



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 27, 2019 REPORT NO. HO-19-028

HEARING DATE: April 3, 2019

SUBJECT: JORDAN FAMILY RESIDENCE - Process Three Decision

PROJECT NUMBER: [572188](#)

OWNER/APPLICANT: Jeffrey W. Jordan (Owner) Joseph Reid- IS Architecture (Applicant)

### SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit and a MHPA Boundary Line Adjustment to demolish an existing single-family residence and construct a new single-family residence with accessory structures in the Uptown Community Planning area?

#### Staff Recommendation:

1. Approve Site Development Permit 2021407
2. Approve Multi-Habitat Planning Area Boundary Line Adjustment

Community Planning Group Recommendation: On February 6, 2019, the Uptown Community Planning Group voted 13-0-1 to recommend approval of the proposed project without conditions/recommendations (Attachment 7).

Environmental- This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15302, Replacement or Reconstruction. The project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 8, 2019, and the opportunity to appeal that determination ended January 23, 2019 (Attachment 6).

### BACKGROUND

The project site is located at 4436 Plumosa Way, in the RS-1-7 and OR-1-1 zone of the Uptown Community Planning area. The site is designated as Residential Low (5-9 dwelling units per acre). The site is also subject to the Environmentally Sensitive Lands Regulations (Steep Hillsides), Multi-Habitat Planning Area (MHPA), Brush Management (Very High Fire Severity), Airport Influence Area-

San Diego International Airport (SDIA) Review Area 2, FAA-Part 77 Noticing Area-NAS North Island and San Diego International Airport (SDIA).

The 2.74-acre (119,354 square foot) site is currently developed with a 2,950-square foot single-family residence and a detached garage which was constructed in 1949 which is proposed to be demolished as part of the project. City staff determined the property does not meet local designation criteria as an individually significant resource under any adopted Historic Resource Board Criteria.

## DISCUSSION

The project proposes to construct a new two-story single-family residence which would include a basement, and two detached accessory structures which also includes a three-car garage, with a total gross floor area of 10,917-square-feet (Attachment 9). A breakdown of the square footage is provided below:

- Main house: 7,563 square-feet – (first floor: 4,300 square-feet; and second Floor: 3263 square-feet).
- Basement: 3783 square-feet - 3,225 square-feet (not included in gross floor area) & 558 square-feet (included in gross floor area).
- Accessory Building A: 1,144 square-feet (796 square-foot garage and 348 square-foot staff room).
- Accessory Building B: 1,239 square-feet (first floor 669 square-feet and 570 square-feet).

The project complies with all applicable regulations for the development of a single-family residence within the RS-1-1 Base Zone and does not require any deviation. The proposed project requires a Site Development Permit for development within Environmentally Sensitive Lands (ESL) containing steep hillsides. The development is subject to the “steep hillsides guidelines” in the Land Development Guidelines for single dwelling units. The proposal conforms to the guidelines by locating the building on the flattest area of the site and close to the street. The structure is stepped to follow the existing topography rather than altering the site to fit the structure with grade differential of approximately seven feet for the primary dwelling unit. Further, the split-level structure blends into the sloping site. In addition, parking is incorporated within a detached accessory structure and decks are proposed as an option to graded yards. Therefore, the proposal conforms with the Steep Hillsides guidelines.

The proposed project is subject to the canyon land use policies of the community plan. The Urban Design policies UD-1.8 A & B encourages building design along the canyon edge to conform to the hillside topography. The proposed project conforms to Policy A, by stepping the foundation down the slope rather than cantilevering over the canyon. In addition, the roof pitch is designed to approximate the slope. The design and siting of the proposed single-family home is consistent with the applicable land use plan and the recommended lower density development when projects are located near canyon systems. The design complies with the canyon policies which encourage that building designs compliment the canyon environment and steep slopes. The design also shows varying rooflines, wall planes, provides openings, projections, recesses, and other building details allowing visibility, as well as visual interest.

The project also requires a MHPA boundary line adjustment to remove a small area (0.102 acres) of mostly disturbed and ornamental vegetation, and will be utilized to accommodate Zone 1 brush management. With the exception of the existing developed residence area, the remaining portion (approximately 1.73 acres) to the north, west and east is an undeveloped canyon that is also mapped and designated as MHPA. Development within or adjacent to the MHPA must follow the MHPA Land Use Adjacency Guidelines to address indirect effects related to drainage and toxics, lighting, noise, public access, invasive plant species, brush management, and grading. In exchange for the removal of the 0.102 acres from MHPA, the applicant would pay into the City's Habitat Acquisition Fund at a 4:1 ratio. The Fund is used to purchase land for future conservation. The remaining land would be placed in a Covenant of Easement which will prevent any intrusion into the mapped portion of the MHPA. Lighting and urban runoff are also not permitted within this boundary.

### CONCLUSION

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

### ALTERNATIVES

1. Approve Site Development Permit 2021407, with modifications.
2. Deny Site Development Permit 2021407, if the findings required to approve the project cannot be affirmed.

