited scope of work, the previously disturbed nature of the site, and the lack of recorded resources in the near vicinity, the potential to impact any unknown resources would not rise to a level of significance. Impacts would remain below a level of significance.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

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

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

The 2015 City Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assess the current and future water supply and needs for the City. Implementation of the project would not result in new or expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). The Public Utilities Department local water supply is generated from recycled water, local surface supply, and groundwater, which accounts for approximately 20 percent of the total water requirements for the City. The City purchases water from the San Diego County Water Authority to make up the difference between total water demands and local supplies (City of San Diego 2015). Therefore, the project would not require new or expanded entitlements. No impacts would result.

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

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

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

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

XX. WILDFIRE – Would the project:

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

The City of San Diego participates in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. The project complies with the General Plan and is consistent with the Del Mar Mesa Community Plan’s land use and the Land Development Code’s zoning designation. The project is located in an urbanized area of San Diego and grading on a previously developed lot would not disrupt any emergency evacuation routes as identified in the Hazard Mitigation Plan. Therefore, the project would have a less-than-significant impact on an emergency response and evacuation plan during construction and operation.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project is located in a Very High Fire Severity Zone, in an urbanized neighborhood of similar residential development. The project is for unpermitted grading on a previously developed lot with a single-family residence, pool, and hardscape. The project is consistent with the zoning and land use designation pursuant to the Del Mar Mesa Community Plan and would be conditioned to comply with with the City’s Brush Management Plan. The project would not have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Therefore, impacts would remain below a level of significance.

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

The project is located in a residential neighborhood with similar development. The site is currently serviced by existing infrastructure which would service the site after construction is completed. No

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

new construction of roads, fuel breaks, emergency water sources, power lines, or other utilities would be constructed that would exacerbate fire risk. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

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

This analysis has determined that there are significant impacts related to Biological Resources. As such, mitigation measures included in this document would reduce these potential impacts to a less than significant level as outlined within the Mitigated Negative Declaration.

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

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan
- Community Plans: Del Mar Mesa

II. Agricultural Resources & Forest Resources

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

III. Air Quality

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

IV. Biology

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- Community Plan - Resource Element
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- City of San Diego Land Development Code Biology Guidelines
- Site Specific Report: *Meadows Del Mar Project Biological Resources Technical Report*, prepared by Rocks Biological Consulting (October 20, 2020)

V. Cultural Resources (includes Historical Resources)

- City of San Diego Historical Resources Guidelines
- City of San Diego Archaeology Library
- Historical Resources Board List
- Community Historical Survey:
- Site Specific Report:

VI. Energy

- City of San Diego Climate Action Plan (CAP), (City of San Diego 2015)
- City of San Diego Climate Action Plan Consistency Checklist – Del Mar Mesa Project

VII. Geology/Soils

- City of San Diego Seismic Safety Study

- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- Site Specific Report: *Geotechnical Investigation Report*, prepared by Geocon Incorporated (October 22, 2019)

VIII. Greenhouse Gas Emissions

- City of San Diego Climate Action Plan (CAP), (City of San Diego 2015)
- City of San Diego Climate Action Plan Consistency Checklist – Meadows Del Mar Project

IX. Hazards and Hazardous Materials

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

X. Hydrology/Drainage

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

XI. Land Use and Planning

- City of San Diego General Plan
- Community Plan: Del Mar Mesa
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination
- Other Plans:

XII. Mineral Resources

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

XIII. Noise

- City of San Diego General Plan
- Community Plan: Del Mar Mesa
- San Diego International Airport - Lindbergh Field CNEL Maps
- Brown Field Airport Master Plan CNEL Maps
- Montgomery Field CNEL Maps

San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
 Site Specific Report:

XIV. Paleontological Resources

City of San Diego Paleontological Guidelines

Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996

Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975

Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
 Site Specific Report:

XV. Population / Housing

City of San Diego General Plan

Community Plan: Del Mar Mesa

Series 11/Series 12 Population Forecasts, SANDAG

Other:

XVI. Public Services

City of San Diego General Plan

Community Plan: Del Mar Mesa

XVII. Recreational Resources

City of San Diego General Plan

Community Plan: Del Mar Mesa

Department of Park and Recreation

City of San Diego - San Diego Regional Bicycling Map

Additional Resources:

XVIII. Transportation / Circulation

City of San Diego General Plan

Community Plan: Del Mar Mesa

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG

San Diego Region Weekday Traffic Volumes, SANDAG

City of San Diego Draft Transportation Manual

Site Specific Report:

XIX. Utilities

City of San Diego General Plan

Community Plan: Del Mar Mesa

Site Specific Report:

XX. Water Conservation

___ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

XXI. Water Quality

X Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html

___ Site Specific Report:

XXII. Wildfire

X City of San Diego General Plan

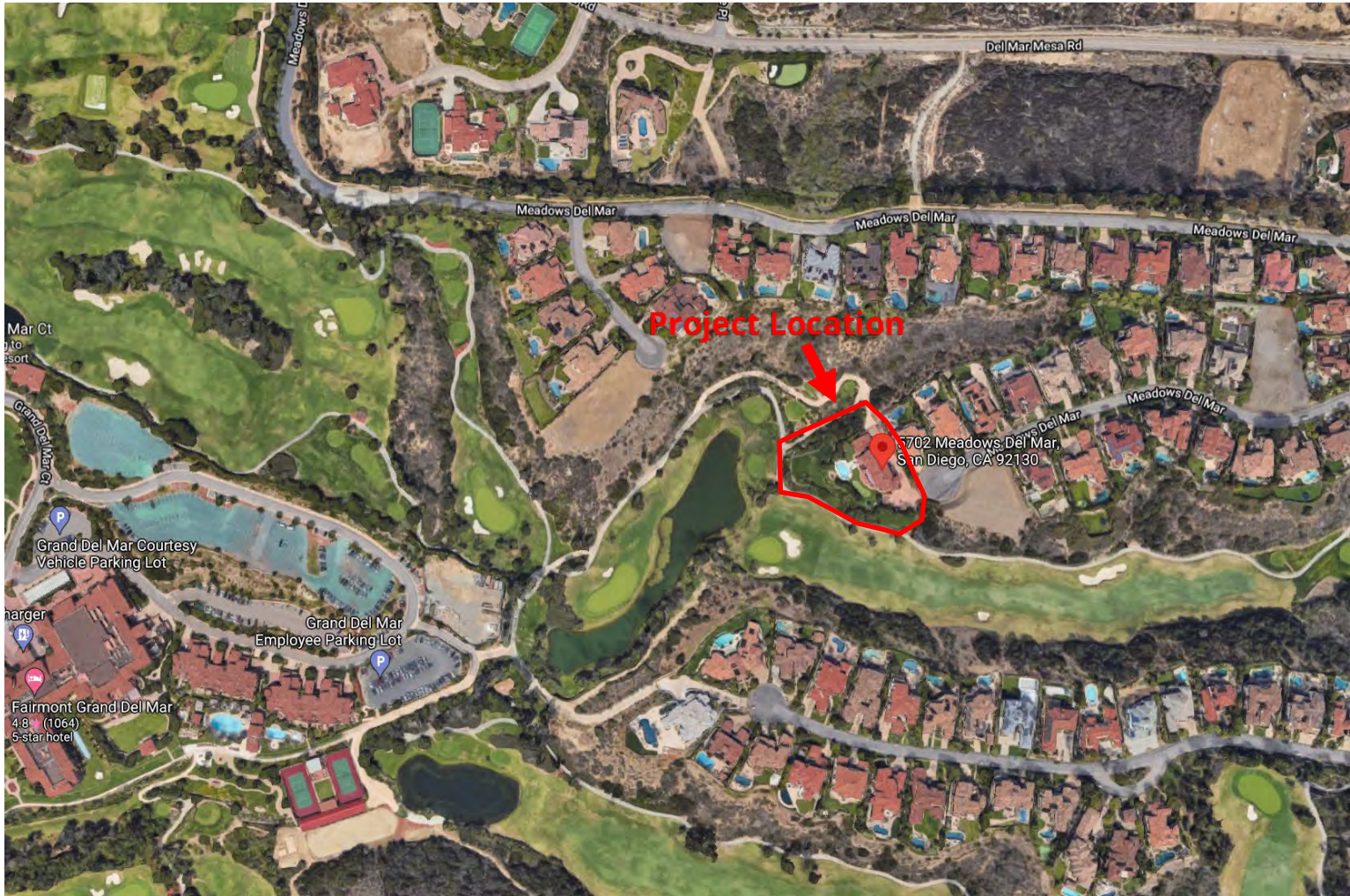
X Community Plan: Del Mar Mesa

X San Diego County Multi-Jurisdictional Hazard Mitigation Plan

X Very High Fire Severity Zone Map, City of San Diego

X City of San Diego Brush Management Regulations, Landscape Regulations (SDMC 142.0412)

___ Site Specific Report:



Location Map

Meadows Del Mar SDP - Project No. 604841
5702 Meadows Del Mar



North

Figure 1

Del Mar Mesa Community Planning Board

September 12, 2019 6:00 PM

Ocean Air Recreation Center, 4770 Fairpoint Way, San Diego, 92130

Attendees:

**Diane Korsh
Elizabeth Rabbitt
Michael Vinson
Ray Ellis
Paula Graubart
Barry Cohen
Kenneth Rudy
Paul Metcalf
Shane Macedo
Shital Parikh**

Absent:

**Derek Reeves
Christian Tresize**

Call to Order:

Chairman Ellis called the meeting to order at 6PM.

Roll Call:

Derek Reeves, Christian Tresize were absent.

Adoption of Agenda:

Chairman Ellis called for review and approval of the Agenda.

The September 12, 2019 meeting agenda was approved as presented.

Approval of July, 2019 Minutes:

Chairman Ellis called for review and approval of the July 11, 2019 draft minutes.

Michael Vinson made the motion to approve, Kenneth Rudy seconded and the July 11, 2019 minutes were approved as presented.

Public Safety Agencies - John Briggs, Community Relations Officer

Not present.

Public Forum - Non-Agenda Items (Three minutes per speaker, twelve minutes per topic)

There were none

Chair's Remarks:

MTS Bus Tour:

Chairman Ellis reported that MTS had reached out to the San Diego Planning Group chairs in the Carmel Valley area with plans to conduct a tour, by bus, of the proposed new MTS route. Chairman Ellis plans to participate and will forward information on tour for any other interested attendees.

