

# Report to the Hearing Officer

DATE ISSUED: November 16, 2022 REPORT NO. HO-22-052

HEARING DATE: November 30, 2022

SUBJECT: Euclid and Naranja, Process Three Decision

PROJECT NUMBER: 697291

#### **SUMMARY**

<u>Issue:</u> Should the Hearing Officer approve the construction of a one-story, 1,800-square-foot (SF) commercial building with drive-through on a vacant building pad located within a portion of a 0.85-acre site which contains an existing 3,340 SF commercial building with a drive-through located at 353 Euclid Avenue within the Encanto Neighborhoods Community Planning area?

<u>Staff Recommendation</u>: APPROVE Site Development Permit No. 2584331, Conditional Use Permit No. 2584332 and Neighborhood Development Permit No. 2603611, and amendments to Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618.

<u>Community Planning Group Recommendation</u>: On August 15, 2022, the Encanto Neighborhoods (Chollas Valley) Community Planning Group voted 9-0-0 to recommend approval of the project without conditions (Attachment 8).

<u>Environmental Review</u>: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 - Infill Development. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 27, 2022, and the opportunity to appeal that determination ended October 11, 2022 (Attachment 7).

#### BACKGROUND

The 0.85-acre site consists of two contiguous parcels and is currently developed with a 3,340 SF commercial building with a drive-through located at 353 Euclid Avenue within the Encanto Neighborhoods Community Plan (Community Plan) area. The project site is in the CC-3-6 zone, Community Plan Implementation Overlay Zone (CPIOZ) Type-A, Promise Zone, Transit Priority Area, and Airport Influence Area of the San Diego International Airport.

On April 29, 2020, a Conditional Use Permit, Site Development Permit, and Neighborhood Development Permit (Attachment 6) was approved by the Hearing Officer for the site that included developing a 3,340-square-foot commercial building with a drive-through with allowed lot coverage and transparency deviations. The project site is located within an urbanized neighborhood surrounded by development along a mixed-use corridor that is in close proximity to the Euclid Avenue Trolley Station (Attachments 1-3).

- Pursuant to San Diego Municipal Code (SDMC) Section <u>126.0502</u> and <u>143.0110</u> a Process 3, Site Development Permit is required for development in a Special Flood Hazard Area;
- Pursuant to SDMC Section <u>126.0302</u> and <u>141.0607</u>, a Process 3, Conditional Use permit is required for eating and drinking establishments with drive-through service in the CC 3-6 zone;
- Pursuant to SDMC Section <u>126.0402(q)</u> and <u>143.0915(b)(1)</u> a Process 2, Neighborhood
  Development Permit for deviations from the municipal code for in-fill projects in the Promise
  overlay Zone.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation Processing regulations contained in SDMC Section 112.0103. Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

#### **DISCUSSION**

The project consists of the construction of a 1,800-square-foot restaurant (Building A) with a drive-through, parking and associated site improvements located at 353 Euclid Avenue, on a vacant pad within a portion of a 0.85-acre site, adjacent to an existing commercial building with a drive-through (Building B) (Attachment 10). The project includes an amendment to the previously approved deviations for lot coverage and transparency.

A lot coverage deviation (26 percent where at least 35 percent is required) was previously approved under the original permit since the northern portion of the site is mapped as a floodway, which precludes building habitable structures in that location, thereby reducing the developable area. The new project reduces lot coverage to 14 percent which is necessary to accommodate the new drive-through and site improvements. By reducing required coverage, the property can be developed with commercial buildings with the necessary parking, circulation, access, storm water biofiltration basin, and keep all habitable structures out of the floodplain.

The transparency deviation was also previously approved under the original permit to allow less than 50 percent of the street wall between three and ten feet above the sidewalk to be transparent. Clear glass visible into a commercial or residential use is required per SDMC 131.0552. Glazing is provided along the Euclid Avenue frontage, but it does not meet the SDMC requirements. The grading required to elevate the proposed buildings at least two feet above the flood elevation results in buildings that sit up to 4.5 feet higher than the street. The visibility that would be provided by strict adherence to this requirement is of limited utility, as it would not allow meaningful visibility into the property from the street level.

The Community Plan designates the site for Community Mixed-Use-Medium density land uses (30-44 dwelling units per acre) which is intended to serve the commercial needs of the community at large with an emphasis in the integration of commercial and residential uses. The project complies with this land use designation by providing a complementary commercial use that is in close proximity to a transit station. The project is consistent with the Community Plan by providing a design that is compatible with the adjacent neighborhood uses, includes a street frontage with an active plaza, and provides new bicycle facilities and sidewalk improvements that enhance the pedestrian experience. The project is also consistent with the Promise Zone Initiative of increasing economic activity and creating jobs within the Encanto Community Plan Area.

The project site is located within an urbanized neighborhood surrounded by existing development and does not contain any sensitive riparian habitat or other identified habitat community. The northern portion of the project site is in a 100-year floodway, and the balance of the site is located in the 100-year floodplain, both of which are considered Environmentally Sensitive Lands (ESL) by the SDMC. However, the project has been designed to not adversely impact the floodway. Due to the project's location within the flood plain the building pad elevation will be raised two (2) feet above the base flood elevation. A drainage study for the project was reviewed and accepted by staff and the project as proposed would comply with the City's drainage regulations and standards. Staff has also reviewed and accepted a geotechnical report for the site that concluded the project would adequately addresses the site's soil and geologic conditions.

The project permit also contains specific requirements and permit conditions to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing storm water construction best management practices (BMPs) and a maintenance agreement for ongoing permanent BMP maintenance; assure by permit and bond the completion of all grading and public improvements; require that all proposed water and sewer facilities within the public right-of-way be complete and operational; require existing and proposed water lines to pass through a permitted, private, and above ground, backflow prevention device; and require that sewer service laterals serving the site pass through a permitted sewer cleanout located adjacent to the right-of-way property line.

Staff has reviewed the proposal, including all issues identified through the review process, and determined that all project issues have been adequately addressed. The project as proposed would conform to the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are hereby presented to the Hearing Officer for consideration.

#### **ALTERNATIVES**

- 1. APPROVE Site Development Permit No. 2584331, Conditional Use Permit No. 2584332 and Neighborhood Development Permit No. 2603611, and amendments to Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 with modifications.
- 2. DENY Site Development Permit No. 2584331, Conditional Use Permit No. 2584332 and Neighborhood Development Permit No. 2603611, and amendments to Site Development

Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

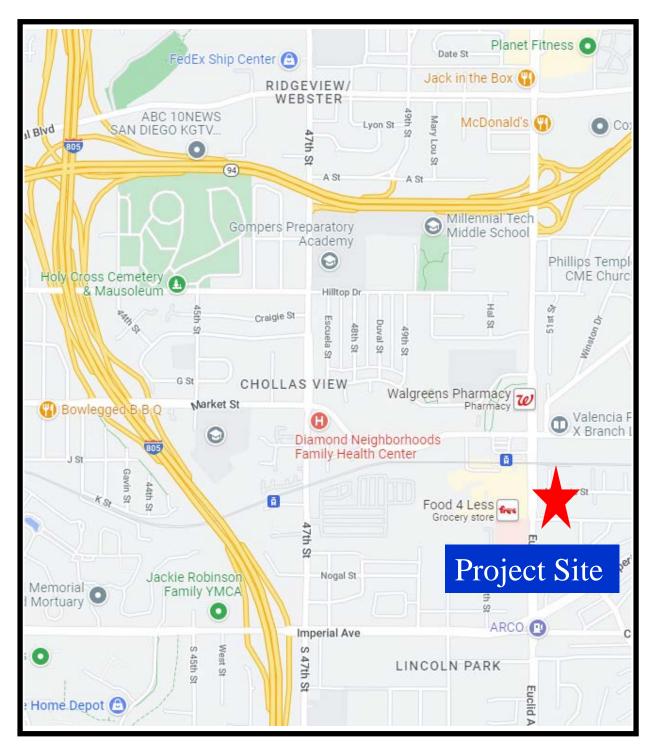
Veronica Davison

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. Permit for Project No. 616955
- 7. Notice of Right to Appeal (NORA)
- 8. Community Planning Group Recommendation
- 9. Ownership Disclosure Statement
- 10. Project Plans

#### **ATTACHMENT 1**

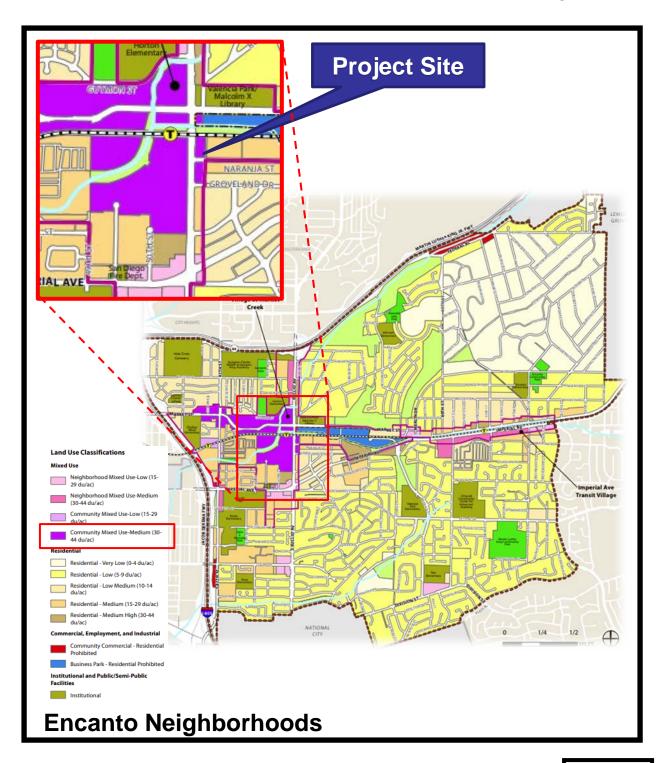




# **Project Location**

Euclid and Naranja, Project No. 697291 409 Euclid Avenue







# **Community Land Use Map**

Euclid and Naranja, Project No. 697291 409 Euclid Avenue







# **Aerial Photo**

Euclid and Naranja, Project No. 697291 409 Euclid Avenue



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_\_ SITE DEVELOPMENT PERMIT NO. 2584331 CONDITIONAL USE PERMIT NO. 2584332 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2603611

**EUCLID AND NARANJA - PROJECT NO. 697291** 

AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 2193119,
AMENDMENT TO CONDITIONAL USE PERMIT NO. 2193121
AND AMENDMENT TO NEIGHBORHOOD DEVELOPMENT NO. PERMIT 2355618

WHEREAS, WIZARD OF OZ FUND, LLC, a Delaware Limited Liability Company,

Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 1,800-square-foot (SF), single-story commercial building with a drive-through on a vacant pad located within a portion of a 0.85-acre site which contains an existing 3,340 SF commercial building with a drive-through (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2584331, Conditional Use Permit No. 2584332, Neighborhood Development Permit No. 2603611, and amendments to Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618, on portions of a 0.85-acre site;

WHEREAS, the project site is located at 353 Euclid Avenue and is in the CC-3-6 Zone,
Community Plan Implementation Overlay Zone A, Promise Zone, Transit Priority Area, and Airport
Influence Area of the San Diego International Airport within the Encanto Neighborhoods Community
Plan area:

WHEREAS, the project site is legally described as Parcel 8 (APN: 548-051-18-00): Lot L in Block 10 of Las Alturas No. 3, in the City of San Diego, County of San Diego, State of California, according to Map No. 1988, filed in the Office of the County Recorder of San Diego County, January 27, 1927.

Parcel 9 (APN: 548-051-17-00): Lot M in Block 10 of Las Alturas No. 3, in the City of San Diego, County of San Diego, State of California, according to Map No. 1988, filed in the Office of the County Recorder of San Diego County, January 19, 1927;

WHEREAS, on September 27, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 30, 2022, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2584331, Conditional Use Permit No. 2584332, Neighborhood Development Permit No. 2603611, and amendments to Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2584331, Conditional Use Permit No. 2584332, Neighborhood Development Permit No. 2603611, and amendments to Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618:

# A. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0501]</u>

- a. <u>Findings for Site Development Permits San Diego Municipal Code (SDMC) Section</u> 126.0505(a)(1-3):
  - 1. The proposed development will not adversely affect the applicable land use plan.

On April 29, 2020, a Conditional Use Permit, Site Development Permit, and Neighborhood Development Permit was approved by the Hearing Officer for the site that included developing the existing 3,340 SF commercial building with a drive-through at this two-parcel site within the Encanto Neighborhoods Community Plan area (Community Plan). This project is an amendment to the previously approved permit and is for the construction of a 1,800 SF, single-story (Building A) with a drive-through for restaurant use located at 353 Euclid Avenue. The proposed building will

be located on a vacant pad within a portion of a 0.85-acre site adjacent to an existing commercial building (Building B).

The Community Plan designates the site for Community Mixed-Use-Medium density land uses (30-44 dwelling units per acre) which is intended to serve the commercial needs of the community at large with emphasis in the integration of commercial and residential uses. The Project complies with this land use designation by providing a commercial use in close proximity to a transit station (Euclid Avenue). The project is consistent with the Community Plan by providing a design that is compatible with the adjacent neighborhood uses, it includes a street frontage with an active plaza and provides new bicycle facilities and sidewalk improvements that enhance the pedestrian experience. The project is also consistent with the Promise Zone Initiative of increasing economic activity and creating jobs within the Encanto Community Plan area. Therefore, the project will not adversely affect the applicable land use plan.

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

The project site is located within an urbanized neighborhood surrounded by existing development. The project site is located within a Special Flood Hazard area; however, the project has been designed to not adversely impact the floodway. Due to the Project's location within the flood plain, the building pad elevation will be raised at least two (2) feet above the base flood elevation. A drainage study for the project was reviewed and accepted by staff and the Project as proposed would comply with the City's drainage regulations and standards. Staff has also reviewed and accepted a geotechnical report for the site that concluded the Project would adequately address the site's soil and geologic conditions.

The project permit also contains specific requirements and permit conditions to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include: implementing storm water construction best management practices (BMPs) and a maintenance agreement for ongoing permanent BMP maintenance; assure by permit and bond the completion of all grading and public improvements; require that all proposed water and sewer facilities within the public right-of-way be complete and operational; require existing and proposed water lines to pass through a permitted, private, and above ground, backflow prevention device; and require that sewer service laterals serving the site pass through a permitted sewer cleanout located adjacent to the right-of-way property line. Therefore, the proposed development 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 project is being developed in accordance with the requirements of the CC-3-6 Zone, except for a lot coverage deviation and a transparency deviation. A lot

coverage deviation (26-percent where at least 35-percent is required) was previously approved under the original permit since the northern portion of the site is mapped as a floodway, which precludes building habitable structures within the floodway, thereby reducing the developable area. The new project proposal reduces lot coverage to 14-percent where 35-percent is required which is necessary to accommodate the new drive-through and site improvements. This deviation also promotes public health and safety since only parking and related improvements will be located within the floodway.

The transparency deviation was also previously approved under the original permit due to the presence of the flood hazard area onsite to facilitate infill development. SDMC Section 131.0552 requires that a minimum of 50-percent of street wall area between 3 and 10 feet above the sidewalk shall be transparent with clear glass visible into a commercial or residential use. Glazing is provided along the Euclid Avenue frontage, however, does not meet the SDMC requirement. Grading is required to elevate the buildings at least two feet above the flood elevation which will result in buildings that sit up to 4.5 feet higher than the street. The visibility that would be provided by strict adherence to this requirement is of limited utility, as it would not allow meaningful visibility into the property from the street level. This deviation is needed as a result of the impractical value of meeting the 50-percent transparency requirement, which is low along Euclid Avenue, and to facilitate infill development in the Promise Zone to increase economic activity and job creation for the Encanto community. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

# b. <u>Supplemental Findings for Site Development Permits - Environmentally Sensitive Lands - SDMC Section 126.0505(b)(1-6)</u>

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

The project site is located within an urbanized neighborhood surrounded by existing development and does not contain any sensitive riparian habitat or other identified habitat community. The project is in a Special Flood Hazard Area; therefore, the project has been designed to not adversely impact the floodway. Due to the Project's location within the flood plain, the building pad elevation will be raised two (2) feet above the base flood elevation. A drainage study for the project was reviewed and accepted by staff and the project as proposed would comply with the City's drainage regulations and standards. Staff has also reviewed and accepted a geotechnical report for the site that concluded the project adequately addresses the site's soil and geologic conditions.

In addition, the project is being developed in accordance with the requirements of the CC-3-6 zone, including a lot coverage deviation and a transparency deviation that will not adversely impact the site and will facilitate infill development in the Promise Zone to increase economic activity and job creation for the community. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project will not result in undue geologic risk, erosional forces, or flood and fire hazards. The project site is located within an urbanized neighborhood surrounded by existing development. Staff has reviewed and accepted a geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. The project was also designed to not adversely impact the floodway. Due to the Project's location within the flood plain, the building pad elevation will be raised two (2) feet above the base flood elevation. A drainage study for the project was also reviewed and accepted by staff and the project as proposed would comply with the City's drainage regulations and standards. Therefore, the project will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The northern portion of the project site is in a 100-year floodway, and the balance of the site is located in the 100-year floodplain, both of which are considered Environmentally Sensitive Lands (ESL) by the SDMC. However, the project has been designed to not adversely impact the floodway. Due to the Project's location within the flood plain, the building pad elevation will be raised two (2) feet above the base flood elevation. A drainage study for the project was reviewed and accepted by staff and the project as proposed would comply with the City's drainage regulations and standards. Staff has also reviewed and accepted a geotechnical report for the site that concluded the project adequately addresses the site's soil and geologic conditions.

In addition, the project is being developed in accordance with the requirements of the CC-3-6 zone, except for a lot coverage deviation and a transparency deviation that will not adversely impact the site and will facilitate infill development in the Promise Zone to increase economic activity and job creation for the community. Therefore, the proposed development would be sited and designed to prevent adverse impacts on adjacent environmentally sensitive lands.

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

The project site is located within an urbanized neighborhood surrounded by existing development. The site does not contain, nor is it adjacent to any Multi-Habitat Planning Area lands or vernal pool habitats. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The project site is approximately five (5) miles inland from the San Diego Bay, the Pacific Ocean, public beaches and local shoreline. The Project will incorporate an onsite bio-filtration detention basin to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

Development of the Project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction best management practices (BMPs), ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with Project development would be addressed through conformance with applicable elements of the City's storm water program and related National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation, east of the San Diego Bay. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 - Infill Development. There are no mitigation requirements for the project.

#### B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0401]

a. Findings for Neighborhood Development Permits - SDMC Section 126.0404(a)(1-3):

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

As set forth in Finding A.a.1 above, which is herein incorporated by reference, the proposed development will not adversely affect the applicable land use plan.