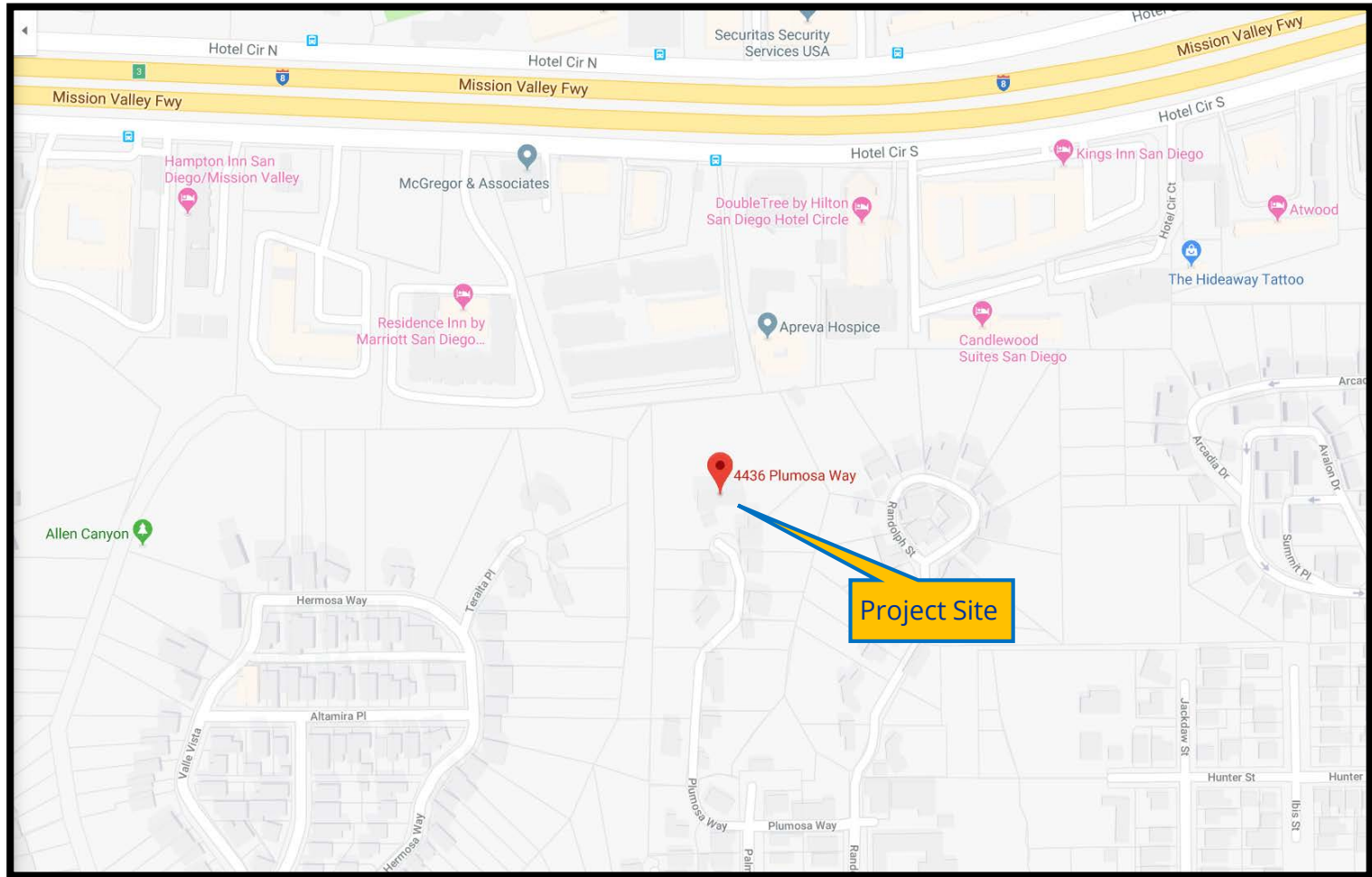
Respectfully submitted,



Helene Deisher, 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. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



## Project Location Map

Jordan Family Residence- 4436 Plumosa Way  
PROJECT NO. 572188

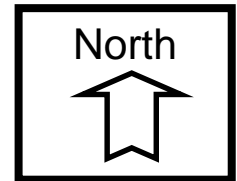
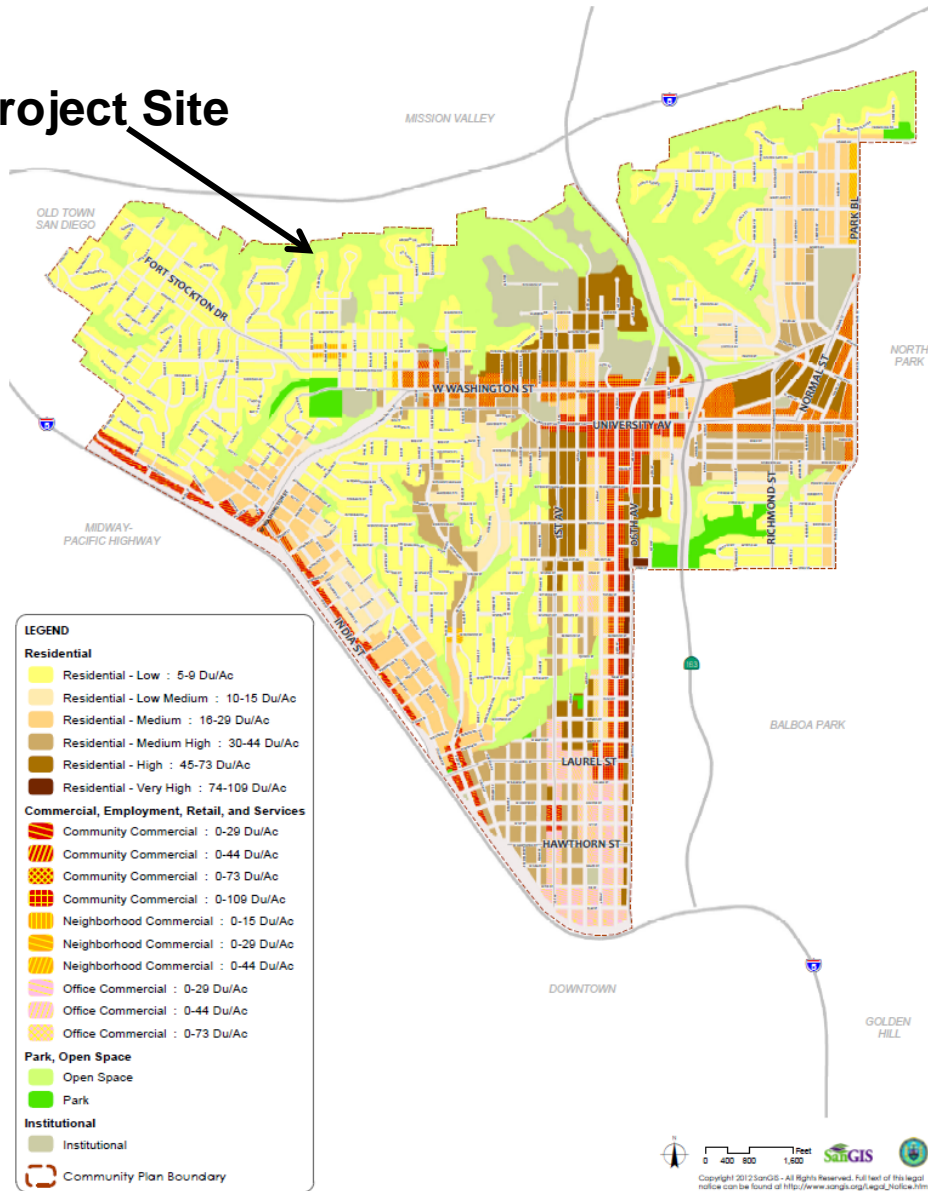