He also noticed an upcoming meeting designed for board members on "what to know when reviewing project public projects" workshop at city hall on Wednesday, Sept 25. Shital Parikh noted that she plans to attend.

Public Officials (Information and Announcements)

Council District 1 - Council member Barbara Bry-Steven Hadley

Steven reported on the traffic study conducted on 8/13/19. The results show the 85th percentile speed for NB traffic is 49MPH and SB traffic is 46MPH. This study indicates that the majority of traffic is driving at or near the posted speed limit of 40MPH. Therefore, the subject portion of Del Vino Court is not a good candidate for traffic calming. The city typically requires 85th percentile speeds of 10MPH or more above the posted speed limit before we can place the location in our traffic unfunded needs list (TUNL). We can reevaluate this location in a few years to see if it meets this threshold. Steven commented additionally on the plans for extended scope of the MTS transit routes. He also noted that MTS transit routes also dictate the routes for the ADA services which will be enhanced as a result. He also reported that the bridge where Del Vino Court meets Carmel Mountain Road is structurally solid in spite of the reported cracks. He also reported that this bridge has now been added to Cal Trans inspection calendar. He also reported that the bullet proof desk is being installed at the Northwestern division which will allow for open hours to be improved with the RSVP officers and should be open in the next month or so.

County Supervisor District 3 - Kristen Gaspar- Corine Busta

Corine reported on a board letter supporting breast feeding stations and also providing support for breast milk banking to help mothers who struggle with providing their own milk. She also spoke about the cost of housing for homeless and the identification of three properties to develop transitional housing for youth. She is eager to hear from area residents and board members to visit Kristen Gaspar's website to make comments ask questions etc. She also asked if everyone was signed up for the emergency Ready San Diego App for emergency alerts as well as emergency preparedness and advice.

CA Assembly District 77: Brian Maienschein - Rik Hauptfield

Tomorrow night at midnight is the end of the session for 2019. He reported on the bills that Brian Maienschein has been working on, and successfully passed such as health care, athletics, foster family program, family respite care, Tuesday October 1st Brian Maienschein is hosting a

senior scam stopper program. He also mentioned the summer intern program and encouraged anyone with a teen interested in such an opportunity for next summer to contact him.

CA State District 39 Senate Pro Tempore Toni Atkins - Chevelle Tate: Miller (WAS THERE A FIRST NAME?). OR IS THIS LIKE CHER?

Miller introduced himself and his new role in representing Toni Atkins office. He grew up in this area and has worked at the Capital in Sacramento in various roles. He has a wide spectrum of bill experience and understanding and encouraged the board members to use him as a resource to the California Senate. There are five big bills such as SB 330 housing crisis act of 2019, expedited permitting for housing building etc, which is on the governors desk, AB42 also on his office to limit rent increase to 5% for existing housing older than 15 years (some confusion here), an immunization bill, AB5 also on the governors desk regarding a ruling in 2018 deciding that all contracted workers are in fact employees and must be treated as such. This has required clarification, and exceptions thus far that have been identified include physicians, hair dressers and real-estate agents. Also a reminder that REAL IDs are required by October 2020 for travel .

Action Items

5702 Meadows Del Mar Lot Line Adjustment Approval: Latitude 33 Planning and Engineering

Chairman Ellis reminded the group of a discussion some time ago about the matter of the lot line adjustment to 5702 Meadows Del Mar. Elizabeth Rabbitt made the motion to approve, Michael Vinson abstained as well as Kenneth Rudy and Shital Parikh. Barry Cohen seconded and the motion was approved with three abstentions.

Subcommittee Reports and Discussion

Joint DMM/CV Trails Sub-Committee - Ray Ellis

Nothing new.

FBA Update -Community Plan Update - Ad Hoc Committee

Nothing new. Kenneth Rudy raised the question about the release of funds from the Manchester settlement and it was noted that first the conclusion of the citation and release of bonds must occur, then Manchester Financial will release the funds.

Del Mar Mesa Preserve/Notch Oversight - Shital Parikh

Shital reported on the various hearings at the city which were voted in favor of Cisterra. She noted that Cory Briggs has been hired to represent the case against the construction of the Cisterra project based on the impact of the habitat, as well as proposition H which would require voter approval, also the \$450K habitat restoration turns out to just be a 15 year commitment for trail maintenance. It is expected to end up on the ballot in March 2020.

Neighborhood park update - Diane Korsh

By-Laws and Board Opening(s) - Elizabeth Rabbitt

Chairman Ellis reminded not to “reply all” and to also be very careful about email communication to ensure Brown Act protection and compliance.

Beautification Committee - Christian Tresize/Kenneth Rudy

Kenneth Rudy reviewed his and Christians observations and review, noting that only about ten percent of the roadway/trailway is lacking maintenance or compliance which makes it an effort worth undertaking in the absence of a MAD. He spoke about an approach of taking steps with written notification and education of property owners. **After some discussion it was requested that all feed back and edits be submitted for final review and approval of the process at next months meeting.**

Liaison Reports

Los Penasquitos CAC - Shital Parikh

Shital Parikh reported that they will be meeting next week and will report next month.

Friends of Del Mar Mesa-Diane Korsh

Nothing to report.

SDPD Citizens Advisory Committee - Elizabeth Rabbitt/Paula Graubart

Elizabeth Rabbitt and Steven Hadley gave a brief update on the station, new leadership and efforts to improve community communication etc.

Ongoing Discussion - Active Items

Traffic Calming - Del Vino Court and Del Mar Mesa Rd

Chairman ellis thanked Steven for sending the results of the traffic study and will forward to Elizabeth Rabbitt for distribution, and that this matter will continue to monitored.

Trail Maintenance - Del Mar Mesa Road

Little McGonigle Ranch Road Update (Fence, Landscape and trail) - On hold until ownership is determined by Alta Del Mar HOA

Steven will again try to get through to the right folks in the Planning Department.

Developer Signage on existing Signs - Paul Metcalf

Elizabeth Rabbitt had sent an email to leaders of the various HOA's in getting the signs replaced and or restored, noting that the Preserve HOA is in agreement and Kenneth Rudy reported that his HOA is also will support. It was agreed that Kenneth Rudy will find out from his steel fabricator contractor about process for and cost of replacing the missing panels.

Adjournment:

Michael Vinson moved to adjourn, Shane Macedo seconded and it was carried and meeting was adjourned at 7 pm.

Next Meeting:

The next Del Mar Mesa Planning Board meeting will be on October 10, 2019.


	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
---	---	---	--


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

Project Title: MEADOWS DEL MAR SDP **Project No. For City Use Only:** _____
Project Address: Parcel 4 of Parcel Map No. 21912

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: FMDR Operating Co., LLC dba Grand Del Mar Owner Tenant/Lessee Successor Agency
 Street Address: 5300 Grand Del Mar Court
 City: San Diego State: CA Zip: 92130
 Phone No.: 720-284-6430 Fax No.: _____ Email: charlie.martin@kslcapital.com
 Signature:  Date: 8/4/22
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Nick Psychogios Owner Tenant/Lessee Successor Agency
 Street Address: 9968 Hibert Street
 City: San Diego State: CA Zip: 92123
 Phone No.: 858-751-033 Fax No.: _____ Email: Nick.psychogios@latitude33.com
 Signature:  Date: 8/4/22
 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

GRAND DEL MAR MEADOWS

SITE DEVELOPMENT PERMIT NO. _____

CITY OF SAN DIEGO - PTS NO. _____

SCOPE OF WORK:

SITE DEVELOPMENT PERMIT FOR THE EXISTING GRADING TO THE WEST OF THE PROPERTY BOUNDARY FOR 5702 MEADOWS DEL MAR.

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP 20842 RECORDED MARCH 30, 2009, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO.

308-111-44-00

OWNER:

GDM HOTEL PROPERTIES, INC.
3963 MAPLE AVE., SUITE 200
DALLAS, TX 75219

ZONING:

AR-1-3
COASTAL ZONE

LAND USE

EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL

GEOLOGICAL HAZARD:

GEOLOGICAL HAZARD CATEGORY 53

LANDSCAPE AREA:

PROPOSED LANDSCAPE AREA: 13,606 SQ. FT.

OCCUPANCY CLASSIFICATION:

R-2

YEAR CONSTRUCTED FOR EXISTING STRUCTURES:

2011

CUT/FILL SUMMARY:

CUT: 38 CY
FILL: 428 CY
IMPORT: 390 CY

CONSTRUCTION TYPE:

RESIDENTIAL IMPROVEMENT

DISTURBANCE SUMMARY:

DISTURBED AREA: 0.31 AC
IMPERVIOUS: 0.0 AC
PERVIOUS: 0.31 AC

SHEET INDEX:

DESCRIPTION SHEET NO.
SITE PLAN
SECTION VIEWS 2

LINE #	DIRECTION	LENGTH
L1	N88° 28' 25"W	11.17'
L2	N84° 18' 38"W	18.98'
L3	N73° 53' 23"W	14.72'
L4	N66° 57' 11"W	9.82'
L5	N53° 28' 08"W	18.84'
L6	N48° 36' 48"W	17.82'
L7	N81° 30' 39"W	28.37'
L8	N76° 47' 52"W	11.07'
L9	N34° 00' 46"W	3.78'
L10	N73° 25' 59"E	3.60'