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

As set forth in Finding A.a.2 above, which is herein incorporated by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As set forth in Finding A.a.3 above, which is herein incorporated by reference, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

- b. <u>Supplemental Neighborhood Development Permit Findings Infill Projects SDMC Section 126.0404(f)(1-2)</u>
  - 1. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The project will construct a 1,800 SF restaurant with a drive-through on a vacant pad on a site with an existing 3,340 SF commercial building at 353 Euclid Avenue. There is no residential development proposed. The project accomplishes the goal of developing an infill project that is supported by the Community Plan and the Promise Zone Initiative of increasing economic activity and creating jobs for the community. The project promotes sustainability by transforming a vacant lot with improved public amenities in a mixed-use corridor that in close proximity to a transit station, providing pedestrian and bicycle infrastructure, creating outdoor places for gathering, and providing electric vehicle charging stations. Therefore, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

2. Any proposed deviations are appropriate for the proposed location.

Two deviations from the development regulations of the CC-3-6 zone are requested as a part of this development. They are requested due to the presence of a Special Flood Hazard Area on the site.

Deviation 1: A lot coverage deviation (26 percent where at least 35 percent is required) was previously approved under the original permit since the northern

portion of the site is mapped as a floodway, which precludes building habitable structures in that location, thereby reducing the developable area. The new project reduces lot coverage to 14 percent which is necessary to accommodate the new drive-through and site improvements. By reducing required coverage, the property can be developed with commercial buildings with the necessary parking, circulation, access, storm water biofiltration basin, and keep all habitable structures out of the floodplain.

Deviation 2: The transparency deviation was also previously approved under the original permit to allow less than 50 percent of the street wall between three and ten feet above the sidewalk to be transparent. Clear glass visible into a commercial or residential use is required per SDMC 131.0552. Glazing is provided along the Euclid Avenue frontage, but it does not meet the SDMC requirements. The grading required to elevate the proposed buildings at least two feet above the flood elevation results in buildings that sit up to 4.5 feet higher than the street. The visibility that would be provided by strict adherence to this requirement is of limited utility, as it would not allow meaningful visibility into the property from the street level.

The requested deviations are appropriate for the proposed location and will materially assist in the development of an in-fill project at this site by reducing the complexity and cost of development at the site.

# **CONDITIONAL USE PERMIT [SDMC Section 126.0301]**

#### Findings for Conditional Use Permits - SDMC Section 126.0305(a-d):

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

As set forth in Finding A.a.1 above, which is herein incorporated by reference, the proposed development will not adversely affect the applicable land use plan.

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

As set forth in Finding A.a.2 above, which is herein incorporated by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As set forth in Finding A.a.3 above, which is herein incorporated by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The project site is located within an urbanized neighborhood surrounded by existing development. The project was designed to comply with the regulations of the underlying CC-3-6 zone including setbacks and building height (21 feet) that is under the maximum height limit (65 feet), with 2 deviations: lot coverage and transparency.

The Community Plan designates the site for Community Mixed-Use-Medium density land uses (30-44 dwelling units per acre) which is intended to serve the commercial needs of the community at large with emphasis in the integration of commercial and residential uses. The project complies with this land use designation by providing a commercial use in close proximity to a transit station (Euclid Avenue), which is supported by the Community Plan. The project is consistent with the Community Plan by providing a design that is compatible with the adjacent neighborhood uses, including a street frontage with an active plaza, and provides new bicycle facilities and sidewalk improvements that enhance the pedestrian experience. The project is also consistent with the Promise Zone Initiative of increasing economic activity and creating jobs for the community. Therefore, the proposed use is appropriate at the proposed location.

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. 2584331, Conditional Use Permit No. 2584332, Neighborhood Development Permit No. 2603611, an amendment to Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2584331, Conditional Use Permit No. 2584332, Neighborhood Development Permit No. 2603611, an amendment to Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618, a copy of which is attached hereto and made a part hereof.

# **ATTACHMENT 4**

Veronica Davison Development Project Manager Development Services

Adopted on: November 30, 2022

IO#: 24009049



# **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: 24009049** 

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2584331
CONDITIONAL USE PERMIT No. 2584332
NEIGHBORHOOD DEVELOPMENT PERMIT No. 2603611
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 2193119,
AMENDMENT TO CONDITIONAL USE PERMIT NO. 2193121
AND AMENDMENT TO NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2355618
EUCLID AND NARANJA - PROJECT NO. 697291

#### **HEARING OFFICER**

This Site Development Permit (SDP) No. 2584331, Conditional Use Permit (CUP) No. 2584332, Neighborhood Development Permit (NDP) No. 2603611, amendment to SDP No. 2193119, CUP No. 2193121, and NDP No. 2355618 is granted by the Hearing Officer of the City of San Diego to WIZARD OF OZ FUND, LLC, a Delaware Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502, 126.0303, and 126.0402. The 0.85-acre site is located at 353 Euclid Avenue and is in the CC-3-6 Zone, Community Plan Implementation Overlay Zone Type A, Promise Zone, Transit Priority Area, and Airport Influence Area for the San Diego International Airport within the Encanto Neighborhoods Community Plan Area. The project site is legally described as: Parcel 8: (APN: 548-051-18-00): Lot "L" in Block 10 of Las Alturas No. 3, in the City of San Diego, County of San Diego, State of California, according to Map No. 1988, filed in the Office of the County Recorder of San Diego County, January 27, 1927. Parcel 9: (APN: 548-051-17-00): Lot "M" in Block 10 of Las Alturas No. 3, in the City of San Diego, County of San Diego, State of California, according to Map No. 1988, filed in the Office of the County Recorder of San Diego County, January 19, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to modify configuration of previously approved site and 2-building plan to add drive-through and to amend lot coverage and transparency deviations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 30, 2022, on file in the Development Services Department.

The project shall include:

- a. Modify previous approval to construct two buildings and one drive-through. The project includes construction of a 1,800-square-foot single-story commercial building (Building A) with a drive-through on a site with an existing 3,340-square-foot commercial building (Building B) with a drive through;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### **STANDARD REQUIREMENTS:**

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 14, 2025.
- 2. All conditions of Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 approved by the Hearing Officer on April 29, 2020, recorded on June 3, 2020, as San Diego County Recorder Document No. 2020-0282976, remain in full force and effect.
- 3. 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.
- 4. 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.
- 5. 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.

- 6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 7. 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.).
- 8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
- 10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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" conditions(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.

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

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

#### **ENGINEERING REQUIREMENTS:**

- 13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, satisfactory to the City Engineer.
- 14. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
- 15. The drainage system proposed for this development is private and subject to approval by the City Engineer.
- 16. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
- 17. Prior to issuance of any construction permits, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted.
- 18. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
- 19. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

20. Prior to building occupancy, the Owner/Permittee shall assure by permit and bond the completion of all grading and public improvements, permitted under PTS 654029 Drawing No. 41713-D, satisfactory to the City Engineer.

## **PLANNING/DESIGN REQUIREMENTS:**

- 21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
- 22. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
- 23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

## **TRANSPORTATION REQUIREMENTS**

- 24. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
- 25. The Owner/Permittee will provide the following Vehicle Miles Traveled (VMT) reduction measure: Install pedestrian resting area/recreation node on-site adjacent to the public pedestrian walkway. The 762-square-foot area shall be designated near the intersection of Euclid Avenue and Naranja Street, as shown in Exhibit A. This improvement shall be completed and operational prior to the issuance of a Certificate of Occupancy.

# **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

- 26. Prior to the issuance of any construction permits, all proposed water and sewer facilities within the public right-of-way (ROW) and/or public easement (as detailed on the approved Exhibit 'A' or within the approved Water and Sewer Study) shall be complete and operational, in a manner satisfactory to the Public Utilities Director and the City Engineer.
- 27. Prior to the issuance of a Certificate of Occupancy, all existing and proposed water lines serving this development (including domestic, irrigation and fire) must pass through a permitted, private, above ground, backflow prevention device (BFPD).
- 28. Prior to the issuance of any construction permits, any existing water service as shown on Exhibit 'A' as to be retained, which is subsequently determined to be inadequately sized, requires that the applicant obtain a permit for the following: kill the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director and City

Engineer. The new main connection should be at least 30 inches from any prior water service line connection, 5 feet from any driveway, and 10 feet from any active sewer lateral.

- 29. Prior to the issuance of a Certificate of Occupancy, any damages caused to the City's public water and sewer facilities, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer, in accordance with SDMC Section 142.0607.
- 30. Prior to the issuance of any construction permits, any private improvement which lies within a public ROW or easement tied to the development's property which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. trees or shrubs greater than 3 feet high and less than 5 feet from water lines or 10 feet for sewer), enhanced paving, storage, non-irrigation pipelines, or structures of any kind) must be removed unless the property title encumbrances include an Encroachment Maintenance and Removal Agreement (EMRA) which authorizes that specific private improvement at that specific location.
- 31. Prior to the issuance of any construction permits, all private sewer lines associated with the development which connect directly to a public sewer main must be located and labeled on an approved City Construction Record Drawing (D-Sheet) to clearly convey all of the following: the sewer line's non-public status (PRIVATE), its nominal inside diameter, the type of material it is constructed of, and its authorization to encroach (i.e. the City approved EMRA #).
- 32. Prior to the issuance of a Certificate of Occupancy, the Owner/Permittee is required to ensure that any and all separately titled units which share private water and/or sewer service connections to the City's public water and/or sewer systems have their titles encumbered by Conditions Covenants and Restrictions (CC&Rs). The CC&Rs must be written to ensure (to the satisfaction of the Public Utilities Director) that the operation and maintenance of the private water and/or sewer services will be provided for in perpetuity.
- 33. Prior to the issuance of any construction permits, the sewer service laterals serving this development must pass through a permitted sewer cleanout located adjacent to the ROW property line whose purpose is to allow cleaning of that portion of the sewer lateral located within the public ROW (or public easement), or the cleanout must be located, labeled, and included within the proposed scope of work associated with the construction permit application.
- 34. Prior to the issuance of any construction permits, any existing sewer lateral to be reused within the public ROW must be inspected by a California licensed plumbing contractor to verify all the following via a signed statement on company letterhead: that the lateral has appropriate cleanouts, that it is in good condition, that it is free of roots and debris, and that it is properly connected to a public sewer main. If the conditions above are not met, the lateral must be cleared and/or repaired and re-inspected or abandoned/removed and replaced, in a manner satisfactory to the City.
- 35. Prior to the issuance of a Certificate of Occupancy, any sewer cleanout with attributes deemed unacceptable by either the Public Utilities Director or the City Engineer (e.g., size, surface elevation, location, condition, unable to open, unable to locate, etc.), must be remedied to the

satisfaction of the Public Utilities Director or the City Engineer.

#### **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 November 30, 2022 and [Approved Resolution Number].



# **ATTACHMENT 5**

Site Development Permit No. 2584331, Conditional Use Permit No. 2584332, Neighborhood Development Permit No. 2603611 Date of Approval: November 30, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Veronica Davison
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.

**WIZARD OF OZ FUND, LLC** Owner/Permittee

By \_\_\_\_\_\_ JAMES REYNOLDS PARTNER

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

X 20P

ATTACHMENT 6
DOC# 2020-0282976

Jun 03, 2020 10:54 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$71.00 (SB2 Atkins: \$0.00)

PAGES: 20

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: 24008031** 

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT 2193119
CONDITIONAL USE PERMIT 2193121
NEIGHBORHOOD DEVELOPMENT PERMIT 2355618
EUCLID AND NARANJA PROJECT NO. 616955
HEARING OFFICER

This Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 is granted by the Hearing Officer of the City of San Diego to WIZARD OF OZ FUND, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0501, and 126.0601. The 0.85-acre site is located at 353 Euclid Avenue in the CC-3-6 zone of the Encanto Neighborhoods Community Plan. The project site is legally described as:

PARCEL 8 (APN: 548-051-18-00):

LOT "L" IN BLOCK 10 OF LAS ALTURAS NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1988, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1927.

EXCEPTING THEREFROM THAT PORTION WHICH LIES WESTERLY AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT "L" WHICH IS DISTANT THEREOF SOUTH 89°34'49" EAST (RECORD SOUTH 89°12' EAST) 10.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LOT LINE SOUTH 0°06'19" EAST (RECORD SOUTH 0°14'30" WEST) 114.18 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'30" A DISTANCE OF 31.23 FEET TO THE SOUTHERLY LINE OF SAID LOT "L".

PARCEL 9 (APN: 548-051-17-00):

LOT "M" IN BLOCK 10 OF LAS ALTURAS NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1988, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 19, 1927.

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#### EXCEPT THEREFROM THE WESTERLY 14.00 FEET THEREOF.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 7,200 square feet of commercial space in two buildings, with a drive-through, parking lots, and accessory improvements including lighting, landscaping, and hardscape commercial development with drive-through described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 1, 2020, on file in the Development Services Department.

# The project shall include:

- a. One 2,500-square-foot building (Building A) without drive-through and one 4,700-square-foot building (Building B) with a drive-through, for a total of 7,200 square feet of commercial space;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Grading to raise the site above the mapped FEMA flood level;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### **STANDARD REQUIREMENTS:**

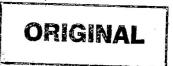
- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 29, 2023.
- 2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.



- 3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
- 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
- 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The 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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/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.

## **ENGINEERING REQUIREMENTS:**

- 11. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 5 feet on Naranja Street to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
- 12. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the storm drain in the public Right-of-Way.
- 13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct alley apron, driveway, alley pavement, curb ramp with current City Standard adjacent to the site, satisfactory to the City Engineer.
- 14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct sidewalk, curb and gutter with current City Standard adjacent to the site, satisfactory to the City Engineer.
- 15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
- 16. 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.
- 17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
- 18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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- 19. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
- 20. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the alley.
- 21. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
- 22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an approved Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency for the subject project. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.

#### **LANDSCAPE REQUIREMENTS:**

- 23. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
- 24. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
- 25. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per \$142.0403(b).

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- 26. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
- 27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
- 28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

#### **PLANNING/DESIGN REQUIREMENTS:**

- 29. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
- 30. A pedestrian and vehicular circulation plan shall be provided to ensure public safety.
- 31. Space for vehicle queuing for the drive-in or drive-through service shall be provided as follows:
  - Queue space for a minimum of five cars shall be provided for each drive-up service window or position, as measured from the food and beverage pick-up window or position. The queue space for each car shall be 10 feet wide and 20 feet long, in accordance with Section 142.0560(i).
  - In addition to the queuing space required under Section 141.0607(b)(1), a minimum of 40 feet in additional space shall be provided on the premises from the order station to provide additional queuing space for two cars prior to the order station.
  - Required queue spaces shall not obstruct access to parking aisles or parking spaces.
- 32. Hours of operation of the drive-through use shall be limited as appropriate for the location.



- 33. The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.
- 34. Noise reduction techniques shall be incorporated, including measures to ensure that speaker systems are not audible beyond the property line.
- 35. A lighting control plan shall be provided to minimize potential off-site impacts.
- 36. Off-street parking shall be provided in accordance with the requirements for retail sales uses in Table 142.05E.
- 37. A litter control plan to keep the premises free of litter and to prevent litter attributable to the establishment from occurring on adjacent properties shall be provided.
- 38. The operator of the establishment shall take reasonable steps to prevent loitering on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises.
- 39. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
- 40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

## TRANSPORTATION REQUIREMENTS

- 41. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
- 42. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 24-ft-wide, two-way driveway on Euclid Avenue, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

#### **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

43. Prior to any Building Permit being issued, any private improvements within the public ROW (including but not limited to: landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer utilities must be removed unless the Owner/Permittee has, or first obtains, a City approved County Recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement to be placed in that specific location.



- 44. The Owner/Permittee shall design and construct all proposed water and sewer facilities within the public ROW in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
- 45. Prior to any Building Construction Permit being issued, all private sewer mains associated with the development (i.e. private sewer pipelines within a public ROW which convey sewage from two or more separately titled units) must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following: the sewer line's status as a PRIVATE SEWER MAIN, its location relative to the development's nearest non-frontage property line, and its authorization to encroach (i.e. the approved EMRA #).

## **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 April 29, 2020 and HO-7325.

ORIGINAL

Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, Planned Development Permit No. 2193121

Date of Approval: April 29, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland

Travis Cleveland aka Travis A. Cleveland

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.

> WIZARD OF OZ FUND, LLC Owner/Permittee

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

ORIGINAL

#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

CALIFORNIA ALL-PORPOSE ACRIOWLEDGIN	FIAT CINE CODE 3 1109
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
State of California ) County of San Diego )	
On May 19, 2020 before me, Silvia Ybarra, Notary Public	
Date	Here Insert Name and Title of the Officer
personally appeared	Travis A Cleveland
	Name(s) of Signer(s)
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
SILVIA YBARRA is	certify under PENALTY OF PERJURY under the laws if the State of California that the foregoing paragraph true and correct.
San Diego County Commission # 2168964	ITNESS my hand and official seal.
	Signature of Notary Public
Place Notary Seal Above OPTIONAL	
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document Title or Type of Document: Euclid and Naranja Project No. 616955	
Document Date: 4/29/20 (Permit N	o. 2355618) Number of Pages: 9
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	•
Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact	☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	□ Other:
Signer Is Representing:	Signer Is Representing:
	<del>-</del>

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#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

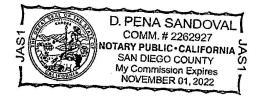
County of San Diego

On MAY 18 2424 before me, PENA SANDOVAL ,Notary Public

Date Here Insert Name and Title of the Officer

Personally appeared Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



#### THE CITY OF SAN DIEGO

Date of Notice: September 27, 2022

## NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

#### **DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24009049

PROJECT NAME / NUMBER: Euclid and Naranja / 697291

**COMMUNITY PLAN AREA:** Encanto Neighborhoods

**COUNCIL DISTRICT: 4** 

LOCATION: The project is located at 353 Euclid Avenue, San Diego CA.

**PROJECT DESCRIPTION:** An amendment to an existing Conditional Use Permit (CUP) No. 2193121, Site Development Permit (SDP) No. 2193119, and Neighborhood Development Permit (NDP) No. 2355618. In addition the project proposes a new CUP to modify a single drive-through pad building for two (2) drive-through pad buildings, modify configuration of previously approved development, amend approved lot coverage, amend transparency requirements, amend setback requirements, and a new drive-through restaurant with 24/7 operation. The 0.85-acre site is in the CC-3-6 Zone within the Encanto Neighborhoods Community Plan area and Council District 4.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: 15332 (Infill Development)

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

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project is consistent with the applicable General Plan designation and policies as well as zoning designation and regulations. The project site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; and

#### **ATTACHMENT 7**

the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** 

Veronica Davison

**MAILING ADDRESS:** 

1222 First Avenue, MS 301, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

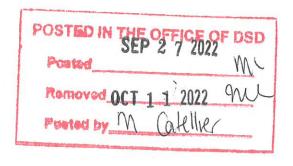
619-446-5462 / HDavison@sandiego.gov

On September 27, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice so the final day to file an appeal is October 11, 2022. During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to <a href="Hearings1@sandiego.gov">Hearings1@sandiego.gov</a>; your email appeal will be acknowledged within 24 hours. The <a href="hearings1@sandiego.gov">appeal application can be obtained here</a>. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The appeal application can be obtained here. You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

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



Page 3

#### City of San Diego · Information Bulletin 620

August 2018



**City of San Diego Development Services**1222 First Ave., MS-302

## Community Planning Committee Distribution Form

	San Diego, C	•			Form
Project Name: Project Number:				r:	
Euclid & Naranja An	nendment Proje	ect	PTS 0697291		
Community: Encan	to Neighborho	ods			
For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a> .  Select "Search for Project Status" and input the Project Number to access project information.					
Vote to Approv	'e				Date of Vote:
<ul> <li>□ Vote to Approve with Conditions Listed Below</li> <li>□ Vote to Approve with Non-Binding Recommendations Listed Below</li> <li>□ Vote to Deny</li> </ul>					August 15, 2022
# of Members Yes		# of Members N	lo	# of Me	embers Abstain
9 0			0		
Conditions or Reco N/A	mmendations	:			
No Action (Please specify, e.g	., Need further inf	formation, Split vote,	Lack of quorum, etc.	)	
NAME: Marry Young CVCPG					
TITLE: Chair Cholla	as Valley CPG			DATE:	August 23, 2022
Attach additional pages if necessary (maximum 3 attachments).					