FIGURE 2-1: COMMUNITY PLAN LAND USE MAP

**Project Site**

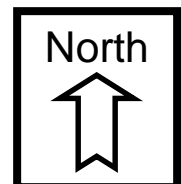


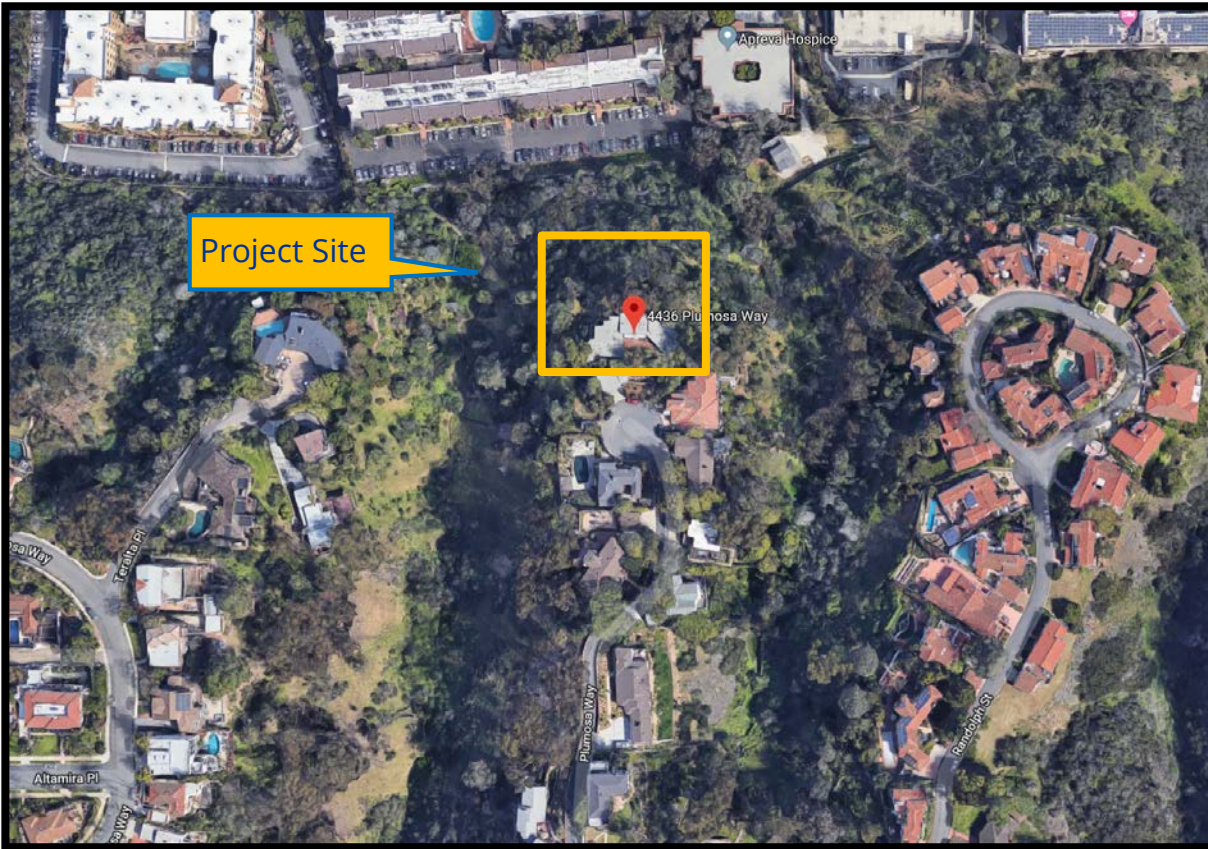
LU-24



# Land Use Map

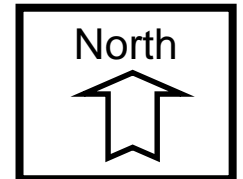
Jordan Residence- 4436 Plumosa Way  
PROJECT NO. 572188





## Aerial Photo

Jordan Residence, 4436 Plumosa Way  
PROJECT NO. 572188



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2021407  
**JORDAN FAMILY RESIDENCE PROJECT NO. 572188**

WHEREAS, JEFFREY W. JORDAN, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 2,950 square foot single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, and a detached garage with a storage room (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2021407, on portions of a 2.74 -acre site;

WHEREAS, the project will include a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment;

WHEREAS, the project site is located at 4436 Plumosa Way in the RS-1-7 and OR-1-1 zone(s) of the Uptown Community Planning area;

WHEREAS, the project site is legally described as Parcel 1: Lot 1 of Plumosa Terrace in the City of San Diego according to Map No. 1826, March 3, 1925 and Parcel 2, a non-exclusive easement for pedestrian and automotive ingress and egress on and over the surface of land fifteen (15) feet in width along the easterly boundary of the Pacific Coast Properties Unit No. 1, according to Map No. 6811, filed in the office of the County Recorder of San Diego County December 28, 1970.

WHEREAS, on January 8, 2019, 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 15302 (Replacement or Reconstruction) 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 April 3, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2021407 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. 2021407:

**SITE DEVELOPMENT PERMIT [SDMC Section 126.0504]**

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

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

The project site is currently developed with a 2,950-square foot single family residence and is located within the Uptown Community Plan area which designates the site for "Residential Low" five to nine dwelling units per acre. A maximum of two to three units would be the permitted density under the "Residential Low" land use designation. The project proposes to demolish the existing single-family residence and detached garage and construct a new 10,917-square-foot two-story single-family residence which would also include a basement, two detached accessory structures, and a detached garage with a storage room. The proposal complies with the permitted land use and density. Additionally, the community plan supports single-family housing and limited accessory uses (pg. LU-28).

The proposed project is also subject to the canyon land use policies of the community plan. The Urban Design policies UD-1.8 A & B encourages building design along the canyon edge to conform to the hillside topography. The proposed project conforms to Policy A, by stepping the foundation down the slope rather than cantilevering over the canyon. In addition, the roof pitch is designed to approximate the slope. The design and siting of the proposed single-family home is consistent with the applicable land use plan and the recommended lower density development when projects are located near canyon systems. The design complies with the canyon policies which encourage that building designs compliment the canyon environment and steep slopes. The design also shows varying rooflines, wall planes, provides openings, projections, recesses, and other building details allowing visibility, as well as visual interest. Therefore, the proposed development will not adversely affect the Uptown Community Plan.

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

The project proposes to demolish an existing 2,950 square foot single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, and a detached garage with a storage room on a 2.74-acre parcel. The project will be required to obtain a demolition permit as well as building/grading permits to achieve this goal. The project has been designed to comply with all the applicable development regulations, including those of the RS-1-7 and OR-1-1 zones.