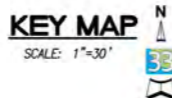
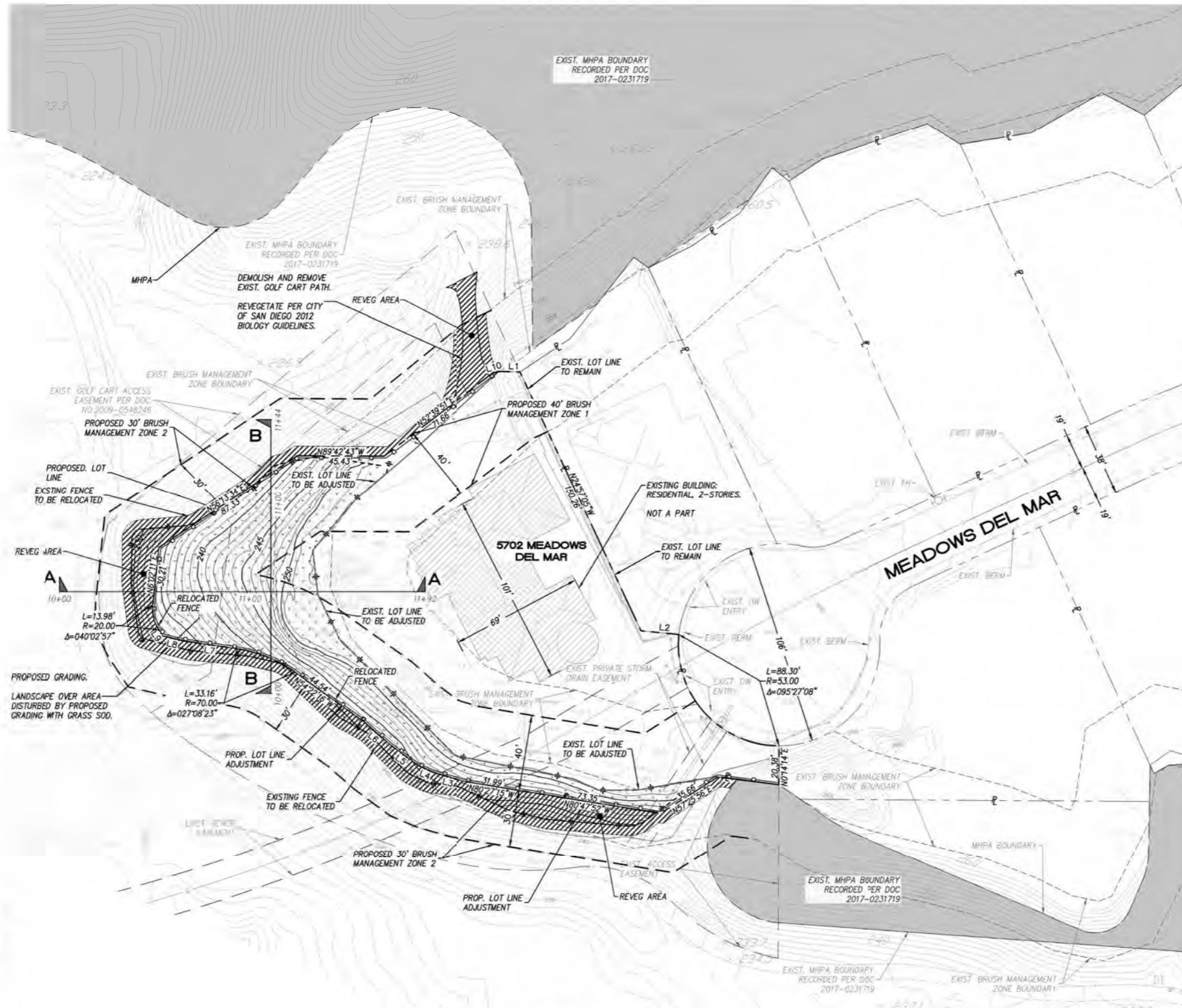
ACREAGE	
EXISTING LOT	0.625
PROPOSED LOT	0.893
REVEGETATION	0.071

CERTIFICATION STATEMENT

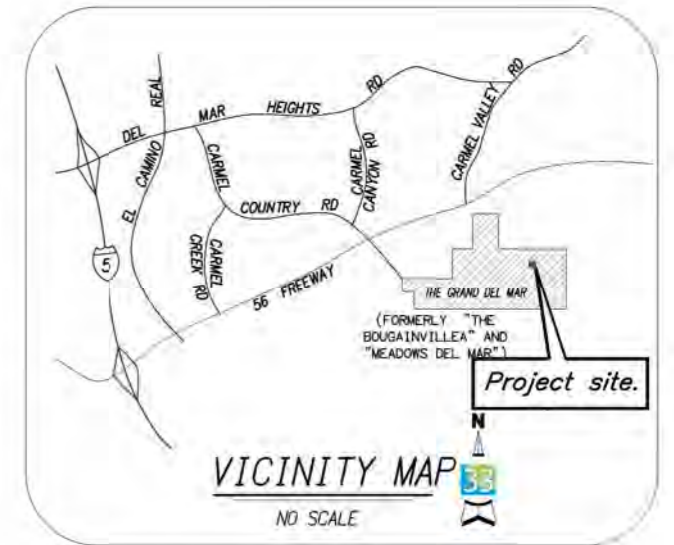
- I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

DESIGNER: VD

SIGNATURE: _____ DATE: _____



SEE NEXT SHEET FOR SECTION VIEWS



OFFSITE BRUSH MANAGEMENT:

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.

NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 7 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

OWNER/APPLICANT: GDM HOTEL PROPERTIES, INC.
3963 MAPLE AVE., SUITE 200
DALLAS, TX 75219

SURVEYOR: TERRASCRIBE INC.
42471 ALPHA PLACE
TEMECULA, CA 92592
(P) 951.830.7425

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

OWNER/APPLICANT:
SIGNATURE: _____ DATE: _____

Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634

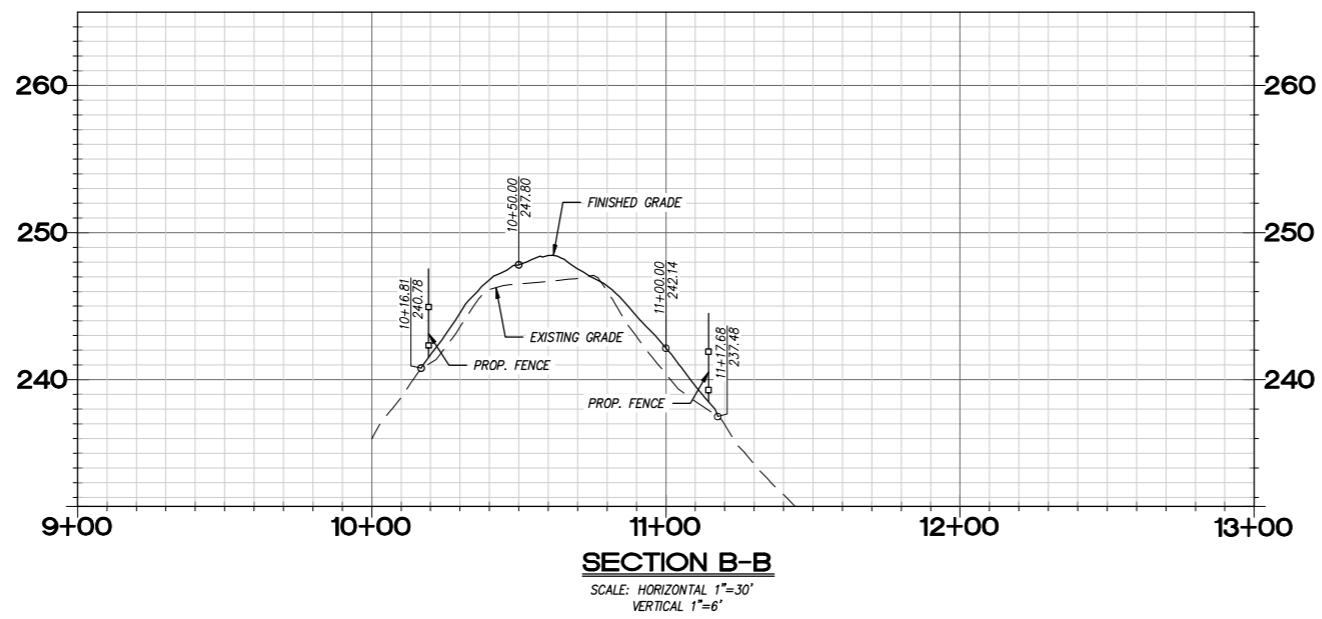
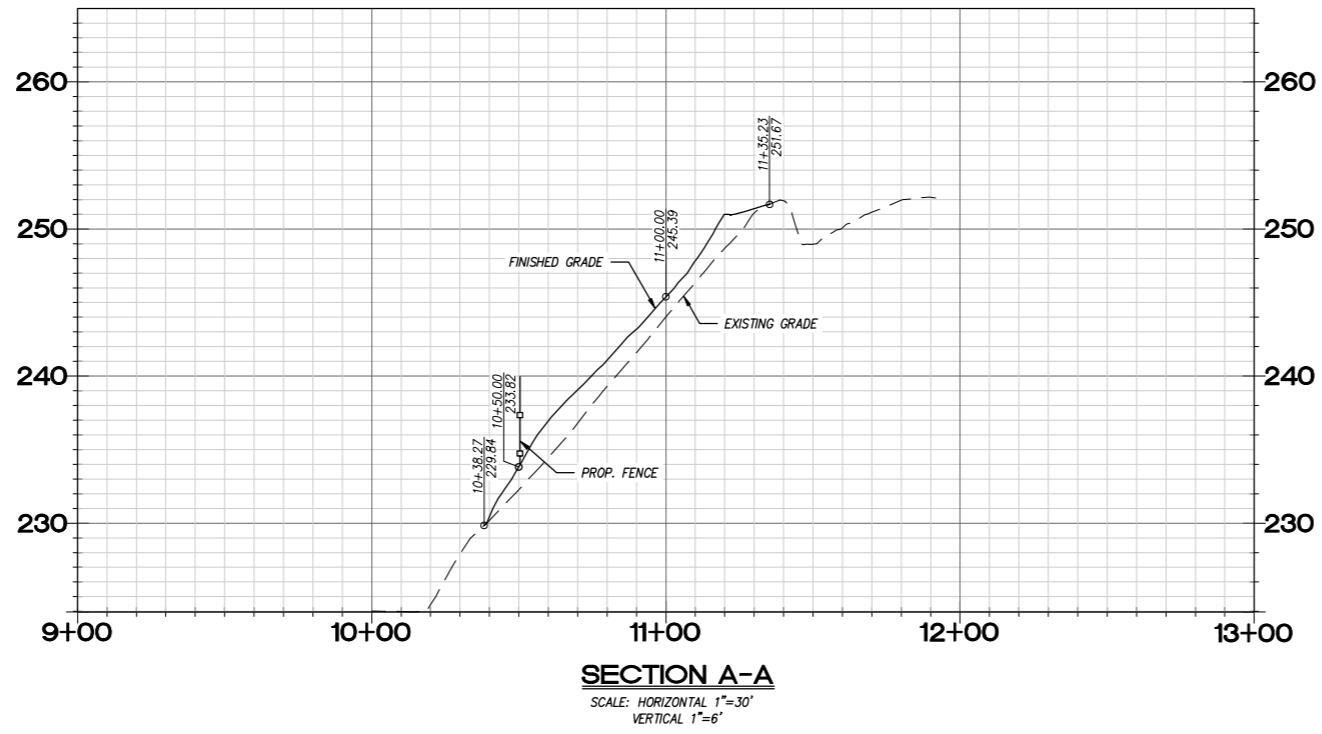
Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