Visit our web site at <u>www.sandiego.gov/development-services</u>.

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

DS-5620 (08-18) ONLINE FORM



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

#### Ownership Disclosure Statement

**FORM** 

**DS-318** 

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood U:☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Developme☐ Tentative Map ☐ Westing Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment	nt Permit	Conditional Use Pe	
Project Title: Euclid & Naranja - Silvergate	Project No.	For City Use Only:	PTS-0697291
Project Address: NE Corner of Euclid Avenue & Naranja Street			
Specify Form of Ownership/Legal Status (please check):			
□ Corporation 🗷 Limited Liability -or- □ General – What State? DECorporate le	dentification	No. <u>84-3809294</u>	
□ Partnership □ Individual			
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application with the City of San Diego on the subject property with the intent to record an encumb owner(s), applicant(s), and other financially interested persons of the above referenced prindividual, firm, co-partnership, joint venture, association, social club, fraternal organization with a financial interest in the application. If the applicant includes a corporation or partindividuals owning more than 10% of the shares. If a publicly-owned corporation, include officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or as trust A signature is required of at least one of the property owners. Attach additional pages notifying the Project Manager of any changes in ownership during the time the applicat ownership are to be given to the Project Manager at least thirty days prior to any public laccurate and current ownership information could result in a delay in the hearing process.	orance agair roperty. A fon, corporat the rames and the rames are the names are the roman are the roman are the roman are being on is being on the rope are are are are are are are are are ar	nst the property. Plinancially interested tion, estate, trust, relude the names, tit is, titles, and address a trust, list the name ficiary of the nonp Note: The applican processed or consi	ease list below the party includes any eceiver or syndicate es, addresses of all es of the corporate es and addresses of rofit organization. It is responsible for dered. Changes in
Property Owner			
Name of Individual: Wizard of Oz Fund, LLC Robert Spriggs	Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 4960 N. Harbor Drive, Suite 200			
City: San Diego		State:CA	Zip: 92106
Phone No.: <u>(619)</u> 625-1260 Fax No.:	Email:tle@	)silvergatedevelopment.co	m
Signature:	Date: 10/05	/2021	
Additional pages Attached: 🔲 Yes 🛭 No			
Applicant			
Name of Individual: Wizard of Oz Fund, LLC James Reynolds	🗷 Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 4960 N. Harbor Drive, Suite 200			
City: San Diego		State: CA	Zip: 92106
Phone No.: Fax No.:	Email: tle@	silvergatedevelopmen	t.com
Signature:	Date: 09/1	7/2021	
Additional pages Attached:		922	
Other Financially Interested Persons			
Name of Individual: Wizard of Oz Fund, LLC Charles Miller	Owner 🗷	☐ Tenant/Lessee	☐ Successor Agency
Street Address: _4960 N. Harbor Drive, Suite 200			
City: San Diego		State:CA	Zip: 92106
Phone No.: _(619) 625-1260 Fax No.:	Email:tle@	@silvergatedevelopment.co	om
Signature:	Date:10/0	05/2021	
			Walter State Aller State

#### **GENERAL NOTES**

- A. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- B. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1
- C. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES, EXTERIOR GROUND FLOOR EXITS, AND NORMAL PATHS OF TRAVEL. TO PROVIDE ACCESS WHERE NECESSARY, INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. (SEC. 11B-201)
- D. ALL ROUTES AND AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, AND ACCESSIBLE PASSENGER LOADING ZONES. PUBLIC DESIGNED AND CONSTRUCTED IN GENERAL CONFORMANCE WITH THE STANDARDS FOR PUBLIC STREETS, WHICH REMAIN OPEN TO THE GENERAL PUBLIC, MAY BE CONSIDERED AS PUBLIC STREETS. PRIVATE DRIVEWAYS ARE NOT CONSIDERED AS PUBLIC STREETS AND AN ACCESSIBLE PATH OF TRAVEL MUST CONTINUE TO THE PUBLIC STREET.
- E. ACCESSIBLE PARKING MUST COMPLY WITH SECTION 11B-502.
- F. ALL ENTRY DRIVEWAYS SHALL HAVE ACCESSIBILITY SIGNAGE PER DETAIL: 3/AS2.1
- G. REFER TO CIVIL DRAWINGS FOR ALL WORK IN RIGHT-OF-WAY, SPOT ELEVATIONS, GRADES, SITE
- H. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION. COORDINATE LOCATION OF ALL SIGNS IN PLANTERS WITH LANDSCAPE CONTRACTOR.
- I. ALL IRRIGATION LINES SHALL HAVE SLEEVES BELOW PAVED AREAS, SEE LANDSCAPE PLANS.
- J. FOR DIMENSIONS NOT SHOWN, SEE HORIZONTAL CONTROL PLAN PREPARED BY THE CIVIL ENGINEER, IF ANY DISCREPANCIES ARE NOTED, DIMENSIONS ON HORIZONTAL CONTROL PLAN SHALL GOVERN.
- K. CONCRETE WALKS SHALL BE 1/4" BELOW FINISH FLOOR AT BUILDING WALLS. WALKS SHALL SLOPE AWAY FROM BUILDING TO DRAIN, TYPICAL. SEE GRADING PLANS FOR DRAINAGE PATTERN AND KEY ELEVATIONS.
- PROVIDE WEAKENED PLANE JOINTS AND EXPANSION JOINTS FOR ALL CONCRETE WALKS, CURBS, GUTTERS AND SWALES, PER REGIONAL STDS.
- M. PROVIDE WEATHERPROOF J-BOXES FOR ALL ON-SITE SIGNAGE (PYLON AND MONUMENT). COORDINATE LOCATIONS WITH SIGN CONTRACTOR. CIRCUIT TO SITE ELECTRICAL HOUSE PANEL PER SITE
- FLECTRICAL PLAN. N. CONTRACTOR SHALL PROVIDE TRENCHING AND BACKFILLING FOR SDG&E & PAC BELL INSTALLED
- UTILITY LINES. O. TELEPHONE WIRING DISTRIBUTION SHALL BE PER TELEPHONE CO. DRAWINGS.
- P. ALL ON-SITE AND OFF-SITE ELECTRICAL WORK SHALL BE PER SITE ELECTRICAL DRAWINGS AND
- SDG&E FINAL DRAWINGS. Q. ALL ON-SITE AND OFF-SITE GAS WORK SHALL BE PER SDG&E FINAL DRAWINGS.
- R. THE SOILS ENGINEER WILL NOTIFY THE BUILDING DEPARTMENT IN WRITING THAT THE UTILITY TRENCHES, FOOTING EXCAVATIONS AND COMPACTION OF THE SITE COMPLY WITH THE REQUIREMENTS INDICATED IN THE SOILS REPORT.
- S. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7 T. EVERY PRIMARY PUBLIC ENTRANCE, AND AT EVERY MAJOR FUNCTION AREA ALONG, OR LEADING TO, AN ACCESSIBLE ROUTE OF TRAVEL. THERE IS TO BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS ARE REQUIRED TO INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
- U. REFER TO CIVIL PLANS FOR EXACT LOCATION OF BUILDING FOOTPRINT.
- V. INSTALL NO-SMOKING SIGN PROHIBITING SMOKING WITHIN 25 FEET OF BUILDING ENTRIES. OUTDOOR AIR INTAKES AND OPERABLE WINDOWS PER CALGREEN SECTION 5.504.7

**ABBREVIATIONS** 

COLUMN LINE OR OUTSIDE FACE OF BUILDING

SHADED PORTION TOWARDS SIDE CONSIDERED

CLOUD AROUND CHANGE WITH DELTA

SECTION IDENTIFICATION

- ELEVATION IDENTIFICATION

DETAIL IDENTIFICATION

TENANT SPACE → ROOM NAME

Ç COL.

F.O.S.

ROOM NUMBER

SHEET WHERE DETAIL DRAWN

FINISHED FACE DIMENSION

FACE OF STUD, MASONRY, CONCRETE, ETC.

ELEVATION / COLOR REFERENCE / KEYNOTE

MATERIAL/FINISH TYPE DESIGNATION

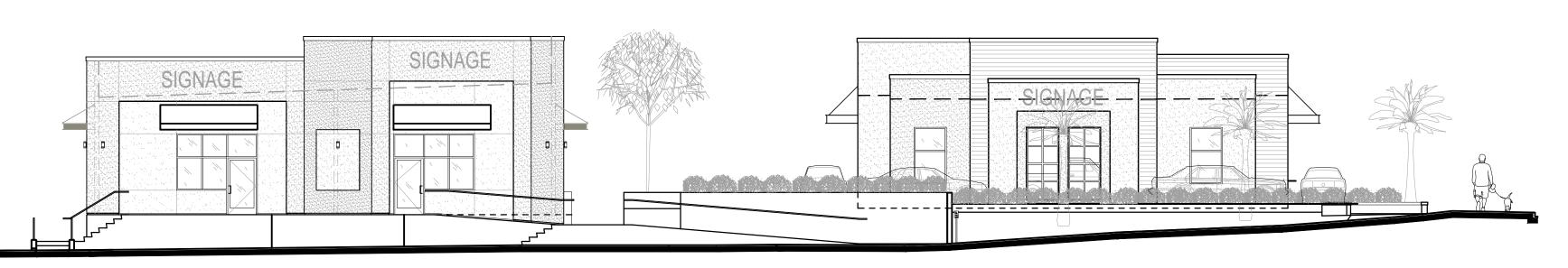
CENTERLINE DIMENSION

- SHEET WHERE ELEVATION DRAWN

— SHEET WHERE SECTION DRAWN

# EUCLID & NARANJA AMENDMENT PROJECT

CITY OF SAN DIEGO - PTS-0697291



WEST STREET FRONTAGE ELEVATION ALONG EUCLID AVENUE

NORTH-WEST CORNER OF THE INTERSECTION OF EUCLID AVENUE AND NARANJA BUILDING ADDRESS: STREET, SAN DIEGO, CALIFORNIA, 92114

548-051-18-00 (PARCEL 08) 548-051-17-00 (PARCEL 09)

PARCEL 08: LOT "L" IN BLOCK 10 OF LAS ALTURAS NO. 3, MAP #1988. LEGAL DESCRIPTION: PARCEL 09: LOT "M" IN BLOCK 10 OF LAS ALTURAS NO. 3, MAP #1988.

PROJECT DATA

SITE AREA: PARCEL 08: 21,761.59 S.F. (0.500 AC.) PARCEL 09: 14,972.36 S.F. (0.344 AC.)

36,733.95 S.F. (0.844 AC.)

ZONE: CC-3-6 OVERLAY ZONES:

MULTIPLE SPECIES CONSERVATION PLAN (MSCP)—NON—NATIVE VEGETATION ENCANTO COMMUNITY PLAN LAND USE DESIGNATION: COMMUNITY MIXED USE

ENCANTO NEIGHBORHOOD, SOUTHEASTERN (132-140)(C-962)

MEDIUM - 30-44 DU/AC

5,140 SF

PARKING STANDARDS TRANSIT PRIORITY AREA TRANSIT PRIORITY AREA SB743 GEOLOGICAL HAZARD CATEGORIES DESIGNATION 32 & 53

COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE.

EXISTING USE: PARKING LOT AND VACANT LAND

FOOD (RESTAURANT & DRIVE-THRU) PROPOSED USE:

BUILDING "A" BUILDING AREA: 1,800 SF. (PROPOSED) 3,340 SF. (EXISTING)

CONSTRUCTION TYPE: BUILDING "A" V-B/ (NON-SPRINKLED) (PROPOSED) BUILDING "B" V-B/ (NON-SPRINKLED) (EXISTING)

OCCUPANCY: STORIES:

COMMUNITY PLAN:

REFUSE & RECYCLABLES 115 S.F. PROVIDED (48 S.F. MIN. PER TABLE 142-08C)

ONE-STORY BUILDING

LANDSCAPE AREA TOTAL: 2,462 SF. AIR QUALITY MITIGATION: MM-AQ-1

NOISE MITIGATION: MM-NOS-3 & MM-NOS-4

FOOD 2.1/1,000 SF. 3,340 EXISTING BLDG. 'B' FOOD/RETAIL 2.1/1,000 SF. 7.01 SPACES TOTAL REQUIRED: 11 SPACES REQUIRED

TOTAL PROVIDED: 23 STANDARD SPACES 4 LOW-EMITTING, FUEL EFFICIENT / CARPOOL-VANPOOL

> 3 ZERO EMISSION / FUTURE ELECTRIC VEHICLE <u>ACCESSIBLE SPACE</u>

> > REQUIRED 2 SPACES

1 SPACES

2 SPACES

\_\_\_\_\_\_

TOTAL PARKING SPACES PROVIDED 

21'-6"

65'-6"

TOTAL PROVIDE

6 SPACES

2 SPACES

2 SPACES

MINIMUM REQUIRED: SHORT-TERM BICYCLE, PER 142.0530(e)(1) ONG-TERM BICYCLE, PER 142.0530(e)(1)MOTORCYCLE, PER 142.0530(a)

SETBACK (PER TABLE 131-05E): REQUIRED PROVIDED

FRONT (EUCLID) 0'-10' STREET SIDE (NARANJA) 0'-10' 0'-10' 0'-10' REAR

<u>STRUCTURE HEIGHT (T. 131–05E)</u>: 65'–0" (MAX) <u>LOT COVERAGE (T. 131–05E):</u>

FLOOR AREA RATIO (F.A.R.):

CHANGE IN PLANE (ELEVATIONS)

CONTROL POINT, DATUM POINT, WORK POINT, POINT OF CONNECTION,

PROJECT TEAM

**PARCEL OWNER:** WIZARD OF OZ FUND, LLC. 4960 NORTH HARBOR DR. STE: 200 SAN DIEGO, CA. 92106 PHONE: (619) 625-1260 X103

SAN DIEGO, CA 92103 (619) 233-6450 (T) CONTACT: THOMAS J. EDMUNDS (619) 233-6449 (F) EMAIL: tle@silvergatedevelopment.com CONTACT: LUIS DELGADO EMAIL: luis@zaap.biz

ZAAP, INC.

2900 FOURTH AVENUE #204

RICK ENGINEERING COMPANY

SILVERGATE DEVELOPMENT 4960 NORTH HARBOR DR. STE: 200 SAN DIEGO, CA. 92106

5620 FRIARS ROAD SAN DIEGO, CA. 92110 PHONE: (619) 625-1260 X103 (619) 291-0707 (T) CONTACT: THOMAS J. EDMUNDS CONTACT: TIM PRUSS EMAIL: tle@silvergatedevelopment.com EMAIL: tpruss@rickengineering.com

RICK ENGINEERING COMPANY 5620 FRIARS ROAD (619) 291-0707 (T) CONTACT: JOE HAMMOND

EMAIL: jhammond@rickengineering.com

4373 VIEWRIDGE AVENUE, STE. B (858) 292-7575 CONTACT: WAIL MOKHTAR EMAIL: wmokhtar@usa-nova.com

#### PROFESSIONAL CERTIFICATION

- I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
- 1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES. REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- 2. 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;
- 3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- 4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- 5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION
- OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW; 6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- 7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4. RESPONSIBLE

CERTIFIED PROFESSIONAL NAME: THOMAS ADAM SIGNATURE: DATE: 10/07/2021

#### MANDATORY MEASURES

- IMPLEMENT MITIGATION FRAMEWORK MM-AQ-1 TO ENSURE THAT DAILY CONSTRUCTION EMISSIONS ARE NOT EXCEEDED. IMPLEMENT THE SPECIFIC AIR QUALITY (CONSTRUCTION) MITIGATION, MONITORING AND REPORTING
- PROGRAM WHICH IS REQUIRED PRIOR TO A PREPARATION AND/OR DISTRIBUTION OF THE ENVIRONMENTAL
- IMPLEMENT MITIGATION FRAMEWORK MM-NOS-3 AND MM-NOS-4 CONSISTENT WITH THE PROGRAM EIR TO ENSURE THAT STATIONARY AND CONSTRUCTION NOISE WOULD NOT RESULT. IMPLEMENT THE SPECIFIC NOISE (STATIONARY AND CONSTRUCTION) MITIGATION, MONITORING AND REPORTING PROGRAM WHICH IS REQUIRED PRIOR TO A PREPARATION AND/OR DISTRIBUTION OF THE ENVIRONMENTAL DOCUMENT.

### SCOPE OF WORK

- CONSTRUCTION OF ON-SITE IMPROVEMENTS SUCH AS CONCRETE DRIVE AISLES, ASPHALT PARKING & STRIPING, CONCRETE PEDESTRIAN PATHWAYS, 1 PAD BUILDING WITH ONE CONCRETE DRIVE-THRU AISLE & VARIOUS LANDSCAPING. CONCRETE PLAZA WITH DECORATIVE ARTISTIC SEATING AND/OR FLOOR FINISHING.
- CONSTRUCTION OF 1 PAD BUILDING:

• EXISTING VACANT PARCEL LOT SHALL BE GRADED.