The lot consists of a relatively flat building pad at the southern perimeter, and sloping canyon terrain at the northeast and western portions. In regard to topography, homes within the Mission Hills sub-area of the Uptown Community Plan are perched on the upper elevations of the mesa. The deep, heavily vegetated canyon divides the neighborhood into a series of secluded neighborhoods buffered by open space. According to the project's geotechnical investigation designed by a professional geologist and reviewed by the Development Services Department Geology Section, the proposed development is feasible from a geotechnical standpoint.

The project will not be detrimental to the public health, safety and welfare as the permit controlling the development contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state and federal regulations to prevent detrimental impacts to the public health, safety and welfare. Once constructed, the work will be inspected by certified building and engineering inspectors to assure the construction and other improvements are in accordance with the approved plans and with the regulations governing all the proposed improvements. Therefore, the project will not be detrimental to the public health, safety and welfare

- 3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The project proposes to demolish an existing 2,950 square foot single-family residence and a detached garage to construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, which includes a detached garage with a storage room.

The project requires a Site Development Permit (SDP) and a MSCP Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment. The 2.74-acre site contains Environmentally Sensitive Lands containing Sensitive Biological Resources and Steep Hillsides, as well as being subject to Brush Management regulations. The project also proposes an MHPA adjustment due to a portion of the parcel (1.73-acres) located within the MHPA. The project would remove 0.102-acres of ornamental land from the MHPA to provide adequate Zone 1 Brush Management. In exchange for the removal of the disturbed land, the project would be conditioned such that the applicant shall pay into the City's Habitat Acquisition Fund (HAF) at a 4:1 ratio, and 0.408-acres would be required to be added to the MHPA.

Staff reviewed the project and determined that it will comply with all the required development regulations and the project is not requesting any deviations or variances. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

- 1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The project proposes to demolish an existing 2,950 square foot single-family residence and a detached garage and construct a new 10,917 square-foot two-story single-family residence including a basement, two detached accessory structures, and a detached garage with a storage room. The project occurs over two parcels totaling 2.7 acres and will require site grading for new patios, a pool, stairs, retaining walls, new landscaping/ trees, and standard brush management. The project will also be required to provide updated standard curbs and gutters. The site was previously developed as a single-family residence and the new development is also a single-family residence with allowed amenities. The project includes accessory buildings to be used as a guest quarters, service quarters, office and storage.

The project is required to comply with all local, state, and federal biological regulations including but not limited to California Environmental Quality Act (CEQA), the Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Subarea Plan, the Migratory Bird Treaty Act and the California Fish and Wildlife Code (3503).

The development is adjacent to an urban canyon and thus contains steep slopes and is subject to the steep hillsides guidelines in the Land Development Guidelines for single dwelling units (Section II(A), pg. 16). Approximately 9,637 square feet or 9.7% of development is proposed within natural slopes of 25% grade. Approximately 99,533 square feet or 84.7% will remain as natural slopes of 25% grade or over. Therefore, the development will result in minimum disturbance to environmentally sensitive lands because a majority of the development footprint is located outside of the natural slopes. The proposal conforms to the guidelines by locating the building on the flattest area of the site and close to the street. The structure is stepped to follow the existing topography rather than altering the site to fit the structure. Further, the split-level structure blends into the sloping site. In addition, parking is incorporated within the structure and decks are proposed as an option to graded yards. Therefore, the proposal conforms with the Steep Hillsides guidelines.

The project has also been designed to meet the community plan's canyon design policies which encourage that building designs compliment the canyon environment and steep slopes. The design shows varying rooflines, wall planes, provides openings, projections, recesses, and other building details allowing visibility, as well as visual interest. There will be some grading located on the slope which has been reviewed by staff for the purposes of a pool and deck transitions.

The area immediately adjacent to the project contains mostly disturbed and ornamental vegetation, but is mapped as being MHPA. Staff has recommended a MHPA Boundary Line Adjustment which would remove the mapped MHPA away from the development area. There are no proposed impacts to sensitive biological habitat as defined by the city's biological guidelines.

Since the site was previously developed for single family residential and there are no direct impacts to the biological resources and minimal impacts to the slopes the site is physically suitable for the design and siting of the proposed development and the development will result in the 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 development is adjacent to an urban canyon and thus contains steep slopes. The lot consists of a relatively flat building pad at the southern perimeter, and sloping canyon terrain at the northeast and western portions. The demolition of the existing single-family residence and construction of a larger single-family home is situated within the same developable area of the 2.74-acre parcel which is designed to minimize the alteration of the sloped hillsides. The project has been designed to meet the community plan's canyon design policies, and plans to do a minimum amount of grading into the top of the existing slope. The design also provides for brush management exceeding what is required in Zone 1. Required is 35 feet and provided is between 35 and 55 feet. Zone 2 will provide between 45 and 65 where 65 is recommended. The design is also required to provide the most current standards for best management practices to maintain storm water runoff from impervious surfaces to minimize erosion and flood hazards by using multiple bio filtration basins, energy dissipators, and other methods to manage storm water.

Staff has reviewed the proposal and determined that the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

- 3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The project proposes to demolish an existing 2,950 square foot single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, and a detached garage with a storage room. The project is required to comply with all local, state, and federal biological regulations including but not limited to CEQA, MSCP, MHPA Subarea Plan, and the Migratory Bird Treaty Act and the California Fish and Wildlife Code (3503).

The development is adjacent to an urban canyon and thus contains steep slopes and is subject to the steep hillsides guidelines in the Land Development Guidelines for single dwelling units (Section II(A), pg. 16). Approximately 9,637 square feet or 9.7% of development is proposed within natural slopes of 25% grade. Approximately 99,533 square feet or 84.7% will remain as natural slopes of 25% grade or over. Therefore, the development will result in minimum disturbance to environmentally sensitive lands because a majority of the development footprint is located outside of the natural slopes. The proposal conforms to the guidelines by locating the building on the flattest area of the site and close to the street. The new single-family residence does increase the development footprint from the original structure. The new development has been designed to meet the community plan's canyon design policies, but plans to do minimum amount of grading into the top of the existing slope.



The area immediately adjacent to the project contains mostly disturbed and ornamental vegetation, but is mapped as being MHPA. Staff has recommended a MHPA Boundary Line Adjustment which would remove the mapped MHPA away from the development area. There are no proposed impacts to sensitive biological habitat as defined by the city's biological guidelines.