Project Address:
5702 MEADOWS DEL MAR
SAN DIEGO, CA 92130
Project Name:
GRAND DEL MAR MEADOWS
SITE DEVELOPMENT PERMIT

Sheet Title:
SITE PLAN

Original Date: 08-15-2016
Sheet 1 of 3

PTB#



Name: LATITUDE 33 PLANNING & ENGINEERING
 Address: 9968 HIBERT ST., 2ND FLR
SAN DIEGO, CA 92131
 Phone #: (858) 751-0633
 Fax #: (858) 751-0634

Project Address:
5702 MEADOWS DEL MAR
SAN DIEGO, CA 92130
 Project Name:
GRAND DEL MAR MEADOWS
SITE DEVELOPMENT PERMIT

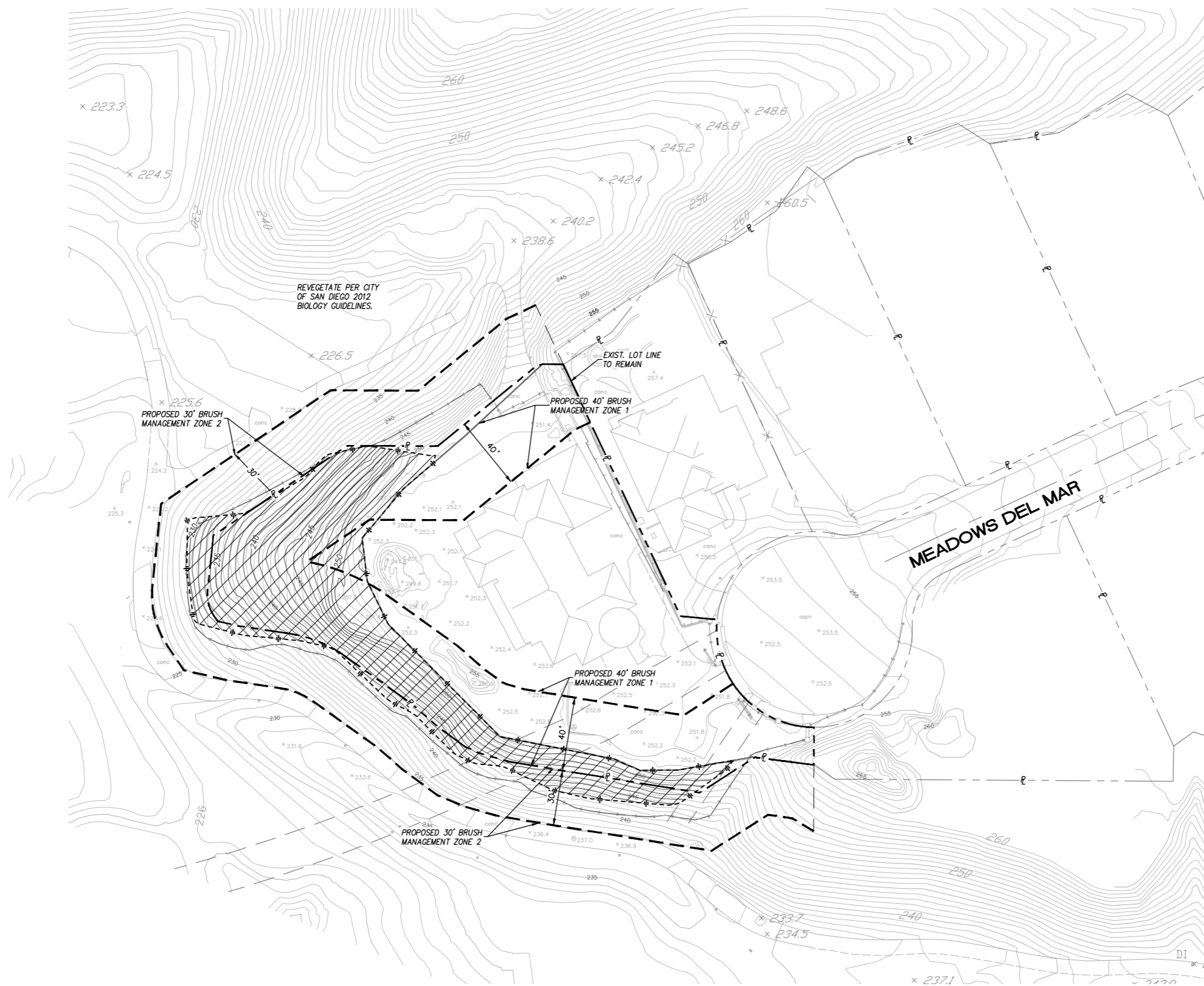
Sheet Title:
SECTION VIEWS

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

Original Date: 08-15-2018
 Sheet 2 of 3

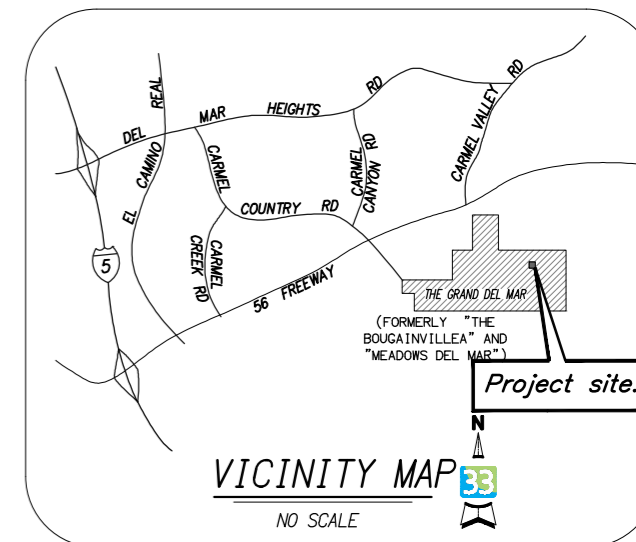
PTS# _____

GRAND DEL MAR MEADOWS BRUSH MANAGEMENT PLAN



KEY MAP

SCALE: 1"=30'



OFFSITE BRUSH MANAGEMENT:

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/WEDD COMPLAINT LINE AT: (619) 533-4444.

LEGEND

BRUSH MANAGEMENT BOUNDARY
PROPERTY LINE
UNPERMITTED GRADING AREA

OWNER/APPLICANT: GDM
HOTEL PROPERTIES, INC.
3963 MAPLE AVE., SUITE 200
DALLAS, TX 75219

SURVEYOR: TERRASCRIBE INC.
42471 ALPHA PLACE
TEMECULA, CA 92592
(P) 951.830.7425

CIVIL ENGINEER: LATITUDE 33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

PLANNING: LATITUDE 33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

OWNER/APPLICANT:
SIGNATURE: _____ DATE: _____

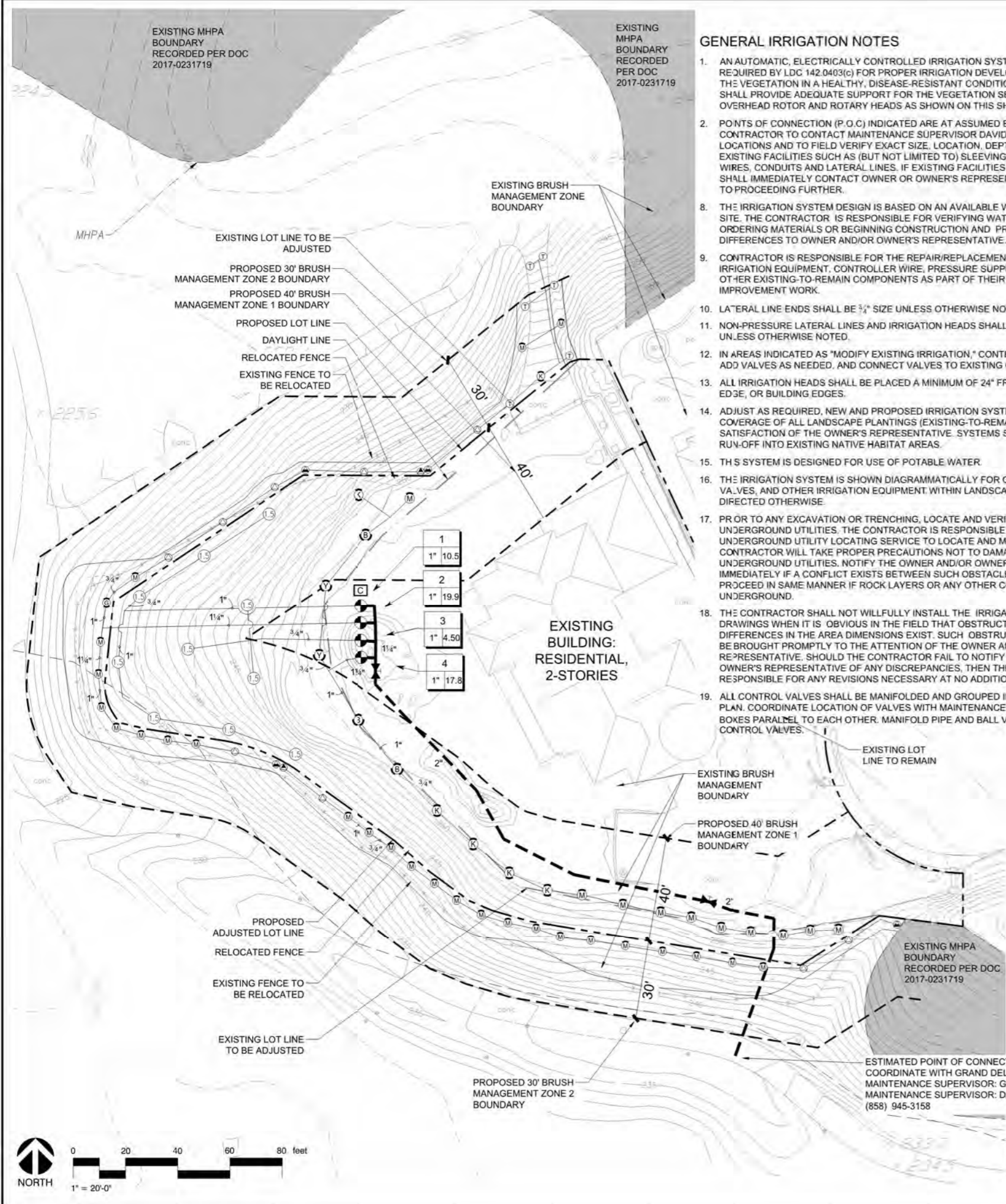
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Project Address:
5702 MEADOWS DEL MAR
SAN DIEGO, CA 92130
Project Name:
GRAND DEL MAR MEADOWS
SITE DEVELOPMENT PERMIT