BUILDING "A" 1,800 SQ. FT. ONE-STORY HIGH TURNOVER / FAST FOOD USE WITH DRIVE-THRU

#### PREVIOUS PERMITS:

BUILDING "B" PERMIT PTS: DISCRETIONARY APPROVAL: #616955 (SDP-2193119, CUP-2193121 & NDP-2344618) GRADING PERMIT: #654029 CAPITOL IMPROVEMENTS: #40810-D

### PROPOSED TENANT INFORMATION

SPECIAL USE FAST FOOD W/DRIVE-THRU 24 HOUR OPERATION JAMBA JUICE

### AMENDED PERMITS NEEDED LIST OF DEVIATIONS

- 1. SITE DEVELOPMENT PERMIT 2193119 WAS PREVIOUSLY REQUIRED DUE TO ENVIRONMENTALLY SENSITIVE LANDS WHICH REFLECTED THE NORTH PART OF THE PROPERTY IS IN THE FLOOD PLAIN. THUS, THE SITE WHERE THE BUILDINGS ARE LOCATED WERE RAISED ABOVE THE FLOOD PLAIN. THIS WAS ADDRESSED WITH THE PREVIOUSLY APPROVED SDP. THERE IS NO ESL ON THE PORTION OF THE SITE BEING AMENDED AND NO CHANGES TO THE PREVIOUSLY APPROVED SITE PLAN THAT IMPACTS ESL. HOWEVER, WE ARE PROCESSING A SDP AMENDMENT TO DOCUMENT THE CHANGES TO THE SITE PLAN
- 2. A WAIVER OF CPIOZ B REVIEW PURSUANT TO THE SUPPLEMENTAL REGULATIONS WAS PREVIOUSLY GRANTED AND CPIOZ B SHOULD NOT APPLY TO THIS APPLICATION BECAUSE: a. THE PROJECT DOES NOT PROPOSE 20 OR MORE DWELLING UNITS
- b. THE PROJECT IS NOT MIXED USE
- c. THE PROJECT HAS NO DWELLING UNITS
- d. DOCUMENTATION FROM A CALIFORNIA REGISTERED TRAFFIC ENGINEER INDICATES THAT THE PROJECT HAS NO SIGNIFICANT TRAFFIC IMPACTS.
- . NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2344618 WAS PREVIOUSLY APPROVED AND WE ARE AMENDING IT TO DOCUMENT THE CHANGES TO EXHIBIT A. THE FOLLOWING DEVIATIONS FROM THE MUNICIPAL CODE WERE PREVIOUSLY APPROVED AS A BENEFIT TO THE INFILL DEVELOPMENT AND REVITALIZATION WITHIN A PROMISE ZONE. a. THE CC-3-6 ZONE REQUIRES A 35% LOT COVERAGE AND A DEVIATION WAS GRANTED FROM THAT REQUIREMENT. b. A DEVIATION TO THE MUNICIPAL CODE REQUIREMENT FOR TRANSPARENCY WAS PREVIOUSLY APPROVED.
- 4. A CONDITIONAL USE PERMIT FOR A DRIVE THRU OPERATION. PREVIOUSLY CUP.2193121 WAS APPROVED ON THIS SITE FOR A DRIVE-THRU FACILITY. THE IMPACTS WERE PREVIOUSLY ANALYZED AND CONDITIONS WERE ESTABLISHED ON THIS SITE AS PART OF THAT CUP. THE PROJECT PROPOSES TO COMPLY WITH THE SAME CONDITIONS.

<del>|</del>

SHEET INDEX

SAN DIEGO DSD NOTES

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO

STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE

PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER

SHT # DESCRIPTION DISCRETIONARY APPROVED EXHIBIT 'A' PERMIT SET #616955

TS1.0 | TITLE SHEET AO.1 EXISTING SITE PLAN A0.2 PROPOSED SITE PLAN

A0.3 PROPOSED HARDSCAPE SURFACE PLAN A2.0 | BUILDING 'A' EXTERIOR ELEVATIONS A2.1 BUILDING 'B' EXTERIOR ELEVATIONS

A2.2 TRASH ENCLOSURE ELEVATIONS A2.3 | SITE ELEVATIONS & SECTIONS

C-1 EXISTING UTILITY PLAN C-2 | PROPOSED GRADING PLAN C-3 DRAINAGE & UTILITY PLAN

C-4 SECTIONS LANDSCAPE

L-1 LANDSCAPE PLANTING LEGEND L-2 LANDSCAPE CALCULATIONS L-3 IRRIGATION CALCULATIONS

#### DISCRETIONARY APPLICATION AMENDMENT PLANS

TS1.0 | TITLE SHEET AO.1 EXISTING SITE PLAN A0.2 PROPOSED SITE PLAN A2.0 | BUILDING 'A' EXTERIOR ELEVATIONS

A2.1 | SITE ELEVATIONS & SECTIONS C-1 TOPOGRAPHIC MAP

C-2 GRADING PLAN C-3 DRAINAGE & UTILITY PLAN C-4 | SECTIONS

C-5 DETAILED GRADING PLAN ANDSCAPING L-1 LANDSCAPE PLANTING LEGEND

L-2 | LANDSCAPE CALCULATIONS L-3 | IRRIGATION CALCULATIONS

## **VICINITY MAP**



C - 35409ZIEBARTH ASSOCIATES **ARCHITECTURE + PLANNING** 

PROJECT ADDRESS: **EUCLID AVENUE & NARANJA STREET** SAN DIEGO, CALIFORNIA, 92114

PREPARED BY ZAAP, INC.

2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)

DATE: 10/07/2021 REVISION #: DATE: REVISION #: DATE:

07/25/2022

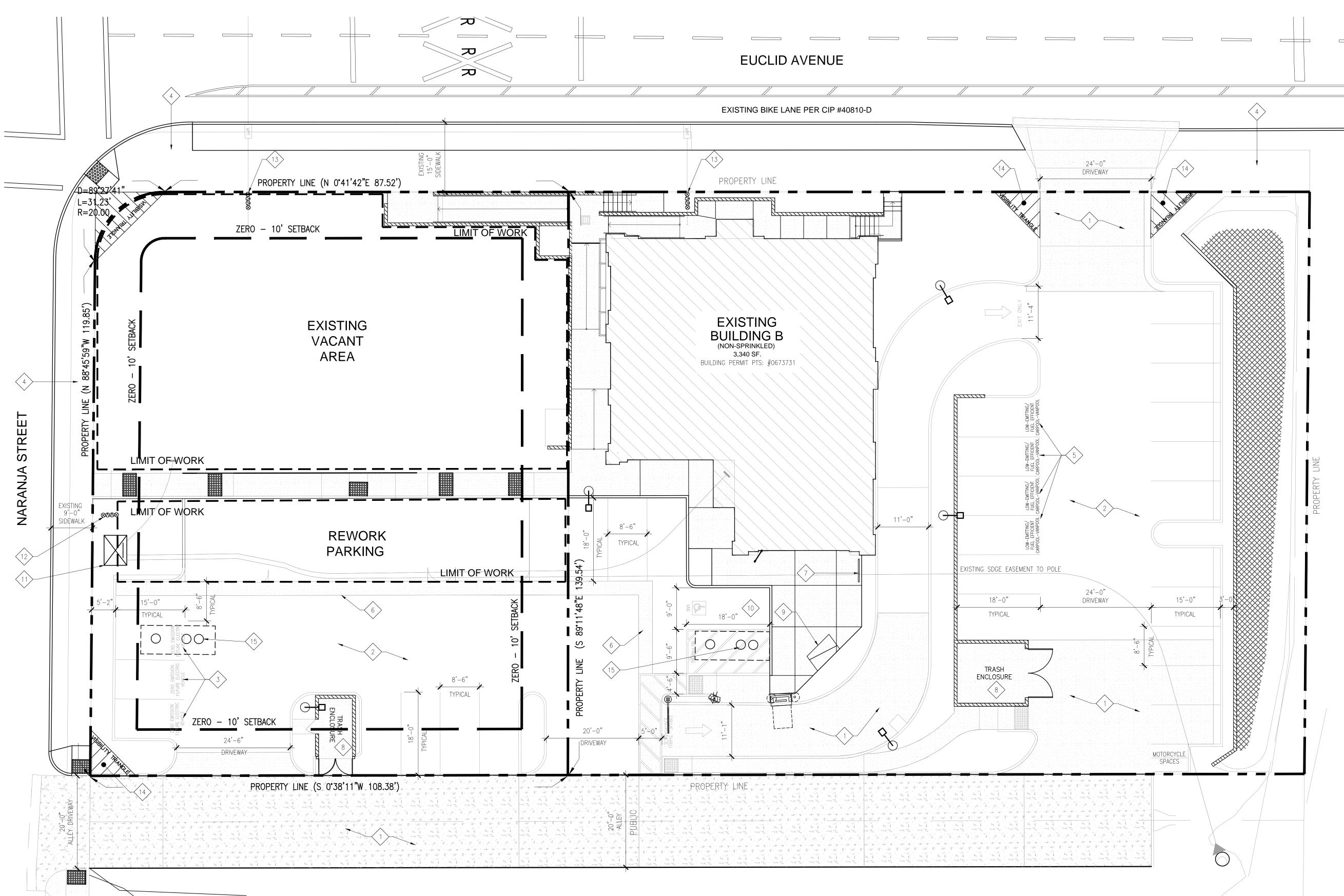
04/11/2022

PROJECT NAME: **EUCLID & NARANJA** 

SHEET TITLE: TITLE SHEET

## **EUCLID & NARANJA DEVELOPMENT PROJECT** SAN DIEGO, CALIFORNIA, 92114

TS1.0



**GENERAL NOTES:** 

CAPITOL IMPROVEMENTS:

A. REFER TO CIVIL DRAWINGS FOR ALL WORK IN RIGHT-OF-WAY, SPOT ELEV., GRADES, SITE UTILITIES, ETC.

B. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING/CALCULATION INFORMATION.

C. SEE **PREVIOUS PERMITS**:

BUILDING "B" PERMIT PTS: DISCRETIONARY APPROVAL: GRADING PERMIT:

#616955 (SDP-2193119, CUP-2193121 & NDP-2344618) #654029

#40810-D

**KEYNOTES**:

PER SYMBOL #

**ATTACHMENT 10** 

1. EXISTING CONCRETE.

2. EXISTING ASPHALT SURFACE.

3. EXISTING ZERO EMISSIONS FUTURE VEHICLE PARKING.

4. EXISTING EXISTING PUBLIC SIDEWALK PER CIP DWGS #40810-D.

5. EXISTING LOW EMISSION VEHICLE PARKING STALL.

6. EXISTING CONCRETE GUTTER/SWALE, SEE CIVIL PLANS.

7. EXISTING SHORT-TERM BICYCLE PARKING SEE DETAIL 10/AS2.2.

8. EXISTING COVERED TRASH ENCLOSURE, SEE SHEET AS2.3 FOR DETAILS.

9. EXISTING LONG-TERM BICYCLE PARKING LOCKER.

10. EXISTING ACCESSIBLE PARKING SPACE W/ FLOOR & POST SIGNAGE & WHEEL STOPS PER DETAIL 2, 4-6/AS2.1. PROVIDE COMPLIANCE W/ SECTION 11B-502.6, 11B-502.6.4.1 OR 11B-502.6.4.2 & 11B-703.7.2.1.

11. EXISTING ELECTRICAL TRANSFORMER.

12. EXISTING IRRIGATION METER.

13. EXISTING WATER METER.

14. EXISTING VISIBILITY TRIANGLE.

15. EXISTING 2,000 GAL. GREASE TRAP INTERCEPTOR.

### **LEGEND**

MEDIUM BROOM FINISH

GREY CONCRETE, UNLESS OTHERWISE NOTED

LANDSCAPING - SEE LANDSCAPE DRAWINGS

TRUNCATED DOMES - DETECTABLE WARNING AREA

PROPERTY LINE





TREE - SEE LANDSCAPE DRAWINGS

EXISTING SITE PLAN

3/32" = 1'-0"



C - 35409

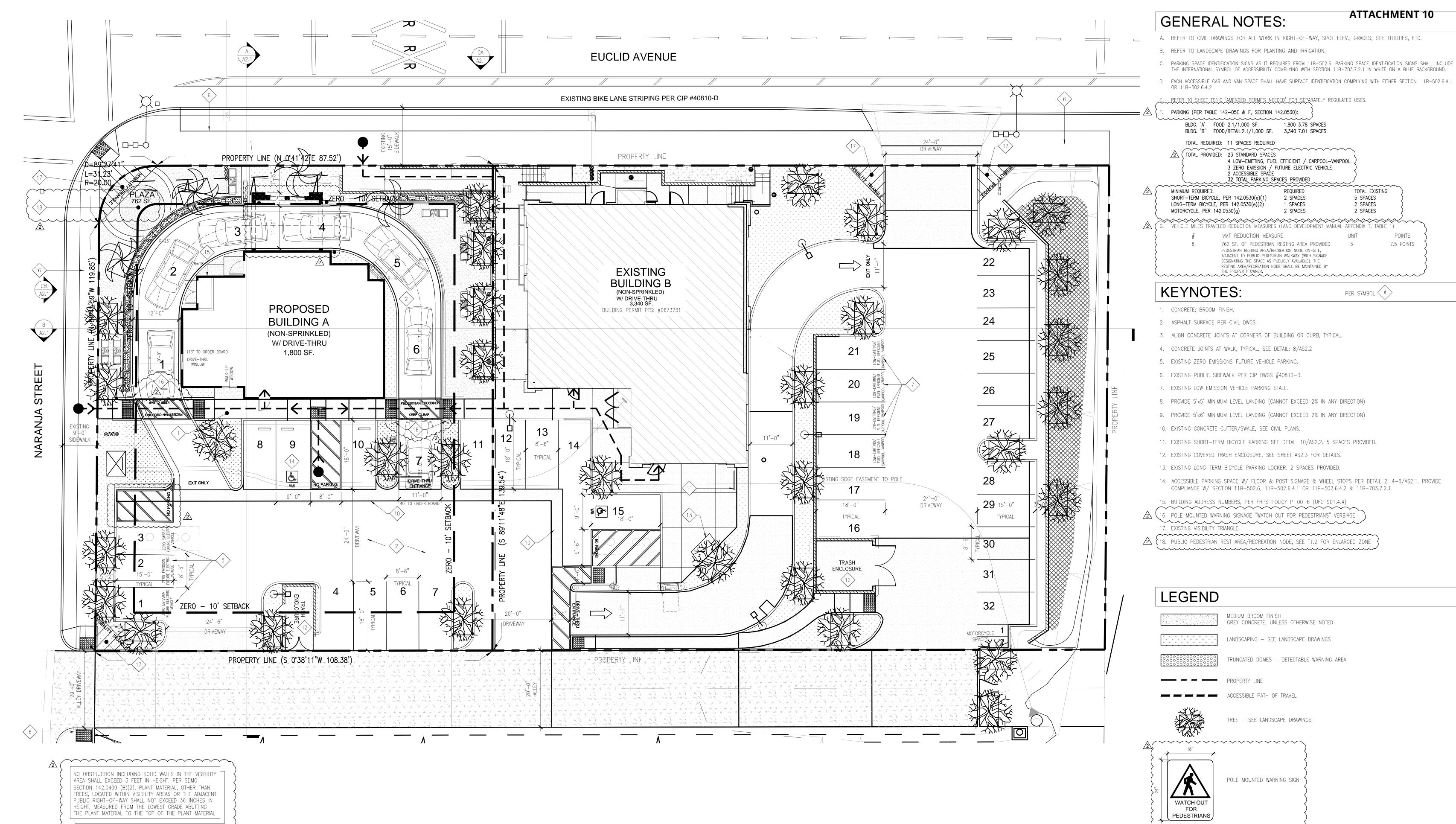
**EUCLID AVENUE & NARANJA STREET** SAN DIEGO, CALIFORNIA, 92114

2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)

04/11/2022 07/25/2022 PROJECT NAME: **EUCLID & NARANJA** SHEET TITLE: EXISTING SITE PLAN

**EUCLID & NARANJA DEVELOPMENT PROJECT** 

SAN DIEGO, CALIFORNIA, 92114



PROPOSED SITE PLAN

3/32" = 1'-0"



C - 35409

**EUCLID AVENUE & NARANJA STREET** SAN DIEGO, CALIFORNIA, 92114

ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)

DATE: 10/07/2021 REVISION #: DATE: REVISION #: DATE: 04/11/2022 07/25/2022 PROJECT NAME: **EUCLID & NARANJA** SHEET TITLE: PROPOSED SITE PLAN