The design is also required to adhere to all MHPA Land Use Adjacency Guidelines including reducing impacts from lighting, grading, storm water Runoff, brush management zone locations, noise and access. Project lighting will be shielded and/or directed away from the MHPA and any other use of lighting would accommodate the habits of nocturnal species.

Storm water management is provided as the most current of standards for best management practices to maintain storm water runoff from impervious surfaces to minimize erosion and flood hazards by using multiple bio filtration basins, energy dissipators, and other methods to manage storm water.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The project site is within the existing boundaries of both the City of San Diego's MSCP Subarea and the MHPA. The project proposes to demolish an existing 2,950 square foot single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, and a detached garage with a storage room. The development is adjacent to an urban canyon and is also mapped as MHPA.

The area immediately adjacent to the project contains mostly disturbed and ornamental vegetation, but is mapped as being MHPA. Based on the urban location of the project and the biological resources report which determined the low quality of vegetation, Staff has recommended a MHPA Boundary Line Adjustment which would remove the mapped MHPA away from the development area. There are no proposed impacts to sensitive biological habitat as defined by the city's biological guidelines, however the project will pay into the habitat acquisition fund (at a 4:1 ratio) for the area of disturbed land that is being removed from MHPA. The project will also be required to place the remaining land in a covenant of easement which will prevent any intrusion into the mapped portion of the MHPA. Lighting and urban runoff are also not permitted within this boundary.

The design is also required to adhere to all MHPA Land Use Adjacency Guidelines including reducing impacts from lighting, grading, storm water Runoff, brush management zone locations, noise and access. Project lighting will be shielded and/or directed away from the MHPA and any other use of lighting would accommodate the habits of nocturnal species.

Storm water management is provided as the most current of standards for best management practices to maintain storm water runoff from impervious surfaces to



minimize erosion and flood hazards by using multiple bio filtration basins, energy dissipators, and other methods to manage storm water and keep storm water flow from eroding the slope and impacting vegetation.

With the adherence to these restrictions and the provision of the convent of easement, the development will be consistent with the City of San Diego's MSCP Subarea Plan.

- 5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The proposed development is located within a highly developed urban area approximately three miles from the nearest shoreline. Storm water management is required and provided to the most current standards of best management practices. The development will contain much of the storm water runoff from impervious surfaces to minimize erosion and flood hazards by using multiple bio filtration basins, energy dissipators, and other methods to manage storm water. The project will not result in increased amounts of pollutants draining into the ocean because of its location and design.

The project is compliant with the regulations within the City's Storm Water Standards and consistent with the City's Storm Water Design Manual. Therefore, the proposed project will not contribute to the erosion of public beaches or adversely impact the local shoreline and 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 is exempt CEQA and does not require mitigation, however it is required to implement all MHPA Land Use Adjacency Guidelines including reducing impacts from lighting, grading, storm water runoff, brush management zone locations, noise and access. Project lighting will be shielded and/or directed away from the MHPA and any other use of lighting would accommodate the habits of nocturnal species. The Land Use Adjacency Guidelines are reasonable because of the location of the project and they would be requested of any development. Additionally, it protects resources and requires storm water to be contained on the property which is also an engineering requirement. Due to the urban location of the project and the supporting information from the biological resources report, which determined the low quality of vegetation, Staff recommended a MHPA Boundary Line Adjustment. This adjustment would remove a portion of the mapped MHPA (0.102 acres) away from the development area which can then be utilized to accommodate Zone 1 brush management. In exchange, the project will be required to place the remaining land in a covenant of easement which will prevent any intrusion into the mapped portion of the MHPA. In addition, the project will provide funds into the habitat acquisition fund (at a 4:1 ratio).

There is not official mitigation for this property, but there is an exchange which meets both the applicant and the City's needs. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

## ATTACHMENT 4

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 for Site Development Permit No. 2021407 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2021407, a copy of which is attached hereto and made a part hereof.

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Helene Deisher  
Development Project Manager  
Development Services

Adopted on: April 3, 2019

**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: 24007456

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2021407  
**JORDAN FAMILY RESIDENCE PROJECT NO. 572188**  
Hearing Officer

This Site Development Permit (SDP) No. 2021407 is granted by the Hearing Officer of the City of San Diego to Jeffrey W. Jordan, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 2.74 -acre site is located at 4436 Plumosa Way in the RS-1-7 and OR-1-1 zone(s) of the Uptown Community Planning area. The project site is legally described as: Parcel 1: Lot 1 of Plumosa Terrace in the City of San Diego according to map No. 1826, March 3, 1925 and Parcel 2 a non-exclusive easement for pedestrian and automotive ingress and egress on and over the surface of land fifteen (15) feet in width along the easterly boundary of the Pacific Coast Properties Unit No. 1, according to map No. 6811, filed in the office of the County Recorder of San Diego County December 28, 1970.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing 2,950 square foot single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, which includes a detached garage with a storage room as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 3, 2019, on file in the Development Services Department.

The project shall include:

- a. demolish an existing 2,950 square-foot single-family residence and a detached garage and construct a new 10,917 square-foot two-story single-family residence including a basement, two detached accessory structures, which includes a new detached garage with storage room; and
- b. A Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment; and
- c. Off-street parking; and
- d. Landscaping (planting, irrigation and landscape related improvements), patios, pool, stairs retaining walls fencing street curbs and gutter; and

- 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 13, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third

Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to

conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. The project will remove 0.102-acres of ornamental land from the MHPA in order to provide adequate Zone 1 Brush Management. In exchange for the removal, Owner/Permittee shall pay into the City's Habitat Acquisition Fund (HAF) at a 4:1 ratio, and 0.408-acres is required to be added to the MHPA.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

**ENGINEERING REQUIREMENTS:**

15. The project proposes to export 3,226 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

## ATTACHMENT 5

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12-foot-wide driveway, adjacent to the site on Plumosa Way, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb with current City Standard Curb, adjacent to the site on Plumosa Way, satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to relocate existing public storm drain system per exhibit "A", satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to vacate existing public storm drain system and provide a 15-foot drainage easement per exhibit "A", satisfactory to the City Engineer.
22. 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.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
24. 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.
25. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
26. 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 drainage entering into the property from the Right-of-Way.
27. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed gate located in the Drainage Easement, as shown in exhibit "A", satisfactory to the City Engineer.
28. The Owner/ Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**LANDSCAPE REQUIREMENTS:**

29. 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.

30. 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.

31. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

32. 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.