Sheet Title: BRUSH MANAGEMENT PLAN Original Date: 08-15-2018
Shee: 3 of 3

PTS#



GENERAL IRRIGATION NOTES

1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SHALL BE OVERHEAD ROTOR AND ROTARY HEADS AS SHOWN ON THIS SHEET
2. POINTS OF CONNECTION (P.O.C) INDICATED ARE AT ASSUMED EXISTING SYSTEM LOCATIONS. CONTRACTOR TO CONTACT MAINTENANCE SUPERVISOR DAVID YANEZ (858) 945-3158 FOR EXACT LOCATIONS AND TO FIELD VERIFY EXACT SIZE, LOCATION, DEPTH, AND MATERIAL OF ALL EXISTING FACILITIES SUCH AS (BUT NOT LIMITED TO) SLEEVING, PRESSURE SUPPLY LINE, VALVE WIRES, CONDUITS AND LATERAL LINES. IF EXISTING FACILITIES DO NOT EXIST, CONTRACTOR SHALL IMMEDIATELY CONTACT OWNER OR OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO PROCEEDING FURTHER.
8. THE IRRIGATION SYSTEM DESIGN IS BASED ON AN AVAILABLE WATER PRESSURE OF 130 PSI ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING WATER PRESSURE PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION AND PROMPTLY REPORT ANY DIFFERENCES TO OWNER AND/OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF ANY DAMAGE CAUSED TO IRRIGATION EQUIPMENT, CONTROLLER WIRE, PRESSURE SUPPLY LINE, TREES TO REMAIN, OR OTHER EXISTING-TO-REMAIN COMPONENTS AS PART OF THEIR SITE DEMOLITION OR IMPROVEMENT WORK.
10. LATERAL LINE ENDS SHALL BE 3/4" SIZE UNLESS OTHERWISE NOTED.
11. NON-PRESSURE LATERAL LINES AND IRRIGATION HEADS SHALL BE INSTALLED ON-GRADE UNLESS OTHERWISE NOTED.
12. IN AREAS INDICATED AS "MODIFY EXISTING IRRIGATION," CONTRACTOR SHALL REPLACE AND ADD VALVES AS NEEDED, AND CONNECT VALVES TO EXISTING CONTROLLER(S).
13. ALL IRRIGATION HEADS SHALL BE PLACED A MINIMUM OF 24" FROM BACK OF CURB, SIDEWALK EDGE, OR BUILDING EDGES.
14. ADJUST AS REQUIRED, NEW AND PROPOSED IRRIGATION SYSTEM TO ENSURE WATER COVERAGE OF ALL LANDSCAPE PLANTINGS (EXISTING-TO-REMAIN AND NEW), TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. SYSTEMS SHALL NOT OVERSPRAY OR RUN-OFF INTO EXISTING NATIVE HABITAT AREAS.
15. THIS SYSTEM IS DESIGNED FOR USE OF POTABLE WATER.
16. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, VALVES, AND OTHER IRRIGATION EQUIPMENT WITHIN LANDSCAPE AREAS UNLESS NOTED OR DIRECTED OTHERWISE.
17. PRIOR TO ANY EXCAVATION OR TRENCHING, LOCATE AND VERIFY ALL CABLES, CONDUITS, AND UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AN UNDERGROUND UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UTILITIES. THE CONTRACTOR WILL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH UNDERGROUND UTILITIES. NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE IMMEDIATELY IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK. PROCEED IN SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ARE ENCOUNTERED UNDERGROUND.
18. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT PROMPTLY TO THE ATTENTION OF THE OWNER AND/OR OWNER'S REPRESENTATIVE. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
19. ALL CONTROL VALVES SHALL BE MANIFOLDED AND GROUPED IN GENERAL AREAS SHOWN ON PLAN. COORDINATE LOCATION OF VALVES WITH MAINTENANCE SUPERVISOR. PLACE VALVE BOXES PARALLEL TO EACH OTHER. MANIFOLD PIPE AND BALL VALVE SIZE SHALL BE 1 1/4" FOR 1" CONTROL VALVES.

20. ALL IRRIGATION LINES CROSSING PAVING/HARDSCAPE SHALL BE BURIED AND SLEEVED WITH PVC SCH 40 PIPE. SLEEVE SHALL BE 2 TIMES THE DIAMETER OF PIPE TO BE SLEEVED (2" MIN. DIA.). SLEEVES SHALL EXTEND 6" BEYOND EACH EDGE OF PAVEMENT. COORDINATE SLEEVE INSTALLATION WITH OWNER/OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
21. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON THE PLANS.
22. ALL SPRINKLER HEADS SHALL BE ADJUSTED AS REQUIRED, AS TO HEIGHT, COVERAGE PATTERN, OR SPRINKLER HEAD ORIENTATION, SO AS NOT TO ALLOW RESTRICTION OF SPRAY PATTERN BY PLANT MATERIAL THAT MAY IN TURN CAUSE PLANT DECLINE OR DEMISE. A COVERAGE TEST SHALL BE PERFORMED AND APPROVED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ADJUSTMENTS WITH NOZZLES AND HEAD LOCATIONS SHALL BE MADE AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
23. ALL SPRINKLER HEADS SHALL BE INSTALLED AND ADJUSTED TO KEEP WATER AND SPRAY OFF ALL PAVING, WALKS, WALLS, OTHER OBSTRUCTIONS, UTILITY ENCLOSURES, AND AREAS NOT UNDER THE CONTROL OF THE OWNER AT ALL TIMES.
24. NO LOW HEAD DRAINAGE IS ALLOWED. AS REQUIRED, INSTALL ANTI-DRAIN SWING CHECK VALVE (FLO-CONTROL 1521 OR KING BROS KSC, SAME SIZE AS LATERAL LINES) IN ROUND BOX ON LATERAL LINES FOR SPRINKLERS UPHILL OF REMOTE CONTROL VALVE. INSTALL SPRING CHECK VALVE (HUNTER HCV, SAME SIZE AS LATERAL LINE) IN ROUND BOX ON LATERAL LINES FOR EACH ZONE, OR UNDER HEADS, WHICHEVER IS MOST EFFICIENT, FOR SPRINKLERS DOWNHILL OF REMOTE CONTROL VALVE.
24. SHOULD THE CONTRACTOR MAKE NOZZLE CHANGES OR ADD HEADS AS A RESULT OF SITE OBSTACLES OR CONSTRUCTION CHANGES, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATION AND ADJUSTMENTS IN PIPE SIZES. IN NO CASE SHALL FLOW VELOCITIES EXCEED 5 FEET PER SECOND. CONTRACTOR SHALL NOTE CHANGES ON AS-BUILT PLANS.
25. REFER TO THE DETAILS FOR FURTHER INFORMATION.
26. ALL PLANTINGS SHALL BE FULLY WATERED IN UPON PLANTING DO NOT RELY SOLELY UPON THE AUTOMATIC IRRIGATION SYSTEM. USE SUPPLEMENTAL HOSE WATERING AS REQUIRED, INITIALLY AND DURING THE PLANT ESTABLISHMENT PERIOD, AND AS DIRECTED ON PLANS, TO ENSURE ALL PLANTINGS RECEIVE ADEQUATE WATER TO THE ENTIRE ROOT ZONE.
27. ALL MATERIALS SHALL BE SUBMITTED FOR OWNER REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE EQUAL OR BETTER AND SUBMITTED TO OWNER FOR REVIEW AND APPROVAL.
28. ACCEPTANCE OF IRRIGATION SYSTEM IS CONTINGENT UPON OWNER'S APPROVED COVERAGE TEST AND PRESSURE TEST PER GREENBOOK/WHITEBOOK.
29. IRRIGATION SYSTEMS ARE TO BE INSTALLED AND MAINTAINED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE, CURRENT WATERING RESTRICTIONS, AND THE CITY OF SAN DIEGO TECHNICAL MANUAL.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RAD.	DET.
IA	HUNTER PGP-04-CV TURF ROTOR, 4" POP-UP RISER, ADJUSTABLE TO FULL CIRCLE, WITH DRAIN CHECK VALVE.	45	1.50	31'	C
UB	HUNTER MP1000-PROS-04-PRS40-CV TURF ROTATOR ON 4" POP-UP RISER, PRESSURE REGULATION, AND CHECK VALVE M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC	40	0.21-0.63	19'	C
UC	HUNTER MP2000-PROS-04-PRS40-CV TURF ROTATOR ON 4" POP-UP RISER, PRESSURE REGULATION, AND CHECK VALVE K=BLACK ADJ ARC 90-210	40	0.43-0.86	19'	C
UD	HUNTER MP3000-PROS-04-PRS40-CV TURF ROTATOR ON 4" POP-UP RISER, PRESSURE REGULATION, AND CHECK VALVE B=BLUE ADJ ARC 90-210	40	0.86-2.12	30'	C
UE	HUNTER MP3000-PROS-04-PRS40-CV TURF ROTATOR ON 4" POP-UP RISER, PRESSURE REGULATION, AND CHECK VALVE Y=YELLOW ADJ ARC 210-270	40	2.12-2.73	30'	C
UF	HUNTER MP1000-PROS-00-PRS40 SHRUB ROTATOR ON FIXED RISER, PRESSURE REGULATION, PROVIDE EXTERNAL ANTI-DRAIN CHECK VALVE M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC	40	0.21-0.63	19'	B
UG	HUNTER MPCORNER-PROS-00-PRS40 SHRUB ROTATOR ON FIXED RISER, PRESSURE REGULATION PROVIDE EXTERNAL ANTI-DRAIN CHECK VALVE T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	40	0.19-0.45	8-14'	B
UH	HUNTER MPSTRIP-PROS-00-PRS40 SHRUB ROTATOR ON FIXED RISER, PRESSURE REGULATION PROVIDE EXTERNAL ANTI-DRAIN CHECK VALVE SST= BROWN SIDE STRIP	40	0.44	5'X30'	B
UI	HUNTER MPSTRIP-PROS-00-PRS40 SHRUB ROTATOR ON FIXED RISER, PRESSURE REGULATION, PROVIDE EXTERNAL ANTI-DRAIN CHECK VALVE LST= IVORY LEFT STRIP	40	0.22	5'X15'	B
UJ	HUNTER ICV, SIZE AS SHOWN, WITH DC LATCHING SOLENOID #458200 GROUP VALVES IN MANIFOLD				D
UK	ISOLATION AND MANIFOLD BALL VALVE, NORMALLY OPEN LASCO FITTINGS TUBV-SC SIZE AS SHOWN				F
UL	BATTERY POWERED WIRELESS VALVE CONTROLLER HUNTER WVC-400, WITH WVP INSTALL IN-GROUND IN STANDARD BOX				A
UM	IRRIGATION LATERAL LINE, PVC SCH 40 UVR ON-GRADE, STAKE EVERY 10' AND CHANGE IN DIRECTION				E
UN	IRRIGATION LATERAL LINE, SCH 40 BURY 12" DEEP				
UO	2" IRRIGATION MAINLINE: PVC CLASS 315 SHALLOW BURY MAINLINE TO 6" DEPTH OUTSIDE OF FENCE, 18" DEPTH INSIDE OF FENCE				