**ATTACHMENT 10** 

5 SPACES

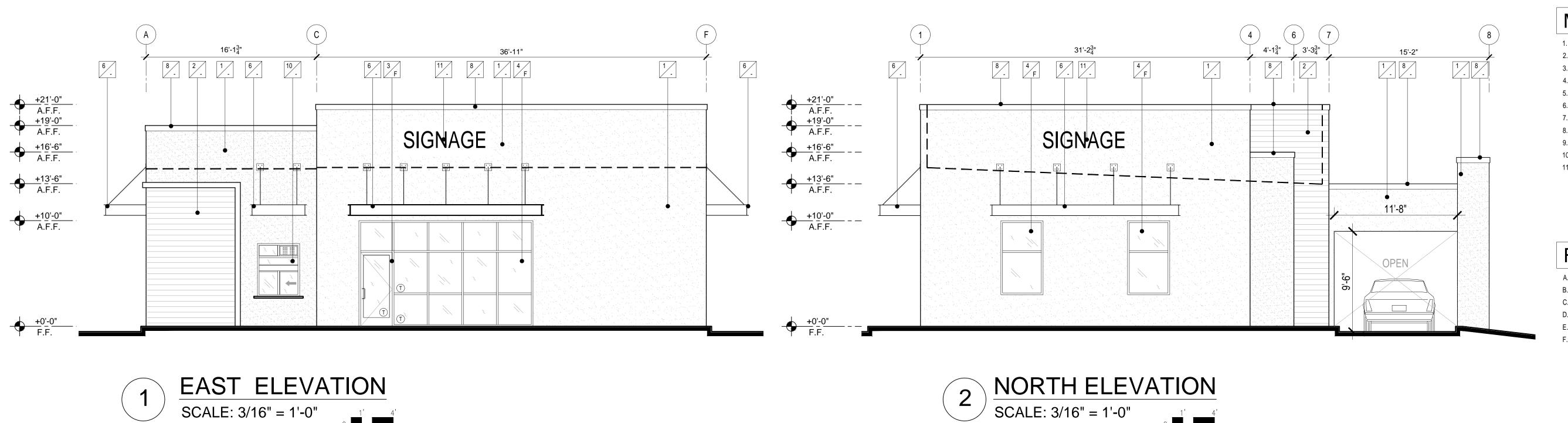
2 SPACES

2 SPACES

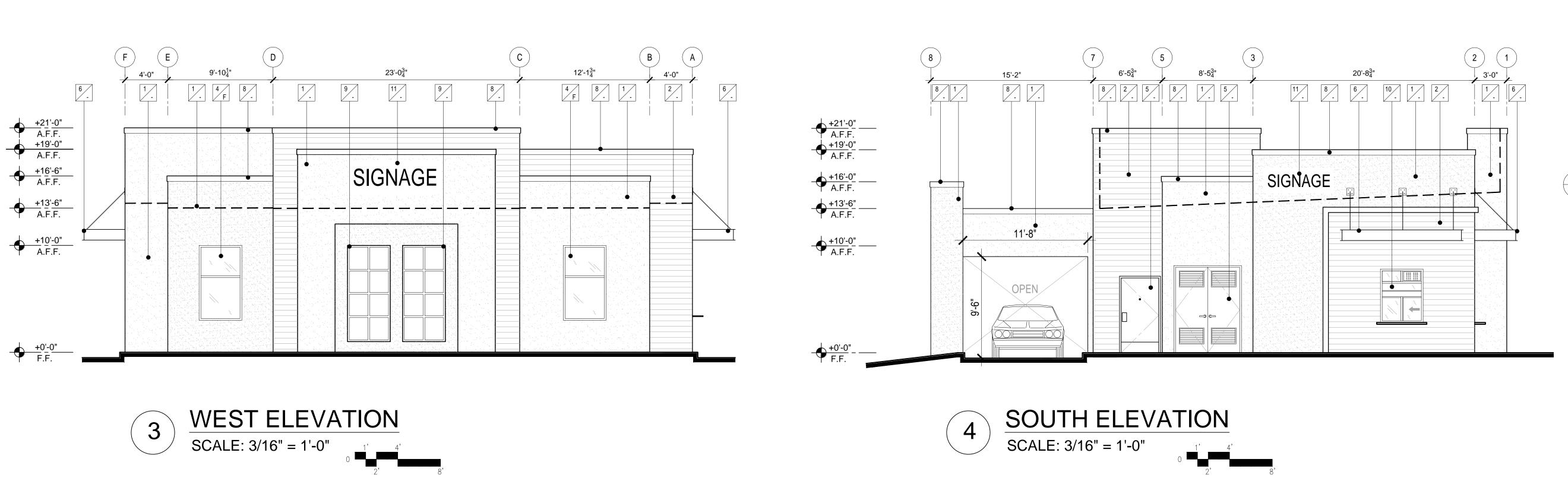
PER SYMBOL <#>

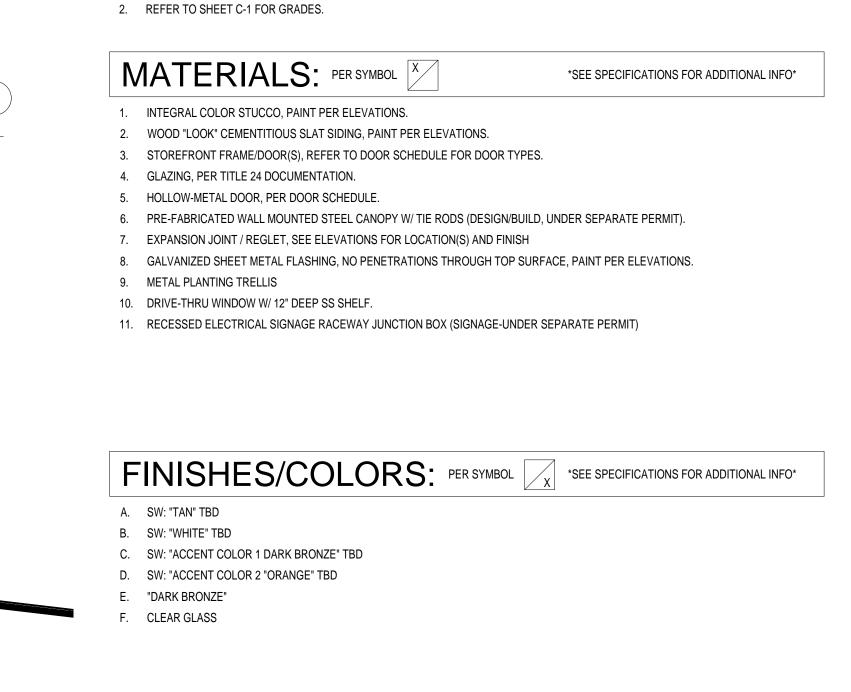
**EUCLID & NARANJA DEVELOPMENT PROJECT** 

SAN DIEGO, CALIFORNIA, 92114



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

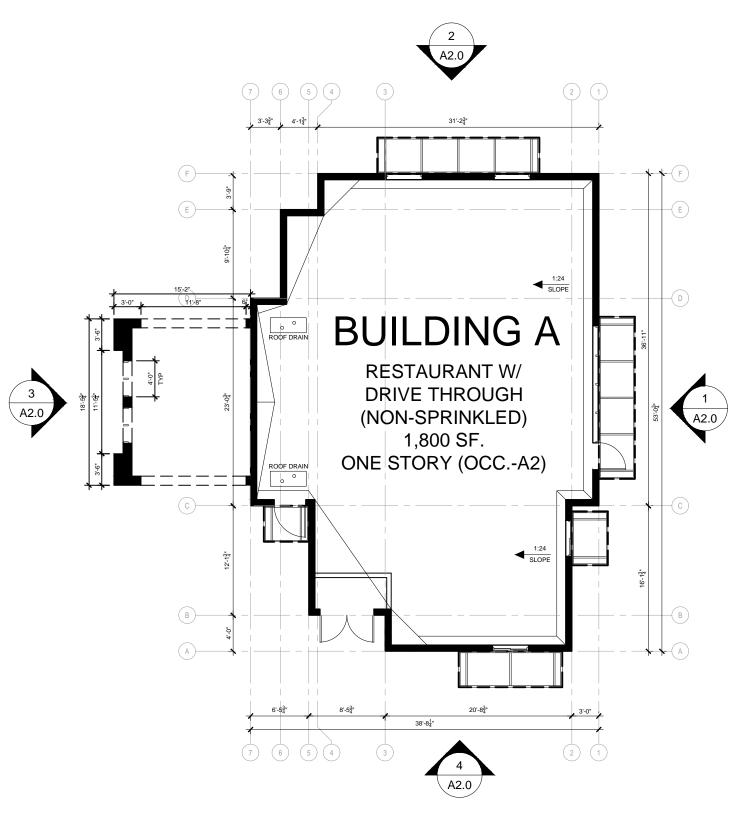


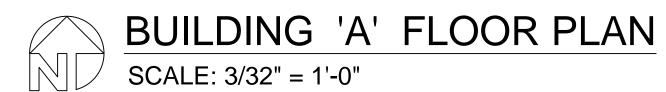


ELEVATION KEYNOTES: ATTACHMENT 10

PER SYMBOL #

DASHED LINE INDICATES ROOF LINES AND MECHANICAL EQUIPMENT BEYOND PARAPET. MECHANICAL AND UTILITY ELEMENTS ARE REQUIRED TO BE SCREENED PER SDMC 142.0910.





619-233-6449 (FAX)

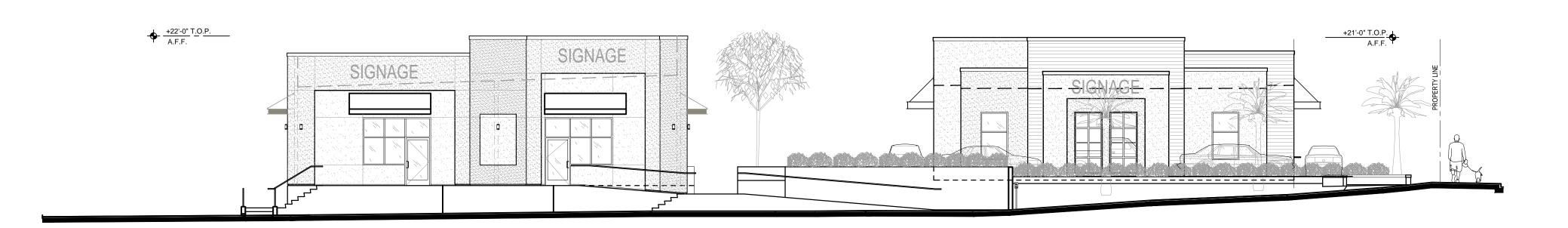
## BUILDING 'A' ELEVATIONS & FLOOR PLAN



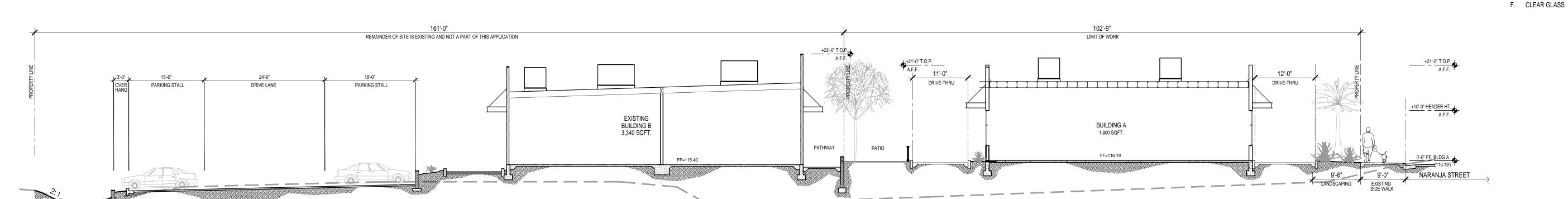


PROJECT NO: 17342	DATE: 10/07	/2021	
PROJECT ADDRESS:	REVISION #:	DATE:	REVIS
EUCLID AVENUE & NARANJA STREET	1	04/11/2022	5
SAN DIEGO, CALIFORNIA, 92114		07/25/2022	6
PREPARED BY:	3		7
7.10 110	4		8
ZAAP, INC. 2900 FOURTH AVENUE #204	PROJECT N	AME:	
SAN DIEGO, CA 92103	FUCLID &	NARAN.IA	Δ.

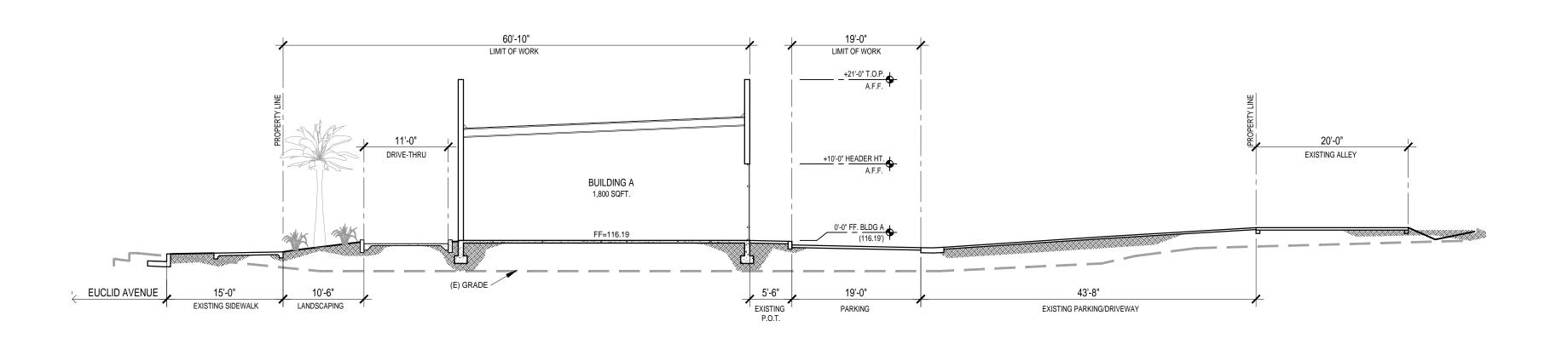
**EUCLID & NARANJA DEVELOPMENT PROJECT** SAN DIEGO, CALIFORNIA, 92114



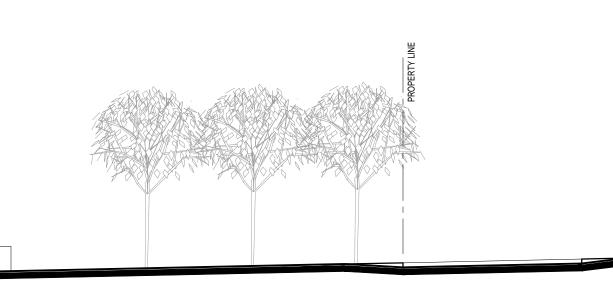
## SITE EXTERIOR ELEVATION (EUCLID AVENUE) SCALE: 3/32" = 1'-0"



## SITE SECTION







**ATTACHMENT 10** 

\*SEE SPECIFICATIONS FOR ADDITIONAL INFO\*

ELEVATION KEYNOTES: PER SYMBOL #

6. PRE-FABRICATED WALL MOUNTED STEEL CANOPY W/ TIE RODS (DESIGN/BUILD, UNDER SEPARATE PERMIT).

8. GALVANIZED SHEET METAL FLASHING, NO PENETRATIONS THROUGH TOP SURFACE, PAINT PER ELEVATIONS.

FINISHES/COLORS: PER SYMBOL X \*SEE SPECIFICATIONS FOR ADDITIONAL INFO\*

11. RECESSED ELECTRICAL SIGNAGE RACEWAY JUNCTION BOX (SIGNAGE-UNDER SEPARATE PERMIT)

2. REFER TO SHEET C-1 FOR GRADES.

MATERIALS: PER SYMBOL X

2. WOOD "LOOK" CEMENTITIOUS SLAT SIDING, PAINT PER ELEVATIONS.

3. STOREFRONT FRAME/DOOR(S), REFER TO DOOR SCHEDULE FOR DOOR TYPES.

7. EXPANSION JOINT / REGLET, SEE ELEVATIONS FOR LOCATION(S) AND FINISH

INTEGRAL COLOR STUCCO, PAINT PER ELEVATIONS.

4. GLAZING, PER TITLE 24 DOCUMENTATION. 5. HOLLOW-METAL DOOR, PER DOOR SCHEDULE.

10. DRIVE-THRU WINDOW W/ 12" DEEP SS SHELF.

C. SW: "ACCENT COLOR 1 DARK BRONZE" TBD D. SW: "ACCENT COLOR 2 "ORANGE" TBD

9. METAL PLANTING TRELLIS

A. SW: "TAN" TBD

E. "DARK BRONZE"

B. SW: "WHITE" TBD

1. DASHED LINE INDICATES ROOF LINES AND MECHANICAL EQUIPMENT BEYOND PARAPET. MECHANICAL AND UTILITY ELEMENTS ARE REQUIRED TO BE SCREENED PER SDMC 142.0910.

SITE SECTION
SCALE: 3/32" = 1'-0"

CB SITE EXTERIOR ELEVATION (NARANJA STREET) SCALE: 3/32" = 1'-0"

## SITE ELEVATION AND SECTIONS





ROJECT NO: 17342	DATE: 10/07	/202
PROJECT ADDRESS:	REVISION #:	
EUCLID AVENUE & NARANJA STREET	1	04/
SAN DIEGO, CALIFORNIA, 92114		07/
PREPARED BY:	<u></u>	
7445 1110	4	
ZAAP, INC.	DDO IEOT N	^ N 4 I

2900 FOURTH AVENUE #204

SAN DIEGO, CA 92103

619-233-6449 (FAX)

SHEET TITLE: SITE ELEVATION & SECTION

**EUCLID & NARANJA DEVELOPMENT PROJECT** 

SAN DIEGO, CALIFORNIA, 92114

A2.1

### TOPOGRAPHY SOURCE

TOPOGRAPHIC INFORMATION BASED ON CITY OF SAN DIEGO DRAWING NO. 41713—D CURRENTLY UNDER CONSTRUCTION

#### **BENCHMARK**

CITY OF SAN DIEGO BENCH MARK SEBP EUCLID AVENUE AND NARANJA STREET. BM ELEVATION: 117.542, NGVD 29 MEAN SEA LEVEL (MSL)

#### BASIS OF BEARINGS

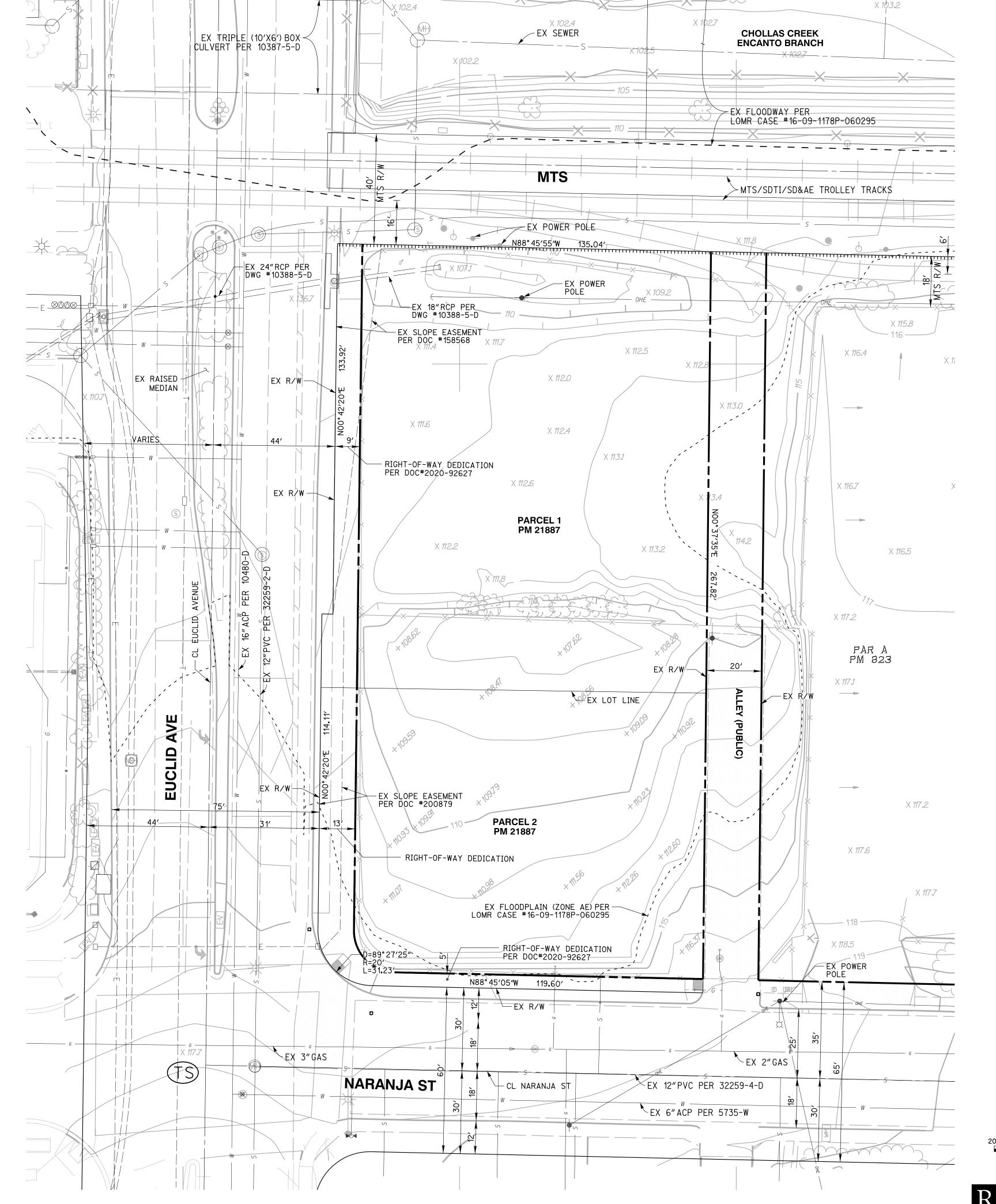
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDIANTE SYSTEM CCE83 ZONE 6, EPOCH 1991.35 AND IS DETERMIENED BY RTK G.P.S. MEASUREMENTS TAKEN ON JUNE 4, 2008 AT POINT 1175 AND POINT 3168 PER RECORD OF SURVEY MAP NO 14492.