33. 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 Final Inspection.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

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

35. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with §142.0412. Zone One shall range from 37-feet to 55-feet in width with a corresponding Zone Two of 62-feet to 35-feet in width, exercising Zone Two reduction options under §142.0412(f).



36. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

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

38. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

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

**MULTIPLE SPECIES CONSERVATION PROGRAM:**

40. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall make payment to the City of San Diego Habitat Acquisition Fund (HAF) to comply with the approved MHPA Boundary Line Adjustment (MHPA BLA). The project will remove 0.102-acres of ornamental land from the MHPA to provide adequate Zone 1 Brush Management. In exchange for the removal, the applicant shall pay into the City's Habitat Acquisition Fund (HAF) at a 4:1 ratio, for a total of 0.408-acres of HAF contribution.

41. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, covenant of easement granted in favor of the City and wildlife agencies or dedication of land in fee title to the City.

42. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes.

43. To facilitate MHPA conveyance, any non-fee areas shall have covenant of easements for MHPA lands placed over them if located in the MHPA, and be maintained in perpetuity by the owner/Permittee/Applicant unless otherwise agreed to by the City for acceptance of dedicated land in fee title.

**MHPA LAND USE ADJACENCY REQUIREMENTS**

44. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site and provide a letter of verification demonstrating a qualified biologist has been retained to implement CAGN protocol pre-construction surveys.

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

Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.

- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required;,-

**COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)**

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

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

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

THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

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

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

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

**PLANNING/DESIGN REQUIREMENTS:**

45. Prior to issuance of building permits, two signed habitable accessory structures agreements specifying that the guest quarters and the office will not be converted or sold separately are required.

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

47. 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.

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on April 3, 2019 and Resolution Number XXX.

**ATTACHMENT 5**

Site Development Permit No. 2021407  
Date of Approval: April 3, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Helene Deisher  
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.

By \_\_\_\_\_  
JEFFREY W. Jordan  
Owner/Permittee

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

**NOTICE OF EXEMPTION***(Check one or both)*

TO:  Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name/Number:** Jordan Family Residence - SDP / 572188

**SCH No.:** N/A

**Project Location-Specific:** 4436 Plumosa Way, San Diego, CA 92103

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project requests a Site Development Permit (SDP) and a MSCP Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment. The project proposes to demolish an existing single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, and a detached garage with storage room. The 2.74-acre site contains Environmentally Sensitive Lands (ESL) - Steep Hillides and is located at 4436 Plumosa Way. The project also proposes an MHPA adjustment due to a portion of the parcel (1.73-acres) located within the MHPA. The project would remove 0.102-acres of ornamental land from the MHPA in order to provide adequate Zone 1 Brush Management. In exchange for the removal, the project would be conditioned such that the applicant shall pay into the City's Habitat Acquisition Fund (HAF) at a 4:1 ratio, and 0.408-acres would be required to be added to the MHPA. The site is designated as Residential Low (5-9 DU/ac) per the Uptown Community Plan and is subject to the RS-1-7 and OR-1-1 zoning requirements. The project is also subject to Environmentally Sensitive Lands (Steep Hillides), Brush Management, Very High Fire Severity requirements, Airport Influence Area - San Diego International Airport (SDIA) - Review Area 2, FAA-Part 77 Noticing Area - NAS North Island and San Diego International Airport (SDIA), Transit Priority Area, and Council District 3.  
**Legal Description:** (Parcel 1: Lot 1 of Plumosa Terrace, City of San Diego, Map No. 1826, March 3, 1925 and Parcel 2)

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Jeffrey Jordan  
 4257 3<sup>rd</sup> Ave. # 102  
 San Diego CA, 92103  
 (619) 632-2091

**Exempt Status:** (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA State Guidelines Section 15302, Replacement or Reconstruction

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction. The exemption allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced.

The project as included in the description of this notice includes the demolition of an existing single-family residence and construction of a new single-family residence on the same site and does not propose a change in density. Additionally, none of the exceptions listed in CEQA Section 15300.2 would apply.


Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

  
Signature/Title

CHRIS TRACY, AICP  
SENIOR PLANNER

1/23/19  
Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:





THE CITY OF SAN DIEGO

Date of Notice: January 7, 2019

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

## DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007456

**PROJECT NAME / NUMBER:** Jordan Family Residence – SDP / 572188

**COMMUNITY PLAN AREA:** Uptown

**COUNCIL DISTRICT:** 3

**LOCATION:** 4436 Plumosa Way, San Diego, CA 92103

**PROJECT DESCRIPTION:** The project requests a Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) to demolish an existing single-family residence and a detached garage and construct a new 10,917-square-foot two-story single-family residence including a basement, two detached accessory structures, and a detached garage with storage room. The 2.74-acre site is located at 4436 Plumosa Way, designated Residential Low (5-9 DU/ac) per the Uptown Community Plan, and is subject to the RS-1-7 and OR-1-1 zoning requirements. The project is also subject to Environmental Sensitive Lands (Steep hillsides), Fire Brush Management, Very High Fire Severity, Airport Influence Area – San Diego International Airport (SDIA) - Review Area 2, FAA-Part 77 Noticing Area – NAS North Island and San Diego International Airport (SDIA), Transit Priority Area, and Council District 3.

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302, Replacement or Reconstruction.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction. The exemption allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced. The project as included in the description of this notice includes demolition of an existing single-family residence and construction of a new single-family residence on the same site and does not propose a change in density. Additionally, none of the exceptions listed in CEQA Section 15300.2 would apply.

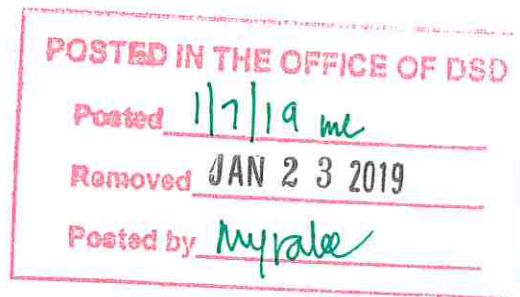
**DEVELOPMENT PROJECT MANAGER:** Helene Deisher  
**MAILING ADDRESS:** 1222 First Avenue, MS 301, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5223 / HMDeisher@sandiego.gov

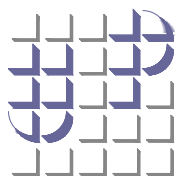
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On January 7, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 22, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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