ktua
 PLANNING AND LANDSCAPE ARCHITECTURE
 3916 Normal Street
 San Diego, California 92103
 T. 619-294-4477
 F. 619-294-9965
 W. www.ktua.com

These drawings and specifications are the property and copyright of KTUA PLANNING AND LANDSCAPE ARCHITECTURE, and shall not be used on any other work except by agreement with KTUA PLANNING AND LANDSCAPE ARCHITECTURE. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of KTUA PLANNING AND LANDSCAPE ARCHITECTURE prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

MEADOWS DEL MAR PARCEL 1

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

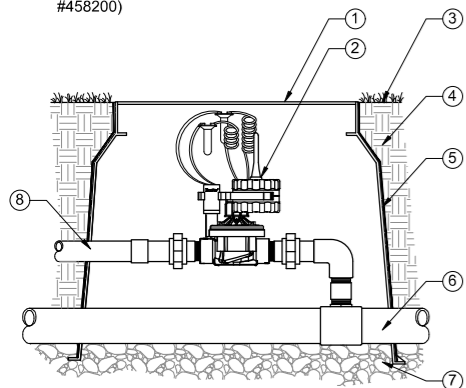
PROJECT BLOCK INFORMATION

JOB NUMBER: 018-012
 DRAWN BY: AH, KC
 CHECKED BY: BW, KWC, BE
 SCALE: AS NOTED
 ISSUE DATE: FEBRUARY 21, 2020

SHEET TITLE:
CONSTRUCTION DOCUMENTS
 IRRIGATION PLAN

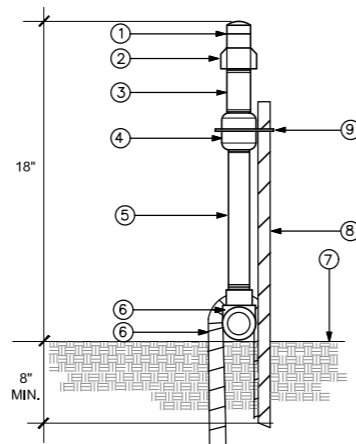
SHEET NUMBER:
L1.0

NOTE:
1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.
2. USE DC-LATCHING SOLENOID FOR BATTERY-POWERED VALVES (HUNTER #458200)



- 1 RECTANGULAR VALVE BOX AND LID, WITH STAINLESS STEEL BOLT AND WASHER. (DO NOT CUT ADDITIONAL HOLES IN BOX).
- 2 WIRELESS BATTERY OPERATED CONTROLLER
- 3 FINISH GRADE.
- 4 BACKFILL MATERIAL.
- 5 FILTER FABRIC. WRAP 1 LAYER AROUND BOX COVERING HOLES.
- 6 PRESSURE SUPPLY LINE TO MANIFOLD
- 7 3/4" GRAVEL BASE AND SUMP. (COMPACT GRAVEL FOR BOX BASE, DO NOT USE BLOCKS OR BRICKS, FILL GRAVEL TO BOTTOM OF VALVE.
- 8 PVC SCH. 40 LATERAL PIPE

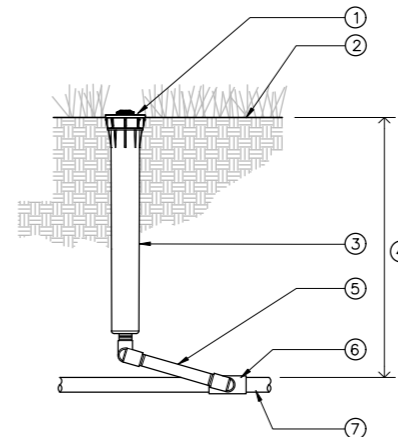
A WIRELESS, BATTERY CONTROLLER / REMOTE CONTROL VALVE SECTION - N.T.S.



- 1 ROTATOR SPRINKLER NOZZLE
- 2 SHRUB ADAPTER AND SCREEN
- 3 4" PVC SCH 80 THREADED NIPPLE
- 4 ANTI-DRAIN SPRING CHECK VALVE
- 5 12" PVC SCH 80 THREADED RISER
- 6 PVC SCH 40 TEE (SST)
- 7 FINISH GRADE
- 8 24" #4 REBAR
- 9 BALING WIRE
- 10 PIPE STABILIZER

NOTE:
1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

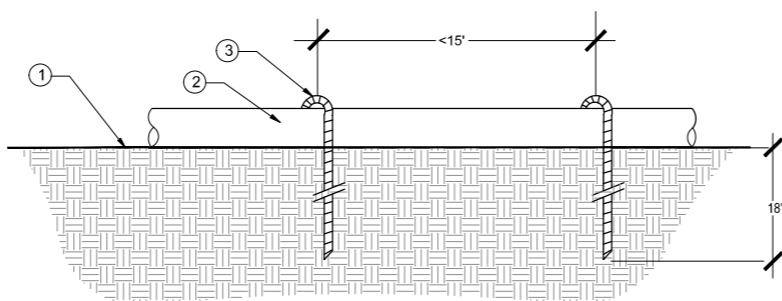
B TEMPORARY, ABOVE-GRADE ROTATOR SPRAY ON RISER SECTION - N.T.S.



- 1 INSTALL FLUSH WITH FINISH GRADE IN TURF AREAS
- 2 FINISH GRADE
- 3 POP-UP BODY WITH NOZZLE. REFER TO LEGEND
- 4 DEPTH PER MANUFACTURER'S SPECIFICATIONS
- 5 SWING JOINT ASSEMBLY, (3) PVC SCH 40 STREET ELLS WITH (1) 6" THREADED PVC SCH 80 NIPPLE
- 6 LINE SIZE PVC SCH 40 SLIP X SLIP X 1/2" FIPT TEE OR LINE SIZE SLIP X 1/2" FIPT ELL AT TERMINAL ENDS
- 7 PVC NON-PRESSURE LATERAL LINE. REFER TO PLAN FOR SIZE. 12" MIN. SOIL COVER FOR ALL 4" POP-UP HEADS

NOTE:
1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.
2. INSTALL A SPRING CHECK VALVE UNDERNEATH POP-UP HEAD FOR ALL HEADS AT ELEVATION EXCEEDING MANUFACTURER'S INTERNAL CHECK VALVE RATING

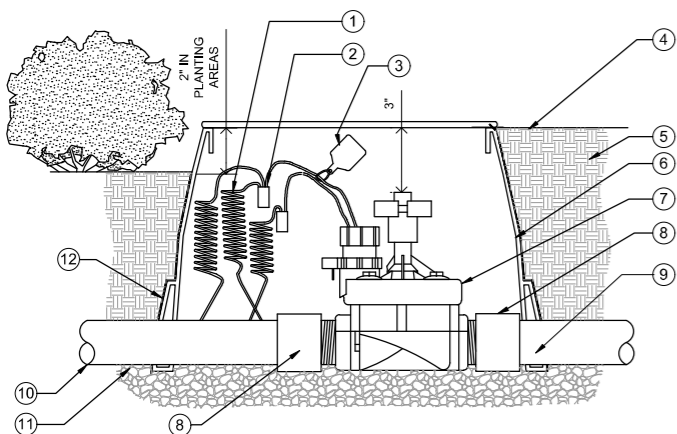
C POP-UP ROTOR OR ROTATOR SECTION - N.T.S.



- 1 FINISH GRADE
- 2 PVC-LATERAL PIPE
- 3 #4 REBAR BENT AS SHOWN OR PRE-BENT STEEL STABILIZERS

NOTES:
1. STABILIZERS SHALL BE PLACED NO GREATER THAN 15' APART, AT EACH SPRINKLER HEAD RISER AND AT ALL FITTINGS.
2. DRIVE STABILIZER INTO GROUND ON DOWNHILL SIDE OF PIPE FOR SLOPE AREAS.
3. PLACE ALL LATERALS ON GRADE EXCEPT AT CROSSINGS

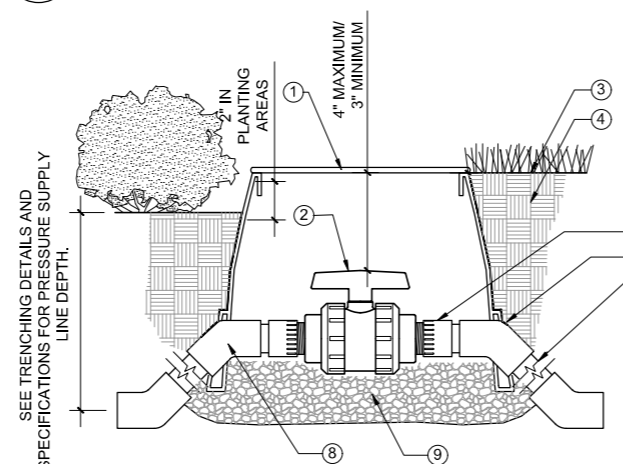
E ON-GRADE LATERAL PIPE WITH J-HOOK STABILIZERS SECTION - N.T.S.