#### ASSESSORS PARCEL NUMBER

548-051-17 & 18

#### LEGAL DESCRIPTION

PARCELS 1 AND 2 OF PARCEL MAP 21887



**ATTACHMENT 10 LEGEND** EXISTING RIGHT-OF-WAY PROPOSED RIGHT-OF-WAY PER CIP# S-16061 ABUTTER'S RIGHTS RELINQUISHED LOT LINE EASEMENT LINE EXISTING CONTOUR LINE EXISTING SPOT ELEVATION EXISTING RAILROAD TRACKS EXISTING CATENARY POLE EXISTING CHAINLINK FENCE EXISTING TRAFFIC SIGNAL EXISTING WATER EXISTING SEWER — G — E — T — EXISTING UNDERGROUND UTILITIES EXISTING OVERHEAD ELECTRIC EXISTING STORM DRAIN EFFECTIVE REGULATORY FLOODWAY PER LOMR CASE NO.16-09-1178P EFFECTIVE 100-YR FLOODPLAIN (ZONE AE) PER LOMR CASE NO.16-09-1178P 

EUCLID & NARANJA DEVELOPMENT PROJECT SAN DIEGO, CALIFORNIA

PRELIMINARY

NOT FOR CONSTRUCTION

5620 FRIARS ROAD SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165

GRAPHIC SCALE 1" = 20'

J-13284mmm

PROJECT NAME:
EUCLID & NARANJA

PROJECT ADDRESS:

EUCLID AVENUE & NARANJA STREET

SAN DIEGO, CALIFORNIA, 92114

REVISION #: DATE: REVISION #: DATE

SHEET TITLE: TOPOGRAPHIC MAP

47040 AO4 0 OITE PLANT O'T O T 101 I

#### **ATTACHMENT 10 GRADING NOTES LEGEND** 1. FILL PLACED IN THE SPECIAL FLOOD HAZARD AREA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD --- EXISTING RIGHT-OF-WAY X 102.4 PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS **CHOLLAS CREEK** EX TRIPLE (10'X6') BOX -(ASTM STANDRAD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A PROPOSED RIGHT-OF-WAY CULVERT PER 10387-5-D **ENCANTO BRANCH** MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND. 2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER ABUTTER'S RIGHTS RELINQUISHED INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORP-EASEMENT LINE ORATE 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 -EX FLOODWAY EXISTING CONTOUR LINE CONSTRUCTION PLANS OR SPECIFICATIONS. 4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT EXISTING SPOT ELEVATION A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS. EXISTING RAILROAD TRACKS 5. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD (SWRCB) ORDER NO. 99-08 DWQ AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. 2001-01 (NPDES GENERAL PERMIT NO. CASO00002 AND CASO108758), WASTE MTS EXISTING CATENARY POLE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUC-≻MTS/SDTI/SD&AE TROLLEY TRACK\$ EXISTING WATER TION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE EXISTING SEWER COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH DWG #10388-5-D THE STATE WATER RESOURCES CONTROL BOARD. A COPY OF THE ACKNOWLEDGEMENT FROM THE SWRCB EXISTING UNDERGROUND UTILITIES THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN N88° 45′55″W DIEGO WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE EXISTING OVERHEAD ELECTRIC EX 24"RCP PER ≥DWG #10388-5-D PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. IN ADDITION, THE OWNER(S) AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY EXISTING STORM DRAIN COVERED BY THIS GRADING PERMIT AND BY SWRCB ORDER NO. 99-08 DWQ, AND ANY SUBSEQUENT PROPOSED CONTOUR AMENDMENTS THERETO, SHALL COMPLY WITH WITH SPECIAL PROVISIONS AS SET FORTH IN SWRCB ——118—— ORDER NO. 99-08 DWQ. 6. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN PROPOSED SLOPE (2:1 MAX) DIEGO WATER STANDARD MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE EX INLET PER — DWG #10388-5-D RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER X 115.8 DAYLIGHT LINE PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT. WATER AND SEWER NOTE PROPOSED RETAINING WALL X 116.4 PER DOC# 158568 ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE. CL 24' DWY PROPOSED PCC CURB & GUTTER (STD DWG SDG-151) **GRADING TABULATION** EX RAISED -MEDIAN PROPOSED SIDEWALK (STD DWG SDG-155) SUBJECT TO-INUNDATION TOTAL AMOUNT OF SITE TO BE GRADED: AREA 0.9 ACRES, 98% OF TOTAL SITE. 91 RIGHT-OF-WAY DEDICATION PER IOD DOC#2020-92627 AMOUNT OF CUT: 250 CUBIC YARDS. MAXIMUM DEPTH OF CUT: 3 FEET. PROPOSED CURB RAMP (STD DWG SDG-132) AMOUNT OF FILL: 3600 CUBIC YARDS. MAXIMUM DEPTH OF FILL: 8 FEET. FOR OFF-SITE GRADING ON THIS MAXIMUM HEIGHT OF FILL SLOPE: 4 FEET, 2:1 SLOPE RATIO. PARCEL SEE LETTER OF PERMISSION **VARIES** DATED 4/14/2020 MAXIMUM HEIGHT OF CUT SLOPE: 3 FEET, 2:1 SLOPE RATIO. PROPOSED AC PAVEMENT AMOUNT OF IMPORT SOIL: 3350 CUBIC YARDS. RETAINING WALLS: LENGTH 608 FEET; MAXIMUM HEIGHT 4.8 FEET. EX R/W-∭PROP R/W **BMP REQUIREMENTS** PROPOSED PCC PAVEMENT 5,5 LANDSCAPE STRIP-PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ON-GOING PERMANENT BMP MAINTENANCE. EX. STREET LIGHT PARCEL 1 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION X 112.2 PM 21887 BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) X 116.5 OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS. EX. TRAFFIC SIGNAL POLE SIGHT TRIANGLE NOTE BUILDING WALL PROPOSED TREE NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITH THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT X 117.2 EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE CURB. PLEASE REFER TO SAN DIEGO MUNICIPAL CODE SECTION 113.0273 AND SDMC CHAPTER 14. ARTICLE 2. BLDG B PROPOSED STORM DRAIN / CATCH BASIN FF=115.40 PAD=114.7 SUBJECT TO INUNDATION PROPOSED EFFECTIVE REGULATORY FLOODWAY PER LOMR CASE NO.16-09-1178P R/W VARIES (97.2' - 101.6') EFFECTIVE 100-YR FLOODPLAIN (ZONE AE) PER LOMR CASE NO.16-09-1178P 53′ BASE FLOOD ELEVATION (BFE) PER LOMR CASE NO.16-09-1178P VARIES (34.7' - 38') (NOTE: ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29 VERTICAL DATUM. FEMA BFES LISTED IN THE FIS ARE FOR DETAIL GRADING MARKET BASED ON NAVD 88 VERTICAL DATUM. IN ACCORDANCE WITH SEE SHEET C-5 40'/44' CREEK RETAIL TABLE 12 FROM THE FIS, ELEVATIONS ON THE NAVD 88 DATUM ARE 2.1 FEET ABOVE THE NGVD 29 DATUM FOR THE ENCANTO PLAZA PARCEL 2 VARIES (34.7' - 38') VARIES (34' - 40') PM 21887 13' RIGHT-OF-WAY DEDICATION-PER IOD DOC#2020-92627 -RIGHT-OF-WAY DEDICATION PER DOC# 2020-92627 SEWER LATERAL/CLEANOUT WATER LATERAL LANE LANE LANE SIGHT TRIANGLE (SEE NOTE THIS SHEET). 1.5% SEE SHEET C-4 ─ EX. SIDEWALK **EUCLID AVENUE** -EX. CURB & GUTTER X 117.7 PROPOSED R/W EX. N88° 45′05′W R/W 119.60 R/W BARRY J. COWAN R.C.E. No. 46568 DATE RIGHT-OF-WAY DEDICATION -5' RIGHT-OF-WAY DEDICATION PER DOC# 2020-92627 12' 10' PER DOC#2020-92627 EUCLID SEE SHEET C-4 RETAIL EUCLID AVENUE & NARANJA STREET — CL NARANJA \$T EX 8"PVC PER 32259-4-D SAN DIEGO, CALIFORNIA, 92114 EX PCC -PAVEMENT ALLEY NARANJA ST −EX GV EX. SIDEWALK -EX 6"ACP PER 5735-W REVISION #: DATE: REVISION #: DAT EX. SIDEWALK **PUBLIC ALLEY** GRAPHIC SCALE 1" = 20' **NARANJA STREET** NOT TO SCALE 10/07/2019 SAN DIEGO, CA 92110 PROJECT NAME: **EUCLID & NARANJA EUCLID & NARANJA DEVELOPMENT PROJECT** SHEET TITLE: GRADING PLAN PRELIMINARY SAN DIEGO, CALIFORNIA NOT FOR CONSTRUCTION

## **WATER AND SEWER NOTES**

ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE.

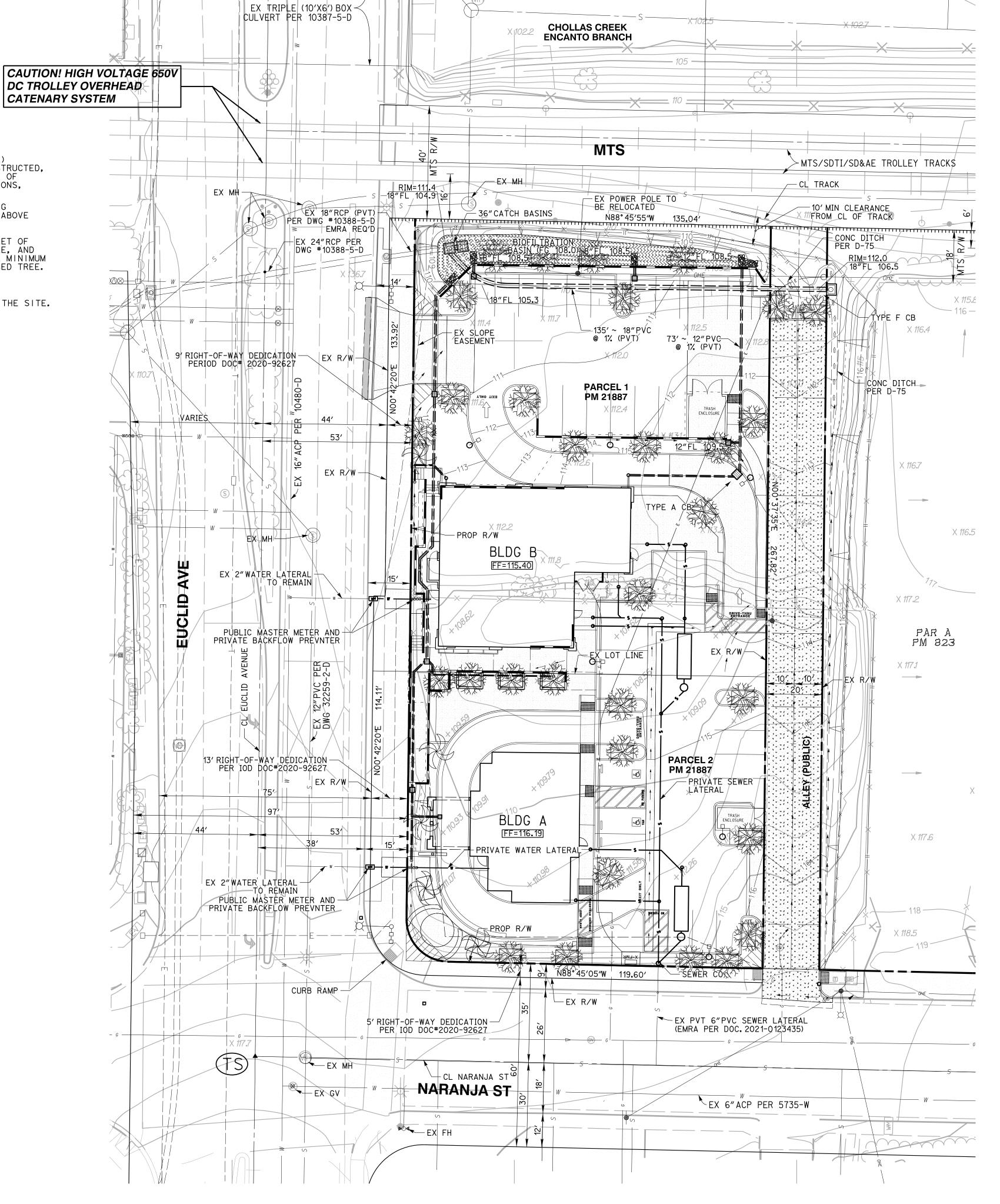
ALL EXISTING AND PROPOSED WATER AND SEWER FACILITIES (PUBLIC AND PRIVATE) WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.

ALL EXISTING AND PROPOSED WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD)

ALL PROPOSED OR RETAINED SEWER LATERALS WILL MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION (EDGE TO EDGE) FROM THE TRUNK OF ANY EXISTING OR PROPOSED TREE, AND THAT ALL PROPOSED AND/OR RETAINED WATER SERVICE LATERALS WILL MAINTAIN A MINIMUM OF 5' OF SEPARATION (EDGE TO EDGE) FROM THE TRUNK OF ANY EXISTING/PROPOSED TREE.

#### **EXISTING EASEMENTS**

NO PUBLIC OR PRIVATE WATER, SEWER OR GENERAL UTILITY EASEMENTS EXIST ON THE SITE.



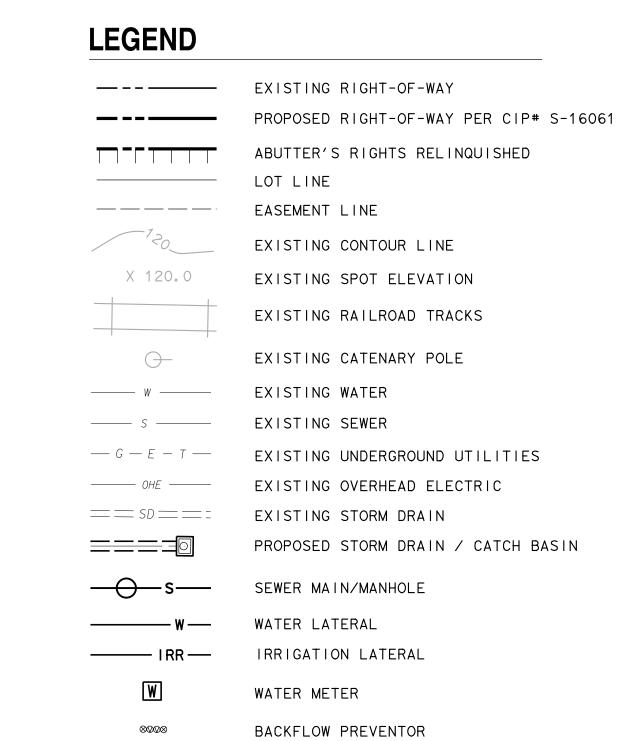
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X 102.4

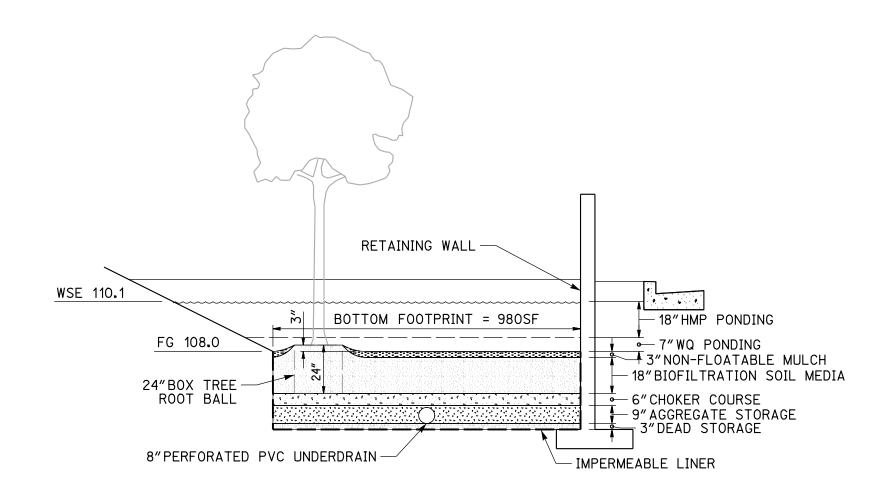
## **EUCLID & NARANJA DEVELOPMENT PROJECT**

SAN DIEGO, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

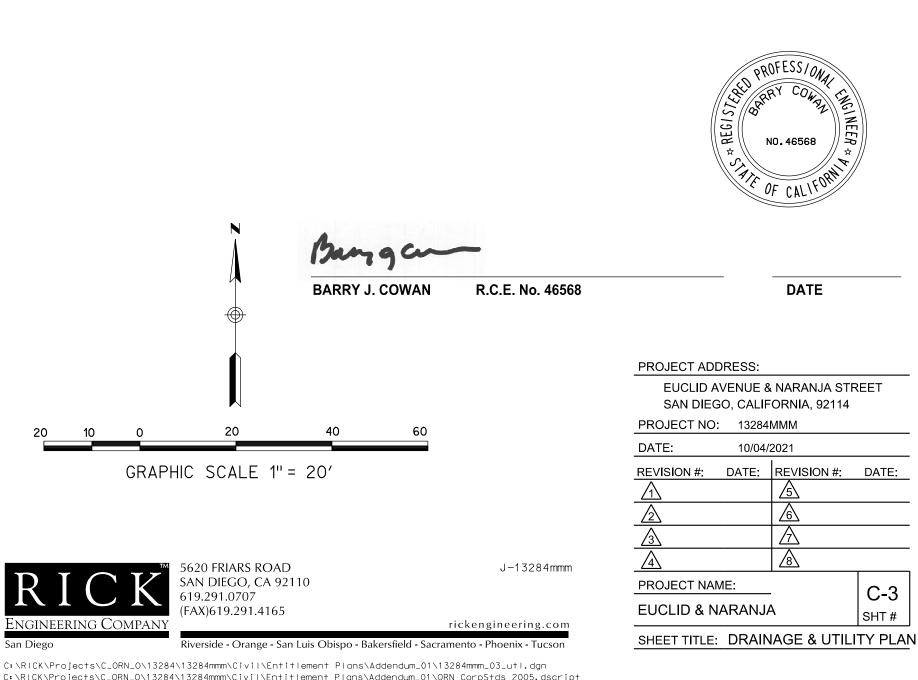


TRANSFORMER

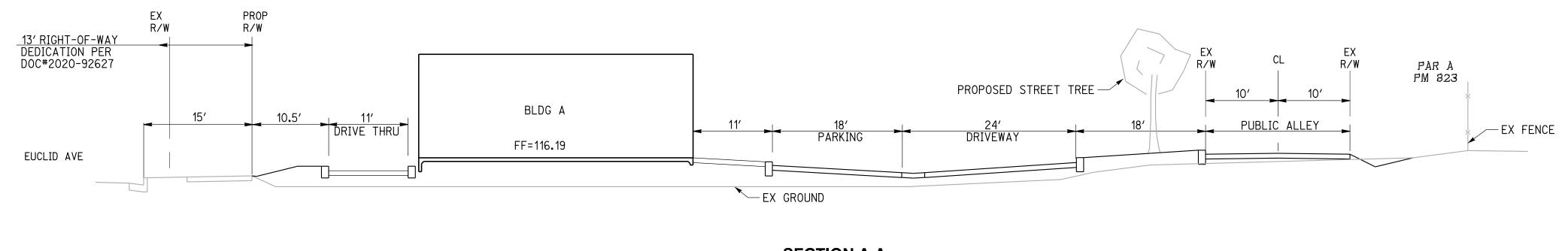


## **SECTION: BIOFILTRATION BASIN**

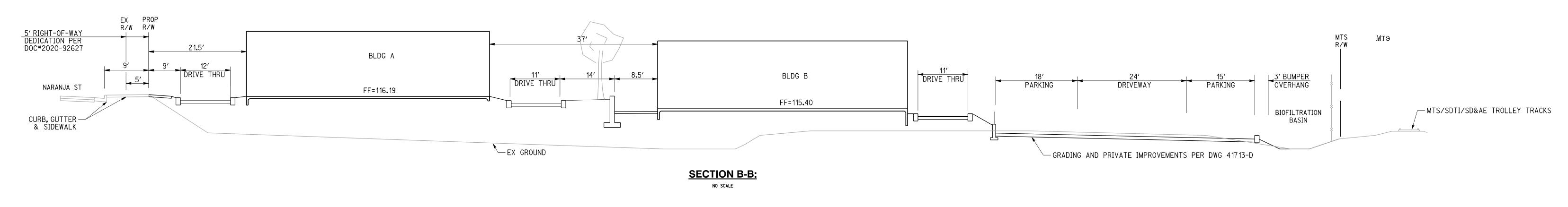
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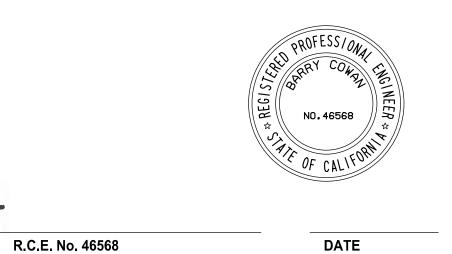