**UPTOWN PLANNERS**  
 Uptown Community Planning Group  
 FINAL MINUTES  
 February 6, 2018

Call to order by Leo Wilson at 6:03

Present: Ken Tablang, Gary Bonner, Leo Wilson, Jennifer Pesqueira, Bill Ellig, Bob Daniel, Jay Newington, Michael Brennan, Tom Mullaney, Soheil Nakhshab, Roy Dahl, Mat Wahlstrom, Amie Hayes, Stuart McGraw

Absent: Dana Hook, Tim Gahagan

**Board Meeting: Parliamentary Items/Reports:**

Adoption of Agenda and Rules of Order: Bonner suggested placing the Cosoy Way Cobble Stone Preservation item on the consent agenda; and Pesqueira suggested that all three letters of support also be placed on the consent agenda. Wahlstrom made a motion to place all four of the above items on the Consent Agenda, Dahl seconded, the motion passed by unanimous voice vote;

Approval of Minutes: Motion by Newington, seconded by Wahlstrom, to approve the December 5, 2017 minutes; approved by a unanimous voice vote;

Treasurer's Report: Treasurer Dahl reported \$67.88 in new expenses; with a current \$82.77 bank balance. Dahl expects to receive reimbursement from the city for past expenses by the next meeting;

Chair/CPC Report: There will be a special Uptown Planners meeting on February 22, 2018; with two items on the agenda – the proposed design of the Olive Street Park, and an informational presentation regarding the amended project at Sixth Avenue & Olive Street. Michael Brennan has changed his status to a business designee, representing the Hillcrest Athletic Club;

+The chair announced the upcoming Uptown Planners election on April 3, 2018; in which three seats will be filled. The election announcement was attached to the agenda.

+ Maya Rosas has moved out of Uptown and has resigned her board seat. A motion was made by Wahlstrom, seconded by Mullaney, to have the board fill the vacant seat at the April 3, 2018 meeting; which was approved by unanimous vote.

**Public Communication:**

David Meier, of UC San Diego Health Services, spoke about the upcoming public scoping meeting for the long-term planning process for the UCSD hospital campus.

Renee Smith spoke about the need to find funding for infrastructure improvements for Balboa Park.

Carol Emerick informed the board that San Diego Canyonlands will be doing a tour of Florence Canyon; she also expressed continued concern over the re-designation of Florence Canyon for higher density in the Uptown Community Plan update, and has requested a meeting with the San Diego Planning Department.

### **Representatives of Elected Officials:**

Zack Bunshaft, from Congress member Susan Davis office discussed her congressional activities, including those involved with budget, infrastructure funding, and DACA.

Toni Duran, representing State Senator Toni Atkins, discussed what was happening at the state legislature, including a bill that Atkins was sponsoring regarding human trafficking. Atkins was becoming the State Senate President Pro Tempore on March 21, 2018; the first woman and GLBT community member to hold that position.

**Consent Agenda:** Motion by Wahlstrom, seconded by Pesqueira, to approve the consent agenda consisting of the following three letters of support, and one project recommendation. The motion passed by a 13 - 0 -1 vote, with non-voting Chair Wilson abstaining.

1. **LETTER OF SUPPORT FOR ST. PATRICK'S DAY PARADE –** Bankers Hill/Park West & Hillcrest – The event will take place on March 17, 2018. The parade route will go north on Fifth Avenue to Robinson Street, then east on Robinson Street to Sixth Avenue, and south on Sixth Avenue to Laurel Street. There will also be a festival in Balboa Park at Sixth Avenue and Laurel Street: in the interest of being good neighbors, the event's organizer has indicated: "this year all festival music speakers will be located 50 feet into the park and directed due east";
2. **7th ANNUAL SAN DIEGO MARATHON HALF MARATHON & 5K –** Bankers Hill/Park West, Hillcrest, Mission Hills and downtown San Diego -- The event will take place on March 11, 2018; between 4:00-11:45 a.m.; the marathon course will travel through Mission Hills, Hillcrest, Bankers Hill/Park West and downtown San Diego;
3. **THE AMERICAN HEART ASSOCIATION 27<sup>TH</sup> ANNUAL HEART 7 STROKE WALK –** Bankers Hill-Park West, Hillcrest – The event begins in Balboa Park at Laurel Street & Sixth Avenue, travels north to Robinson Street, and then east to Highway 163, and south on Highway 163;
4. **COSOY WAY COBBLE STONE GUTTER PRESERVATION (moved to consent)** Mission Hills – Konstantin Dubinin -- Property owner Dubinin has been requested by the city to install a concrete curb and gutter along Cosoy Way for a project he is building; and is seeking a recommendation from Uptown Planners whether the existing cobble stone gutter should be preserved instead;

**UPTOWN COMMUNITY PLAN AMENDMENT – Process Five -- Uptown –** Presentation by Marlon Pangilinan, City of San Diego Planning Department, of the following three draft plan amendments that were prepared at the direction of the City Council upon the approval of the Uptown Community Plan:

- a. **St. Paul's Manor Retirement Community Site –**Bankers Hill/Park West: Redesignate the density of the 2.1 acres on both sides of Third Avenue between Maple Street and Nutmeg Street from previous Residential High Density: 45-73 dwelling units -- to Residential Very High 74 - 109 dwelling units per acre. Redesignate the 0.69 acres located along the west side of Fourth Avenue, between Maple Street and Nutmeg Street, from Office Commercial 0-73 dwelling units per acre to Office Commercial 0-109 dwelling units per acre;

- b. **University Avenue/Park Boulevard Site**– Hillcrest :Redesignate 1.1 acres located at the northwest corner of University Avenue and Park Boulevard from Community Commercial 0-73 dwelling units per acre, to Community Commercial 0-109 dwelling units per acre;
- c. **University Heights 30- Foot Height Limit Overlay Zone**–Apply a Community Plan Implementation Overlay Zone (CPIOZ) to allow ministerial review for development projects that do not exceed a maximum building height of 30-feet within the residential areas of the RM-2-5 zone of the University Heights neighborhood located west of Park Boulevard, east of Maryland Street, south of Mission Cliffs Drive, and north of Tyler Avenue, within the Uptown Community. Within this area development projects that exceed 30- feet would be subject to a Process 3 Site Development Permit.

Marlon Pangilinan, Senior Planner for the City of San Diego, made the presentation regarding the three proposed plan amendments. They had been prepared as a result of a vote by the City Council at the time they approved the Uptown Community Plan update in late 2016.

#### Public Comment

Richard Ledford, representing St. Paul's Manor Senior Services, spoke in favor of the proposed amendment for the St. Paul's Manor site. Ledford pointed out the requested re-designation had already been approved and included within the original Uptown Plan update. When the Planning Commission and City Council modified the plan update, the St. Manor Senior Services re-designation was not included. This apparently was an oversight resulting from the short review period for the changes that were made.