- 1 CONTROL WIRE W/ 24" COILED EXPANSION LOOP.
- 2 WATERPROOF WIRE CONNECTOR.
- 3 I.D. TAG. (NYLON TIE THROUGH HOLE IN TAG).
- 4 FINISH GRADE.
- 5 BACKFILL MATERIAL.
- 6 RECTANGULAR VALVE BOX AND LID, WITH STAINLESS STEEL BOLT AND WASHER. (DO NOT CUT ADDITIONAL HOLES IN BOX).
- 7 CONTROL VALVE PER LEGEND, SEE PLAN FOR SIZE.
- 8 PVC SCH 80 MALE ADAPTER, 2 (ST) REQUIRED.
- 9 SUPPLY LINE FROM MANIFOLD.
- 10 NON-PRESSURE LATERAL LINE, SEE PLAN FOR SIZE.
- 11 3/4" GRAVEL BASE AND SUMP. (COMPACT GRAVEL FOR BOX BASE, DO NOT USE BLOCKS OR BRICKS, FILL GRAVEL TO BOTTOM OF VALVE.
- 12 FILTER FABRIC. WRAP 1 LAYER AROUND BOX COVERING HOLES.

NOTE:
1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

D REMOTE CONTROL VALVE SECTION - N.T.S.



- 1 10" DIA. ROUND VALVE BOX WITH LOCKING LID AND HARDWARE, SEE SPECS. (DO NOT CUT ADDITIONAL HOLES IN BOX)
- 2 ISOLATION BALL VALVE. REFER TO LEGEND.
- 3 FINISH GRADE.
- 4 BACKFILL MATERIAL.
- 5 PVC SCH 40 MALE ADAPTER, MIPT X SLIP, LINE/VALVE SIZE.
- 6 FILTER FABRIC. WRAP 1 LAYER AROUND BOX COVERING HOLES.
- 7 PRESSURE SUPPLY. LENGTH AS REQUIRED. REFER TO LEGEND FOR CLASS.
- 8 PVC SCH 40 45 DEGREE ELL'S. (4) REQUIRED.
- 9 3/4" GRAVEL BASE AND SUMP. (COMPACT GRAVEL FOR BOX BASE, DO NOT USE BLOCKS OR BRICKS TO BOTTOM OF VALVE.)

NOTE:
1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

F ISOLATION / MANIFOLD BALL VALVE SECTION - N.T.S.

These drawings and specifications are the property and copyright of KTUA PLANNING AND LANDSCAPE ARCHITECTURE, and shall not be used on any other work except by agreement with KTUA PLANNING AND LANDSCAPE ARCHITECTURE. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of KTUA PLANNING AND LANDSCAPE ARCHITECTURE prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

MEADOWS DEL MAR PARCEL 1

SEAL



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER: 018-012
DRAWN BY: AH, KC
CHECKED BY: BW, KWC, BE
SCALE: AS NOTED
ISSUE DATE: FEBRUARY 21, 2020

REF. NORTH:

SHEET TITLE:

CONSTRUCTION DOCUMENTS
IRRIGATION DETAILS

SHEET NUMBER:

L1.1

These drawings and specifications are the property and copyright of KTUA PLANNING AND LANDSCAPE ARCHITECTURE, and shall not be used on any other work except by agreement with KTUA PLANNING AND LANDSCAPE ARCHITECTURE. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of KTUA PLANNING AND LANDSCAPE ARCHITECTURE prior to the commencement of any work.

The Primary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

MEADOWS DEL MAR PARCEL 1

SEAL



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION	
JOB NUMBER:	018-012
DRAWN BY:	AH, KC
CHECKED BY:	BW, KWC, BE
SCALE:	AS NOTED
ISSUE DATE:	FEBRUARY 21, 2020

REF. NORTH:

SHEET TITLE:
CONSTRUCTION DOCUMENTS

PLANTING PLAN

SHEET NUMBER:

L2.0

REVEGETATION HYDROSEED MIX				
Scientific Name	COMMON NAME	MIN PLS	LBS/ACRE	TOTAL LBS
<i>ACHILLEA MILLIFOLIUM</i>	YARROW	85	2	0.30
<i>BROMUS CARINATUS</i>	CALIFORNIA BROME GRASS	85	12	1.78
<i>CASTILLEJA EXSERTA</i>	PURPLE OWL'S CLOVER	25	1	0.15
<i>ESCHSCHOLZIA CALIFORNICA</i>	CALIFORNIA POPPY	80	3	0.44
<i>FESTUCA MICROSTACHYS</i>	PACIFIC FESCUE	85	8	1.18
<i>LAYIA PLATYGLOSA</i>	TIDY TIPS	60	1	0.15
<i>SISYRINCHIUM BELLUM</i>	BLUE-EYED GRASS	85	2	0.30
<i>TRIFOLIUM CILIATUM</i>	FOOTHILL CLOVER	70	3	0.44
TOTALS			36	20.18

REVEGETATION CONTAINER STOCK						
SYMBOL	Scientific Name	COMMON NAME	HT. IN CONT.	WIDTH IN CONT.	CONT. SIZE	QUANT.
	<i>ADOLPHIA CALIFORNICA</i>	CALIFORNIA ADOLPHIA	6"-8"	6"-8"	1 Gal.	25
	<i>BACCHARIS PILULARIS</i>	COYOTE BUSH	6"-8"	8"-10"	5 Gal.	6
	<i>ERIOPHYLLUM CONFERTIFLORUM</i> VAR. <i>CONFERTIFOLIUM</i>	GOLDEN YARROW	6"-8"	6"-8"	1 Gal.	232 (24" O.C. SPACING)
	<i>LEMMUS (ELEYMUS) CONDENSATUS</i>	WILD RYE	6"-8"	6"-8"	1 Gal.	12
	<i>MIMULUS AURANTIACUS</i>	YELLOW BUSH MONKEY-FLOWER	6"-8"	6"-8"	1 Gal.	33
TOTAL CONTAINERS						308

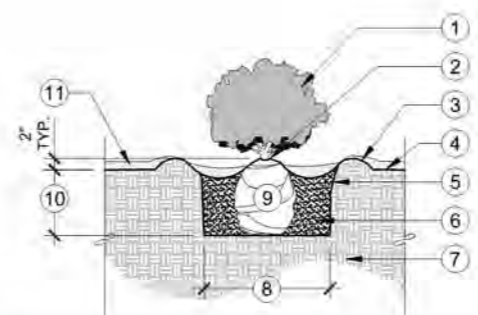
SOD: TALL FESCUE

NOTES:

- ALL CONTAINER STOCK TO BE PLANTED PER DETAIL A, THIS SHEET
- REFER TO SHEET L2.1 FOR PLANTING, SEEDING, AND BRUSH MANAGEMENT NOTES

LEGEND

- NEW NATIVE SHRUB
- SHRUB CROWN 2" (TYP.) ABOVE FINISH GRADE
- 2" HIGH WATERING BERM AROUND THE PLANT HAND COMPACTED BERM
- FINISH GRADE
- PLANT PIT W/ ROUGHENED SIDES
- LOOSENED NATIVE SOIL
- TOPSOIL AND NON-COMPACTED SUBGRADE
- 2X ROOTBALL DIAMETER MIN.
- UNDISTURBED ROOTBALL
- DEPTH OF ROOTBALL
- HYDROSEEDING SLOPE AREAS

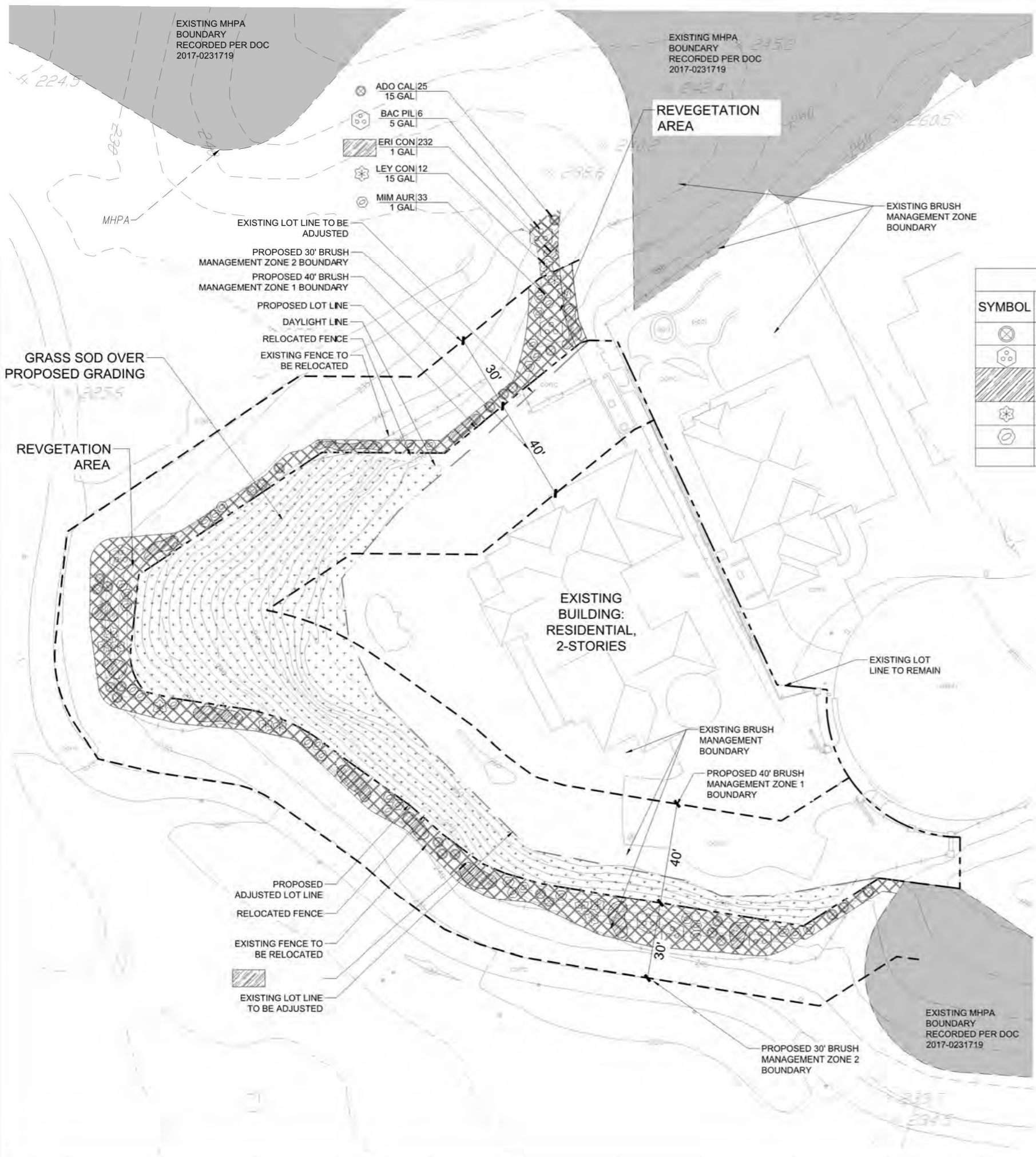
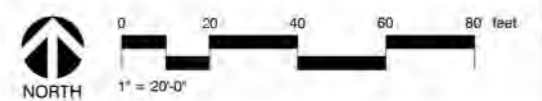


NOTES:

- SEE PLANTING NOTES, SHEET L2.1 FOR NATIVE PLANT INSTALLATION PROCEDURES AND ADDITIONAL INFORMATION.
- PLANT SHOULD BE REMOVED FROM POT WITH AS LITTLE DISTURBANCE TO THE ROOTBALL AS POSSIBLE.