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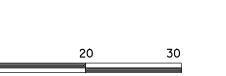


PROJECT ADDRESS:

PROJECT NO: 13284MMM

EUCLID AVENUE & NARANJA STREET SAN DIEGO, CALIFORNIA, 92114

REVISION #: DATE: REVISION #: DATE:



GRAPHIC SCALE 1" = 10'

PRELIMINARY

NOT FOR CONSTRUCTION

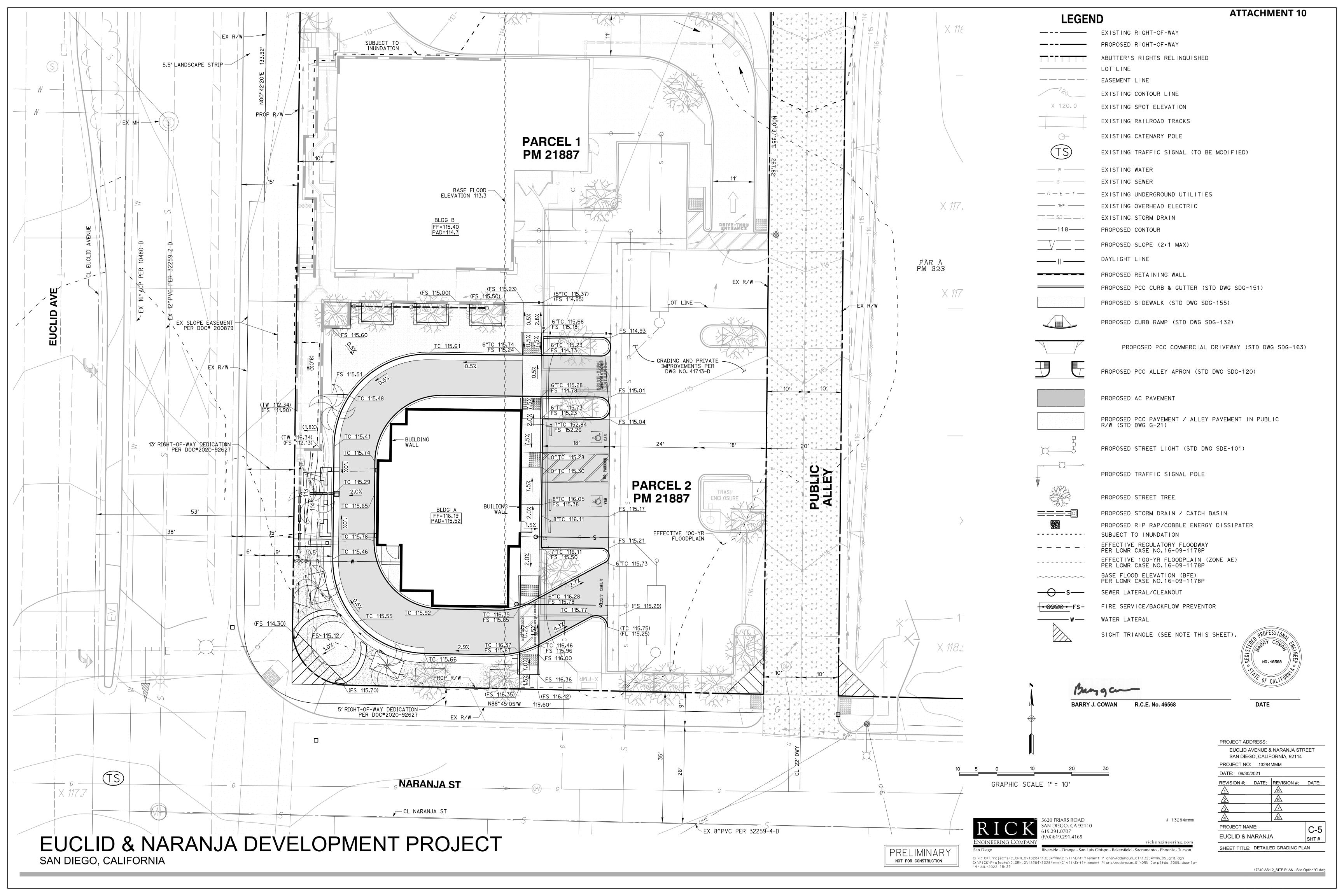
PROJECT NAME:

**EUCLID & NARANJA** 

SHEET TITLE: SECTIONS

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SAN DIEGO, CALIFORNIA



MTS/SDTI/SD&AE TROLLEY TRACKS

#### PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME		MATURE HT. x SPREAD	WUCOLS III
PARKING ISLAND TREES: BROAD HEA	AD CANOPY TREES FOR SHADE			
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE PISTACIA CHINENSIS / CHINESE PISTACHE LOPHOSTEMON CONFERTUS / BRISBANE BOX		30 X 25 40 X 40 40 X 20	M M M
ACCENT / SPECIMEN TREES: FLOWE 24" BOX SUCH AS:	RING ACCENT TREES FOR COLOR AND TEXTURE			
	ARBUTUS X 'MARINA' / STRAWBERRY TREE BAUHINIA PURPUREA / PURPLE ORCHID TREE CASSIA LEPTOPHYLA / GOLDEN MEDALLION TREE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT GEIJERA PARVIFLORA / AUSTRALIAN WILLOW LAGESTROMIA HYBRIDS / CRAPE MYRTLE METROSIDEROS EXCELSUS / N.Z. CHRISTMAS TREE RHUS LANCEA / AFRICAN SUMAC TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE		25 X 25 20 X 20 25 X 25 20 X 20 30 X 30 20 X 20 20 X 20 25 X 25 40 X 20	M M M L M M L
PALMS: VERTICAL ACCENTS (10' BTH SUCH AS:				
SUUTIAS (*)	ARECASTRUM ROMANZOFFIANUM / QUEEN PALM WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM		45 X 20 40 X 12	M L
WATER QUALITY BASIN TREE: BASIN 24" BOX SUCH AS:	TREES FOR SCALE AND FUNCTION			
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		40 X 20	М
	(75% 1 GAL. / 25% 5 GAL.) SHRUB MASSINGS CCENT PLANTS THROUGHOUT SUCH AS:			
SHRUBS	AGAVE SPECIES / AGAVE ALOE SPECIES / ALOE ANIGOZANTHOS FLAVIDUS / KANGAROO PAW MUHLENBERGIA RIGENS / DEER GRASS PHORMIUM SPECIES / NEW ZEALAND FLAX SALVIA SPECIES / SAGE HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS HESPERALOE PARVIFOLIA / RED YUCCA WESTRINGIA FRUTICOSA / WESTRINGIA		3 X 3 3 X 3 2 X 3 2 X 3 3 X 3 2 X 3 3 X 3 3 X 3	L L L M L M L
BIOFILTRATION BASIN 1 GAL.	SHRUBS SUCH AS: CAREX PRAEGRACILLIS / CALIFORNIA FIELD HEDGE JUNCUS PATENS 'ELK BLUE' / ELK BLUE GREY RUSH BACCHARIS DOUGLASII / MARSH BACCAHRIS	2'-0" O.C. PLAN 3'-0" O.C.	1x1 2x3 2x3	L L L
GROUND COVER	BACCHARIS PILULARIS 'TWIN PEAKS' / DWARF COYOTE BUSH BOUGANVILLEA SPP. / BOUGANVILLEA CEANOTHUS G. HORIZONTALIS / CARMEL CREEPER ROSMARINUS 'PROSTRATUS' / ROSEMARY SENECIO MANDRALISCAE / SENECIO	2'-0" O.C. 5'-0" O.C. 3'-0" O.C. 2'-0" O.C. 2'-0" O.C.	2 X 4 4 X 4 3 X 6 1 X 3 1 X 3	L L L L

#### STANDARD LANDSCAPE NOTES:

- A. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LAND DEVELOPMENT MANUAL: LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- B. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- C. THE IRRIGATION SYSTEM SHALL OPERATE WITHIN THE APPROVED WATER BUDGET, SEE CALCS TOP RIGHT, THIS SHEET.

CAUTION! HIGH

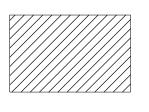
VOLTAGE 650V DC TROLLEY OVERHEAD

CATENARY SYSTEM

- D. AN IRRIGATION AUDIT WILL BE REQUIRED TO CERTIFY THAT ALL PLANT MATERIAL, IRRIGATION SYSTEMS AND LANDSCAPE FEATURES HAVE BEEN INSTALLED AND OPERATE AS APPROVED BY THE CITY. AUDIT SHALL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY AND USE
- E. MAINTENANCE: ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF AN EQUIVALENT POINT VALUE.

#### PARKING LOT AND DRIVE X 112.0 SITE VISIBILITY ISLE, ASPHALT PAVING, TRIANGLE, TYP. SEE CIVIL PLANS TYP. F. SCREENING: WHEN PLANT MATERIAL IS USED TO ACHIEVE A SCREENING REQUIREMENT, PROVIDE PLANTINGS THAT ARE EVERGREEN AND SPACED TO ENSURE 100% SCREENING WITHIN TWO YEARS OF INSTALLATION. G. ALL PLANTING AREAS SHALL RECIEVE A 3-INCH LAYER OF BARK MULCH UNLESS OTHERWISE NOTED. H. LONG TERM MAINTENANCE RESPONSIBILITY: ALL LANDSCAPING SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER. ROW TYP. -I. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION OF THIS AREA SHALL BE FIVE FEET. BUILDING 'B2' J. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL K. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. BUILDING 'B1' PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN STEPS TYP., SEE CIVIL-VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB. SITE LIGHTING TYP., SEE ACCESSIBLE RAMP, ELECTRICAL PLANS. SEE CIVIL PLANS TYP. SPECIAL LANDSCAPE NOTES PER SAN DIEGO MUNICIPAL CODE 103.1107(b)(7) THE FOLLOWING APPLICATION PROCEDURES PUBLIC SIDEWALK TYP.-A. PERMIT APPLICATIONS SHALL BE ACCOMPANIED BY A SITE PLAN AND SUPPLEMENTARY NATURAL CONCRETE INFORMATION REQUIRED TO ESTABLISH THAT ALL LANDSCAPING SHALL BE DEVELOPED IN PATIO, SEE CIVIL PLANS CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL - PUBLIC ALLEY, B. AT THE TIME OF AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY, THE APPLICANT WILL NATURAL CONCRETE RETAINING WALL TYP.,— PROVIDE VERIFICATION THAT THE LANDSCAPE IMPROVEMENTS ARE IN CONFORMANCE WITH THE SEE CIVIL PLANS. SEE CIVIL PLANS. APPROVED LANDSCAPE PLAN AND IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL. CATCH BASIN TYP., SEE CIVIL PLANS. C. IF, AT THE TIME OF AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY, THE REQUIRED BUILDING 'A1' LANDSCAPING IS NOT YET IN PLACE, THE CITY MANAGER MAY, AT HIS DISCRETION, REQUIRE THE SIGNAGE TYP., SEE OWNER TO MAKE FISCAL ARRANGEMENTS BY BOND, CERTIFICATE OF DEPOSIT, OR A NON ARCHITECTURAL REVOCABLE LETTER OF CREDIT TO ENSURE THAT THE LANDSCAPING IS INSTALLED. THIS OPTION SHALL BE CONSIDERED BY THE CITY MANAGER ONLY IN CASES WHEN DEMONSTRATED 4-36" Box Trees - Per —RQÔT BARRIĘR, SĘE EXTENUATING CIRCUMSTANCES PREVENT THE INSTALLATION OF LANDSCAPE IMPROVEMENTS PARKING LOT AND DRIVE S.D.M.C. 142.0409 — NOTE J, TYP. ISLE, ASPHALT PAVING, BEFORE THE ISSUANCE OF THE OCCUPANCY PERMIT. THE FISCAL ARRANGEMENTS SHALL TREE GRATE TYP. SEE CIVIL PLANS TYP. REFLECT THE COST OF REQUIRED LANDSCAPING NOT YET IN PLACE TO ENSURE THAT SUCH LANDSCAPING IS INSTALLED. ANY OWNER WISHING TO MAKE SUCH FISCAL ARRANGEMENTS MUST ALSO GRANT LICENSE TO THE CITY OR ITS LICENSED AND CONTRACTED AGENT. TO ENTER UPON THE LAND FOR THE PURPOSES OF INSTALLING THE REQUIRED LANDSCAPING. IN THE CORNER PLAZA W. SEATWALL. EVENT THAT SUCH LANDSCAPING IS NOT IN PLACE BY THE DATE SPECIFIED IN THE AGREEMENT. SUCH FISCAL ARRANGEMENTS SHALL BE RELEASED WHEN LANDSCAPE IMPROVEMENT NOTE: SPACING FOR SHRUBS WILL BE SHOWN ON FINAL LANDSCAPE PLAN. VERIFICATION IS RECEIVED. D. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS FURNITURE, TYP.— -ROOT BARRIER, SEE SITE VISIBILITY LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM TRIANGLE, TYP. PUBLIC SIDEWALK TYP. THE TOP OF THE ADJACENT CURB. SITE VISIBILITY ---ROW TYP. -EXTG. SEWER LINE EXTG. GAS LINE TYP. TRIANGLE, TYP. NARANJA STREET IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE -EXTG. TRANSFORMER SIGHT VISIBILITY NOTE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL. OTHER THAN TREES. LOCATED SEWER - 10 FEET WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT ABOVE GROUND UTILITY STRUCTURES - 10 FEET EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING DRIVEWAYS - 10 FEET THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET LANDSCAPE PLANTING GRAPHIC SCALE 1" = 20' LANDSCAPE DESIGN STATEMENT THE CONCEPTUAL LANDSCAPE DESIGN OF EUCLID SUITES RELIES UPON THE SPECIAL CHARACTER PROJECT ADDRESS: **EUCLID AVENUE & NARANJA STREET** OF THE IMMEDIATE COMMUNITY. THE PROJECT WILL TAKE ON A NEW IDENTITY FROM IT'S CURRENT SAN DIEGO, CALIFORNIA, 92114 UNDEVELOPED STATE AND ANCHOR THIS CORNER OF THE NEIGHBORHOOD. THE PROPOSED PLANT PROJECT NO: 13284MMM PALETTE WILL CONSIST OF BOTH CALIFORNIA NATIVE AND REGIONALLY ADAPTIVE PLANT DATE: 7/20/2022 MATERIALS, FURTHER ENHANCING A STRONG SENSE OF PLACE AND CONNECTION TO THE CHOLLAS CREEK AS IT MATURES OVER TIME. REVISION #: DATE: REVISION #: DATE: PAVING MATERIALS PARKING STALLS AND DRIVE ISLES SHALL BE ASPHALT TYP. WALKWAYS SHALL BE NATURAL GRAY CONCRETE TYP. SAN DIEGO, CA 92110 CORNER PLAZA SHALL BE INTEGRAL COLOR CONCRETE W/ SALTROCK FINISH. PROJECT NAME: **EUCLID & NARANJA** (FAX)619.291.4165 **EUCLID & NARANJA DEVELOPMENT PROJECT** NGINEERING COMPAN SHEET TITLE: LANDSCAPE PLANT LEG. SAN DIEGO, CALIFORNIA

#### LANDSCAPE AREA/POINT REQUIREMENTS - BASED ON COMMERCIAL DEVELOPMENT



STREET YARD: EUCLID AVENUE 4,174 SF

PLANTING AREA REQUIRED = SF X 25% 4,174 X .25 = 1,044 SF PLANTING AREA PROVIDED = 1,207 SF EXCESS PLANTING AREA = 166 SF

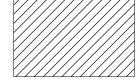
PLANTING POINTS REQUIRED = SF X 5% 4,174 X .05 = 209 PTS.

POINTS ACHIEVED WITH TREES = 90 PTS. 1 TREE (36" BOX, 50 PTS.) = 50 PTS. 2 TREE (24" BOX, 20 PTS.) = 40 PTS.

POINTS ACHIEVED WITH PALMS = 36 PTS. 1 PALM, 12' BTH (3.0 PTS/BTH) = 36 PTS (36 PTS EA.)

ACHIEVED WITH SHRUBS 5 GAL. (2 PTS., 25%) / 1 GAL. (1 PT., 75%) = 83

TOTAL PLANTING POINTS PROVIDED = 209 PTS EXCESS POINTS PROVIDED = 0 PTS



STREET YARD: NARANJA STREET 3,013 SF

PLANTING AREA REQUIRED = SF X 25% 3,013 x .25 = 754 SF PLANTING AREA PROVIDED = 768 SF EXCESS PLANTING AREA = 14 SF

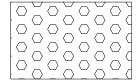
PLANTING POINTS REQUIRED = SF X 5% 3,3013 SF x .05 = 151 PTS

POINTS ACHIEVED WITH TREES = 100 PTS. 2 TREES 36" BOX @ 50 PTS = 100 PTS.

POINTS ACHIEVED WITH PALMS = 36 PTS. 1 PALM, 12' BTH (3.0 PTS/BTH) = 36 PTS. (36 PTS. EA.)

POINTS ACHIEVED WITH SHRUBS 5 GAL. (2 PTS., 25%) / 1 GAL. (1 PT., 75%) = 75

TOTAL PLANTING POINTS PROVIDED = 211 PTS. EXCESS POINTS PROVIDED = 60 PTS.