A NATIVE SHRUB PLANTING SECTION

NOT TO SCALE



GENERAL PLANTING NOTES:

- ALL FINISH GRADING AND LANDSCAPE OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT DRAWINGS, DETAILS FOR ALL PLANTING REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CHANGED CONDITIONS WHICH OCCUR ON PROJECT SITE WHICH ARE NOT REFLECTED ON PLANS.
- REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-INCH (1") FROM ALL PLANTING AREAS, AND DISPOSE OF APPROPRIATELY OFF-SITE.
- CONTRACTOR SHALL PROVIDE ELECTRONIC PHOTOGRAPHS OF EACH SHRUB SPECIES FOR APPROVAL, PRIOR TO PURCHASE AND INSTALLATION. PHOTOGRAPHS SHALL BE AN ACCURATE REPRESENTATION OF THE SHRUBS TO BE USED ON THE PROJECT, SHOWING A MINIMUM OF THREE (3) SAMPLES OF THE SPECIES TO BE PROVIDED, REPRESENTING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. PHOTOS SHALL BE TRANSMITTED TO THE OWNER'S REPRESENTATIVE VIA EMAIL AND/OR OTHER ELECTRONIC MEDIA. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT (GENUS, SPECIES, VARIETY, CULTIVAR, ETC.), PLANT SIZE, AND THE NAME OF THE GROWING NURSERY.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL WHICH HAS BEEN DAMAGED OR IS IN POOR CONDITION. THE OWNER'S REPRESENTATIVE SHALL DETERMINE ACCEPTABILITY OF SUBJECT PLANT MATERIAL.
- PLANT MATERIAL SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO POOR CONDITION, FORM, OR DAMAGE PRIOR TO, DURING, OR AFTER THE PLANTING PROCESS.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE SHALL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING BOTH COMMON AND SCIENTIFIC NAMES.
- THE PLANTING PLANS ARE DIAGRAMMATIC. PLANT MATERIALS SHALL BE SPOTTED AS SHOWN ON THE DRAWINGS. LAYOUT OF ALL OTHER PLANT MATERIALS SHALL BE APPROVED IN THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACING.
- CONTRACTOR SHALL COORDINATE LANDSCAPE WORK WITH THE WORK OF OTHER TRADES AND PROFESSIONS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IF A CONFLICT IS EVIDENT.
- REMOVE ALL TYING MATERIALS, MARKING TAPES, AND NURSERY STAKES AT THE TIME OF PLANTING.
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND OTHER IMPROVEMENTS OUTSIDE THE LIMITS OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGES INCURRED DURING CONSTRUCTION.
- THE MAINTENANCE PERIOD SHALL BEGIN ONLY UPON WRITTEN ACCEPTANCE OF THE COMPLETED PLANTED AREAS BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
- PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIAL WITHIN EACH SPECIES AND SIZE DESIGNATED BY THE DRAWINGS.
- FURNISH ALL DELIVERY SLIPS OF THE SPECIFIED AMENDMENTS TO THE CONSTRUCTION MANAGEMENT SUPERVISOR AND OWNER'S REPRESENTATIVE FOR REVIEW AFTER PLANT INSTALLATION. IF IT IS DETERMINED MORE AMOUNTS ARE NEEDED, CONTRACTOR WILL BE REQUIRED TO ADD INTO SOIL WITH OBSERVATION OR PROVIDE CREDIT BACK TO OWNER.
- ALL PLANTING AREAS SHALL BE GRADED TO HAVE POSITIVE DRAINAGE (2% MIN.) AWAY FROM THE FENCE AND STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING LANDSCAPE WITHIN SCOPE AREA. ALL PLANTING WITHIN SCOPE OF WORK AREAS ARE TO BE KEPT FREE OF LITTER AND DEBRIS. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. ALL DISEASED OR DEAD PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACE PLANTINGS IF DAMAGED, WITH LIKE SIZE, DURING CONSTRUCTION.

SEEDING:

- ALL SEED IDENTIFIED IN THE PLANT PALETTE SHALL BE SUPPLIED BY AN EXPERIENCED CALIFORNIA NATIVE PLANT NURSERY OR SEED COMPANY SUCH AS, BUT NOT LIMITED TO, S&S SEEDS, RECON NATIVE, OR TREE OF LIFE NURSERY.
- ALL SEED SHALL BE LABELED ACCORDING TO STATE AND FEDERAL LAWS AND BE DELIVERED TO THE PROJECT SITE IN SEALED CONTAINERS.
- THE QUANTITY OF PURE LIVE SEED SUPPLIED SHALL MEET OR EXCEED THE QUANTITY SHOWN IN THE SPECIFIED SEED MIX. SEED SHALL NOT CONTAIN MORE THAN 0.5 PERCENT WEED SEED BY VOLUME.
- EACH SEALED CONTAINER SHALL INCLUDE ORIGINAL SEED SUPPLIER'S TAGS INDICATING THE CONTAINER WEIGHT, SEED TYPE (GENUS AND SPECIES), SOURCE, COLLECTION DATE, PERCENT PURITY OF THE SEED, PERCENT SEED GERMINATION, AND DATE THE SEED WAS TESTED. IF NOT GUARANTEED BY THE SUPPLIER, AT TIME OF DELIVERY, SAMPLES MUST BE DRAWN FROM EACH SEED MIX BY THE PROJECT BIOLOGIST AND TESTED TO ENSURE COMPLIANCE WITH THE SEED SPECIFICATIONS. THE SEED SUPPLIER SHALL CERTIFY IN WRITING THE LOCATION AND DATE OF SEED COLLECTION.
- NO PLANT SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED BY THE PROJECT BIOLOGIST.
- A MYCHORRHIZAL INOCULATION SHALL BE PREPARED BY THE SEED SUPPLIER FOR THE SPECIFIED SEED MIX. COMMERCIALY AVAILABLE ENDONET OR EQUIVALENT GRANULAR ARBUSCULAR MYCHORRHIZAL INNOCUOUS WILL BE INCORPORATED INTO THE SEED MIXTURE PRIOR TO APPLICATION.
- THE SEED BED SHALL BE MOISTENED PRIOR TO PLANTING BY IRRIGATING THE RESTORATION SITE FOR THREE CONSECUTIVE DAYS TO THOROUGHLY MOISTEN THE TOP 6 INCHES OF SOIL. SOIL SURFACE SHALL BE ALLOWED TO DRY BEFORE PLANTING TO AVOID A MUDDY SUBSTRATE.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE SYSTEM SHALL USE OVERHEAD ROTOR SPRINKLERS AND ON-GRADE PIPE.

SEED APPLICATION:

- SEEDS SHALL BE APPLIED VIA A SINGLE APPLICATION HYDROSEED METHOD.
- HYDROSEED MIX SHALL CONTAIN 1,500 POUNDS OF WOOD FIBER MULCH PER ACRE, TACKIFIER, AND TEMPORARY, BIODEGRADABLE GREEN DYE TO AID IN UNIFORM APPLICATION.
- ALL SEEDING SHALL OCCUR BETWEEN THE MONTHS OF OCTOBER AND FEBRUARY TO ENSURE OPTIMAL GERMINATION AND GROWING CONDITIONS TO ALLOW THE PLANTS TO ESTABLISH NATURALLY WITH MINIMAL SUPPLEMENTAL IRRIGATION.

SEEDING SHALL OCCUR AFTER THE REMOVAL OF WEEDS, AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST.

BRUSH MANAGEMENT OVERVIEW:

THERE ARE TWO ZONES OF VEGETATION: BRUSH MANAGEMENT ZONE 1 AND BRUSH MANAGEMENT ZONE 2. THE BRUSH MANAGEMENT ZONES EXTEND FROM THE BUILDING EDGES AND ADHERE TO THE REQUIREMENTS IN THE SAN DIEGO MUNICIPAL CODE SECTION 142.0412.

BRUSH MANAGEMENT REQUIREMENTS:

ZONE ONE REQUIREMENTS:

- 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.
- 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 NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR TYPE IV OR HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - 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.
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

ZONE TWO:

- 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.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- 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.
- 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:
 - 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.
 - 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.
 - ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, 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.
 - 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.
- 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.

OFFSITE BRUSH MANAGEMENT / ADJACENT PROPERTIES:

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 - BRUSHWEED COMPLAINT LINE AT (619) 533-4444



PLANNING AND LANDSCAPE ARCHITECTURE
3916 Normal Street
San Diego, California 92103
T. 619-294-4477
F. 619-294-9965
W. www.ktua.com

These drawings and specifications are the property and copyright of KTUA PLANNING AND LANDSCAPE ARCHITECTURE, and shall not be used on any other work except by agreement with KTUA PLANNING AND LANDSCAPE ARCHITECTURE. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of KTUA PLANNING AND LANDSCAPE ARCHITECTURE prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

MEADOWS DEL MAR PARCEL 1

SEAL



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER: 018-012
DRAWN BY: AH, KC
CHECKED BY: BW, KWC, BE
SCALE: AS NOTED
ISSUE DATE: FEBRUARY 21, 2020

REF. NORTH:

SHEET TITLE:

CONSTRUCTION DOCUMENTS

PLANTING PLAN

SHEET NUMBER:

L2.1