#### REMAINING YARD

4,091 SF

PLANTING AREA REQUIRED = SF X 30% 4,091 x .3 = 1,227 SF

PLANTING AREA PROVIDED = 1,768 SF EXCESS PLANTING AREA = 541

PLANTING POINTS REQUIRED = SF X 5% 4,091 x .05 = 205 PTS.

POINTS ACHIEVED WITH TREES = 180 PTS. 4 TREES (24" BOX, 20 PTS.) = 80 PTS. 2 TREE (36" BOX, 50 PTS.) = 100 PTS.

ACHIEVED WITH SHRUBS 5 GAL. (2 PTS., 25%) / 1 GAL. (1 PT., 75%) = 96 PTS. MIN.

TOTAL PLANTING POINTS PROVIDED = 276 PTS EXCESS POINTS PROVIDED = 71 PTS

NOTE: ALL FLATWORK SHALL BE NATURAL GRAY CONCRETE W/ MEDIUM BRROM FINISH TYP.



VEHICULAR USE AREA (STREETYARD)

PLANTING AREA REQUIRED = SF X 5% 2,615 x .05 = 131 SF

PLANTING AREA PROVIDED = 145 SF EXCESS PLANTING AREA = 15 SF

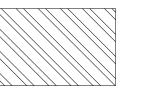
PLANTING POINTS REQUIRED SF X 5% 2,615 x .05 = 131 PTS

POINTS ACHIEVED WITH PALMS = 72 PTS. 2 PALMS, 12' BTH EACH (3.0 PTS/BTH) = 72 PTS (36 PTS EA.)

POINTS ACHIEVED WITH TREES = 100 PTS. 2 TREES 36" BOX @ 50 PTS = 100 PTS.

ACHIEVED WITH SHRUBS 5 GAL. (2 PTS., 25%) / 1 GAL. (1 PT., 75%) = 59 POINTS MIN.

TOTAL PLANTING POINTS PROVIDED = 195 PTS EXCESS POINTS PROVIDED = 64 PTS



VEHICULAR USE AREA (OUTSIDE STREETYARD)

PLANTING AREA REQUIRED = SF X 3% 21,970 x .03 = 659 SF

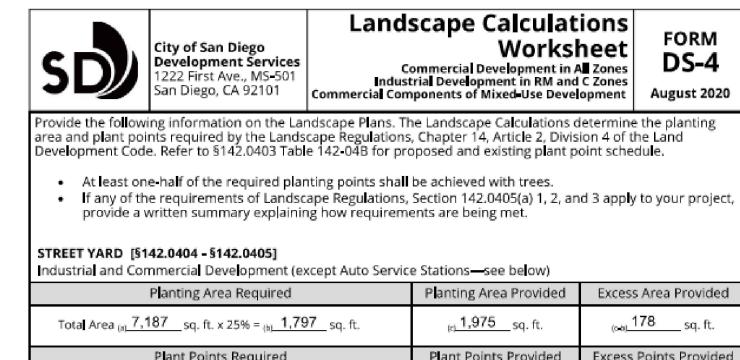
PLANTING AREA PROVIDED = 2,408 SF EXCESS PLANTING AREA = 1,749 SF

PLANTING POINTS REQUIRED = SF X 3% 21,970 x .03 = 659 PTS.

POINTS ACHIEVED WITH TREES = 330 PTS. 17 TREES 24" BOX @ 20 PTS = 340 PTS.

ACHIEVED WITH SHRUBS 5 GAL. (2 PTS., 25%) / 1 GAL. (1 PT., 75%) = 319 POINTS

TOTAL PLANTING POINTS PROVIDED = 659 PTS. EXCESS POINTS PROVIDED = 0 PTS.



Flanting Area Required	Flanting Area Provided	Excess Area Provided
Total Area $_{(a)}$ 7,187 sq. ft. x 25% = $_{(b)}$ 1,797 sq. ft.	<sub>(t)</sub> 1,975 sq. ft.	<sub>(⇔)</sub> 178 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area (a) 7,197 sq. ft. $\times 0.05^* = (0) 360$ points	(« <u>1420</u> points	(⊳⊲) 60 points
	Plant Points Achiev	ed with Trees (50%)
	262	points

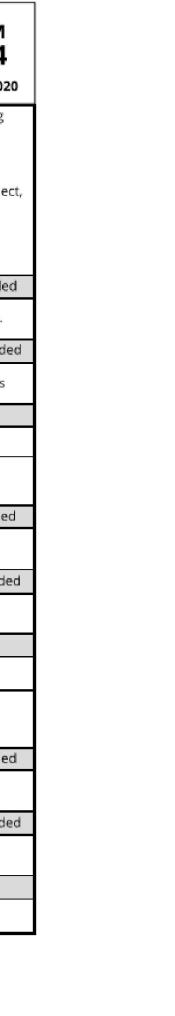
rea Provided
sq. ft.
ints Provided
points
es (50%)
)

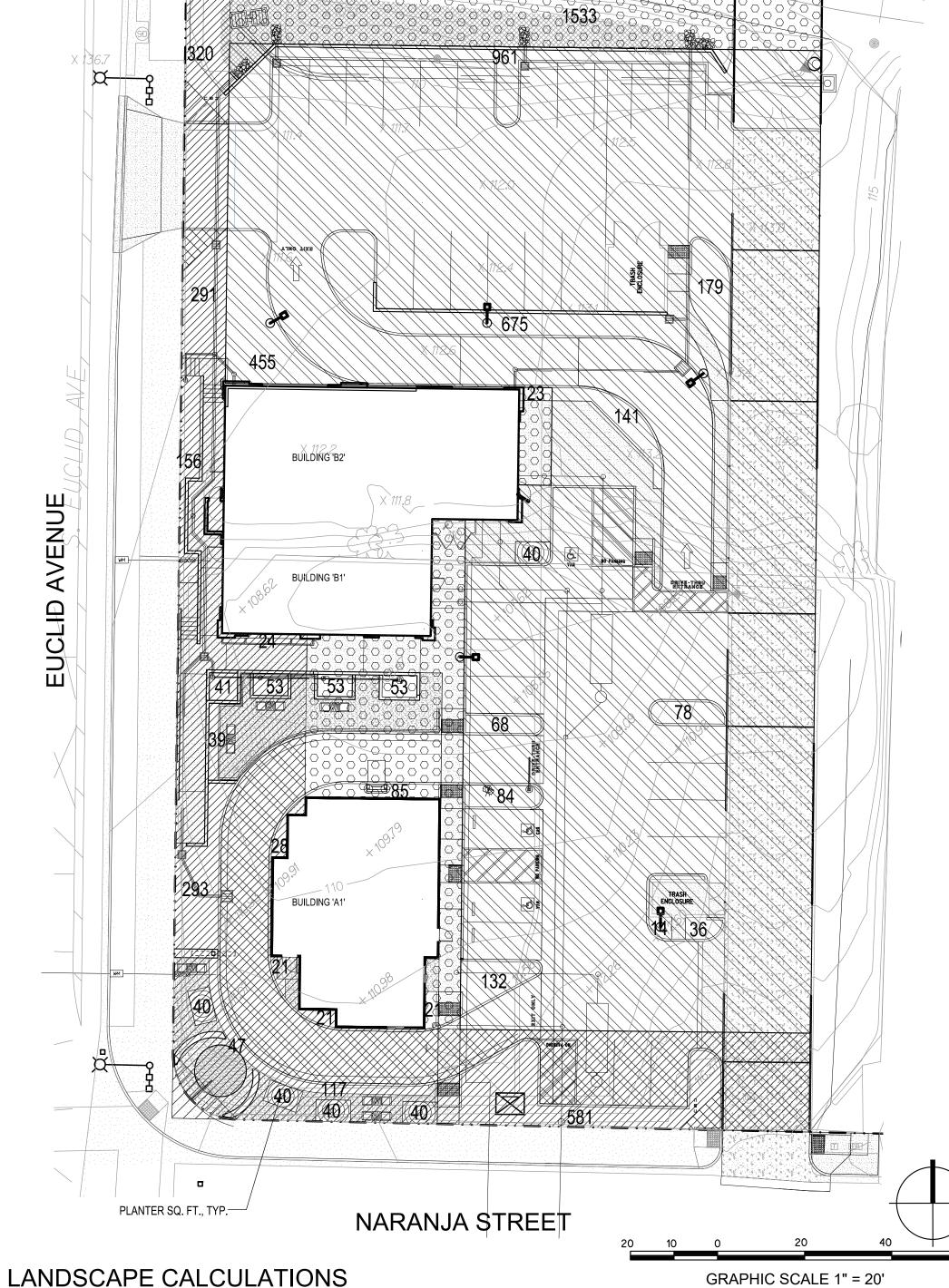
REMAINING YARD [\$142.0404 - \$142.0405]	
Planting Area Required	

Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area 4,091 sq. ft. x 30% = 1,227 sq. ft.	sq. ft.	<u>541</u> sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area 4,091 sq. ft. x 0.05 = 205 points	276 points	71 points	
	Plant Points Achieved with Trees (50%)		
	180 points		

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DS-4 (08-20)







PROJECT ADDRESS:

EUCLID AVENUE & NARANJA STREET
SAN DIEGO, CALIFORNIA, 92114

PROJECT NO: 13284MMM

DATE: 7/20/2022

REVISION #: DATE: REVISION #: DATE:

1
2
6
3
7
4
PROJECT NAME:
EUCLID & NARANJA

SHEET TITLE: LANDSCAPE CALC'S

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165

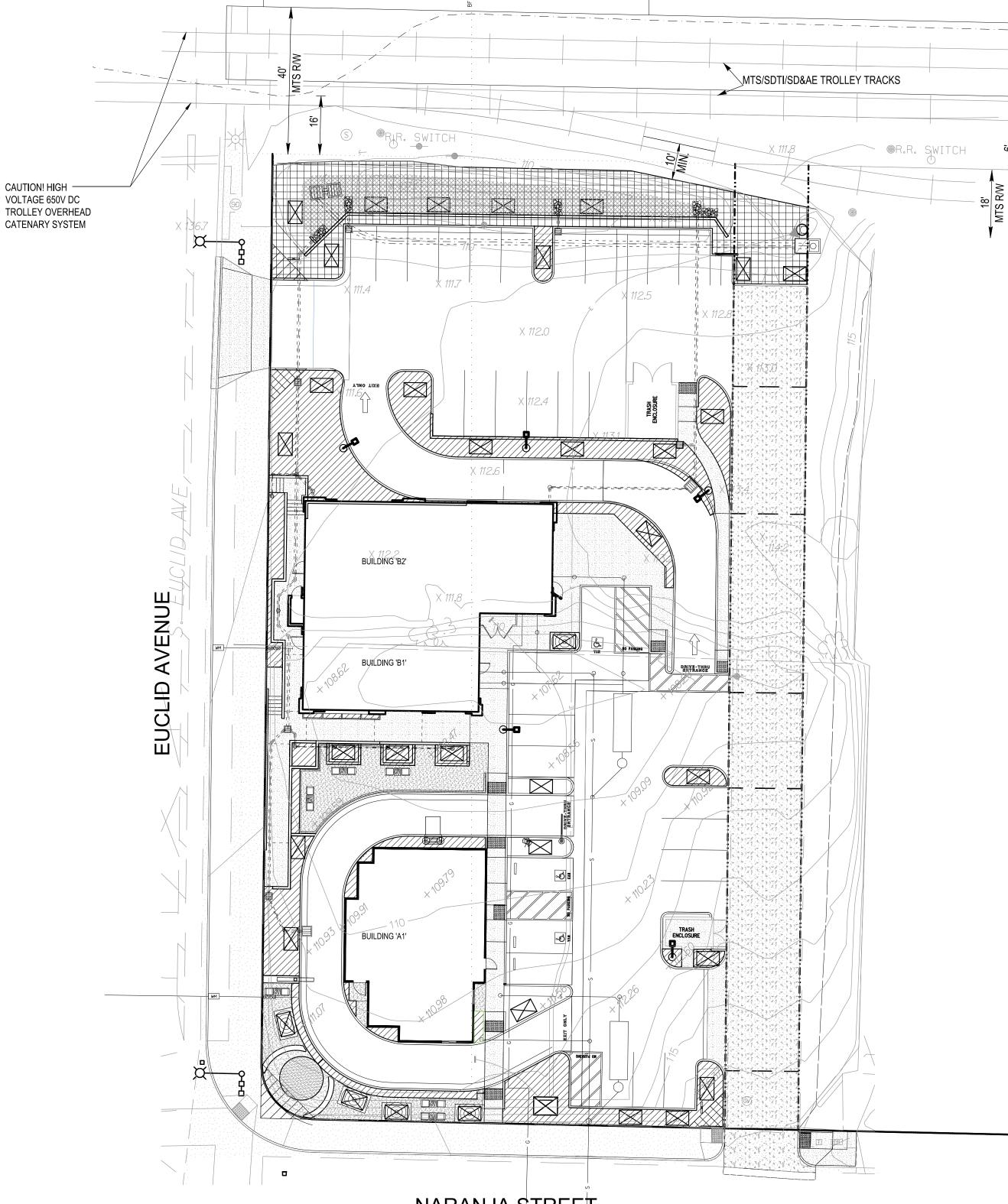
Riverside - Orange - San Luis Ol

#### LANDSCAPE WATER BUDGET CALCULATIONS: City of San Diego Land Development Code Landscape Standards, Appendix E: Water Requirement Worksheet PROJECT NAME: Euclid & Naranja Suites PROJECT NAME: Euclid Suites METER: Landscape WATER TYPE: CONTROLLER: CONTROLLER: WATER TYPE: Maximum Applied Water Allowance (MAWA) Water Budget **Estimated Total Water Use (ETWU) Preliminary** WB = (\_\_\_\_)(0.62) x ((0.45)(\_\_\_\_) + (0.3)(\_\_\_\_)) = Gal. / Yr. Eto LA SLA $ETWU = [(ETo) \times (0.62)][((PF \times HA) / IE)) + SLA]$ = Evapotranspiration (Eto Map / Table 6) Evapotranspiration (Eto Map / Table 6) = Conversion Factor to gallons 0.62 Conversion factor to gallons 0.45 = Evapotranspiration Adjustment Factor PF (WUCOLS III) 0.2 Low water using plants 7,616 = LA Landscape Area (Sq. Ft.) Medium water using plants 0.3 = Additional Evap. Adj. Factor for Special Lands. Areas High water using plants = SLA Special Landscape Area (Sq. Ft.) Hydrozone Area Active / Passive rec areas; dedicated fruit / veg. prod./ (See below for Square Footage) areas irrigated w/ reclaimed water. MAWA 99,869 Gal. / Yr. 0.85 Bubblers 0.8 Drip Irrigation 0.75 MP Rotators Micro Sprays, Rotors, Rotator Spray **ETWU** 32,449 Gal. / Yr. 0.6 Spray Heads 0.55 Fixed Spray Special Landscape Area (Sq. Ft.) 1.0 Surplus / Deficit 67,420 Gal. / Yr. **Hydrozone Type** Area (Sq. Ft.) ETWU = 4,979.00 BUBBLER 1,400 **GPY** ETWU = 23,997.65 DRIP IRRIGATION ETWU = ETWU = 3,472.00 MP ROTATOR ETWU = **32,449** 7,616 Note: Bubbler Sq. Ft. is calculated per Tree / Palm in addition to Hydrozone Type at 40 Sq. feet typ. for water use calculations.

### HYDROZONE(S) TYP.

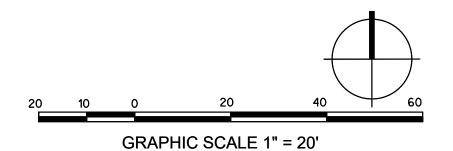
ALL AREAS SHOWN WITHIN THE HATCH PATTERN WILL BE IRRIGATED, THE ESTIMATED TOTAL WATER USE (ETWU), SHALL NOT EXCEED THE ALLOWABLE WATER BUDGET SHOWN ABOVE. SEE LANDSCAPE IRRIGATION PLANS FOR FINAL CALCULATIONS.

SYMBOL	IRRI. METHOD	ΙE	PF	SF./EA.
	DRIP	.90	.2	3,489 SF.
	MP ROTATOR	.75	.2	<u>2,727 SF.</u> TOTAL 6,216 SF.
	BUBBLER (EA. TREE/PALM)	.85	.5	



#### NARANJA STREET

LANDSCAPE IRRIGATION CALCULATIONS



5620 FRIARS ROAD SAN DIEGO, CA 92110 (FAX)619.291.4165

PROJECT NO: 13284MMM DATE: 7/20/2022 REVISION #: DATE: REVISION #: DATE: PROJECT NAME:

**EUCLID AVENUE & NARANJA STREET** 

SAN DIEGO, CALIFORNIA, 92114

PROJECT ADDRESS:

**EUCLID & NARANJA** SHEET TITLE: IRRIGATION CALC'S.

#### **IRRIGATION & MAINTENANCE NOTES:**

#### **IRRIGATION DESIGN STATEMENT:**

IT IS THE INTENTION OF THIS IRRIGATION PLAN TO LIMIT THE OVERALL WATER CONSUMPTION OF THE PROPOSED REGIONALLY ADAPTIVE LANDSCAPE PLANT MATERIAL BY UTILIZING SOUND XERISCAPE PRINCIPLES, IN CONJUNCTION WITH AN AUTOMATED IRRIGATION SYSTEM. THIS GOAL WILL BE MET BY UTILIZING THE MOST EFFICIENT IRRIGATION DESIGN AND STATE OF THE ART TECHNOLOGY.

#### **IRRIGATION COMPONENTS:**

- 1. TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING DRIP IRRIGATION, BUBBLERS, LOW PRECIPITATION HEADS, RAIN SHUT-OFF DEVICE, FLOW SENSOR, CHECK VALVES AND MASTER REMOTE
- 2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVER SPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES. PROPER IRRIGATION EQUIPMENT AND SCHEDULES, INCLUDING SUCH FEATURES AS REPEAT CYCLES AS REQUIRED.
- DELIGENT IRRIGATION SCHEDULING SHALL BE USED TO UTILIZE CLOSELY MATCHED APPLICATION RATES, IRRIGATION EFFICIENCY, AND DISTRIBUTION UNIFORMITY TO SITE-SPECIFIC INFILTRATION RATES.
- 4. THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE(S) THROUGHOUT THE YEAR.
- 5. ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE
- IRRIGATION METER. 6. NO RECYCLED WATER IS PROPOSED FOR THIS PROJECT
- ALL PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING
- CONDITIONS TO AID IN SOIL MOISTURE RETENTION, ALL PLANTING AREAS WILL RECEIVE EITHER 3" OF A BARK MATERIAL OR COBBLE MULCH TO RETAIN SOIL
- MOISTURE AND MAINTAIN COOLER SOIL TEMPERATURES. THE IRRIGATION DESIGN SHALL CONFORM TO THE CITY OF SAN DIEGO
- LANDSCAPE DEVELOPMENT MANUAL. 10. IRRIGATION MAINTENANCE: ALL IRRIGATED AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER(S).

## **EUCLID & NARANJA DEVELOPMENT PROJECT** SAN DIEGO, CALIFORNIA