Dennis Seisun inquired how the proposed amendment to the University Avenue/Park Boulevard site had arisen, and was told it was the result of a land owner requesting the amendment at the city council meeting.

Jeannie Rawlings, a resident of Bankers Hill, was supportive of the amendment for the St. Paul's Retirement Community site, but requested the property owner involve the local community in the planning process for the actual plan amendment.

Sandy Porras inquired what the height would be in the CPIOZ overlay zone

#### Board Discussion:

Dahl questioned when and how the city council approved the proposed University/Park Boulevard site amendment. The response was that it was at the request of a property owner who testified at the meeting. Mullaney objected to the additional heights that were allowed by the amendment; indicating it would result in a massive up zoning.

Wahlstrom stated he would not vote for the amendment, as it was an up zone done on behalf of a single property owner.

Gary Bonner stated he did not support the final Uptown Community Plan update that the City Council adopted, so would abstain from voting on the amendments. Hayes also expressed disapproval of the Uptown Community Plan approval process and plan update that resulted.

Daniel requested that each amendment be voted on separately.

Ellig explained how the University Heights overlay zone came about. He indicated it did not include the Alice Birney School or San Diego Unified School District sites, which should have been included, but was willing to support the amendment despite these omissions.

Wilson supported the St. Paul's Manor Retirement and University Heights CPIOZ amendments, since both had been subject to public review; but opposed the University Heights/Park Boulevard re-designation, as it had not been subject to public review, but appears to have been added by the City Council at the request of a property owner.

The board then voted on each of the three proposed amendments separately.

St. Paul's Manor Retirement Community Site: Motion to approve the proposed St. Paul's Manor Retirement Community Site plan amendment made by Daniel, seconded by Dahl; approved by a 12-0-2 vote, with non-voting chair Wilson and Bonner abstaining:

University Heights 30- Foot Height Limit Overlay Zone: Motion to approve the proposed the University Heights 30-foot Height Limitation Overlay Zone plan amendment was made by Ellig, seconded by Nakhshab; approved by a 12-0-2, with non-voting chair Wilson and Bonner abstaining:

University Avenue/Park Boulevard Site: Motion to deny approval of the University Avenue/ Park Boulevard site proposed plan amendment was made by Wahlstrom, seconded by Newington; approved by a 9-4-1 vote; Newington, Daniel, Pesqueira, Daniel, Wahlstrom, Mullaney, Bonner, Ellig, Hayes, McGraw voting for the motion; Dahl, Brennan, Nakhshab, Tablang voting no; with non-voting chair Wilson abstaining. The majority of the board felt the proposed amendment had not been subject to proper review prior to the City Council voting on it, and was instead granted at the request of one property owner at the meeting who individually benefited from it.

**200-300 MAPLE STREET ANGLE PARKING CONVERSATION** -- Proposal to create eight new parking spaces on the 200 block of Maple Street through converting existing parking to angle parking, and removing a red zone on the south side of the street. A blue zone angle parking space will also be created. All the adjacent property owners have signed a petition in favor of the conversion plan.

Chair Wilson explained the project, and the fact that it increased the amount of parking and was support by all the adjacent property owners. Wilson was particularly supportive of the removal of an unnecessary red curb.

Motion by Wahlstrom to approve, seconded by Bonner; passed by a 13-0- 1 vote, with non-voting Chair Wilson abstaining.

**4436 PLUMOSA WAY ("JORDAN FAMILY RESIDENCE SDP) – Process Third -- Mission Hills –Site Development Permit for the demolition of an existing single family residence and garage structure, and construction of a new two-story residence with basement, guest quarters, and detached garage totaling garage totaling 13,290 sq. ft. The 2.74 acre site is located at 4436 Plumose Way in the RS-1-7 zone; RS-1-1 zones. (Design Review Subcommittee reviewed project on January 17, 2018; 2-0 vote to recommend approval.)**

Ione Stigler made the presentation on behalf of the applicant.

Soheil Nakhshab, the chair of the Design Review Subcommittee, moved the subcommittee motion. Nakhshab stated the project was well designed, and the applicant had worked with the neighboring community to resolve issues and concerns.

Ian Epley spoke in favor of the project. Board comment included a recommendation the applicant work with neighborhood residents during construction on issues such as noise and parking. Mullaney indicated he had concerns over the size of the house, but that it was on a large lot and the project was well designed.

Subcommittee chair Nakhshab moved the subcommittee recommendation, which does not require a second. The motion was approved by a vote of 13-0-1, with non-voting chair Wilson abstaining.

### **Election Committee & Procedure:**

The board approved a motion by Wahlstrom, seconded by Pesqueira, appointing Gary Bonner as chair of the Election Committee for the March 6, 2018 board election; and appointing Stuart McGraw and Michael Prinz, Association Planner for Uptown, as the other members of the Election Committee. Motion passed by a 13-0-1 vote, with non-voting Chair Wilson abstaining.

The board discussed noticing and procedures for the March 6, 2018 election; in which three seats will be filled.

Chair Wilson suggested that last day of February be the cut-off day for candidates to submit their membership form applicants. He also recommended the time to vote be extended from 6:00-8:00 p.m., to allow a larger window of time for people to vote; the board approved a 6:00-7:30 p.m. time period for voting. The board also approved each candidate being requested to submit a short biography, which would be posted on the website and at the meeting room during the election. In addition local newspapers would be provided the notice of the election for publication. The new editor for the Uptown News was present at the meeting, and stated she would place it in the late February edition.

Adjournment: 7:48 p.m.

Respectfully Submitted,

Michael Brennan, Secretary  
(Finalized by Leo Wilson)





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

# Ownership Disclosure Statement

**FORM  
DS-318**

**October 2017**

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

**Project Title:** JORDAN FAMILY RESIDENCE **Project No. For City Use Only:** 572188

**Project Address:** 4438 PLUMOSA WAY, SAN DIEGO, CA 92103

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

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

Partnership  Individual

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

**Property Owner**

Name of Individual: JEFFREY W JORDAN  Owner  Tenant/Lessee  Successor Agency

Street Address: 4257 3RD AVE #102

City: SAN DIEGO State: CA Zip: 92103

Phone No.: (619) 632-2091 Fax No.: \_\_\_\_\_ Email: jeffreywjordan@gmail.com

Signature:  Date: 3-9-19

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: SAME AS PROPERTY OWNER  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

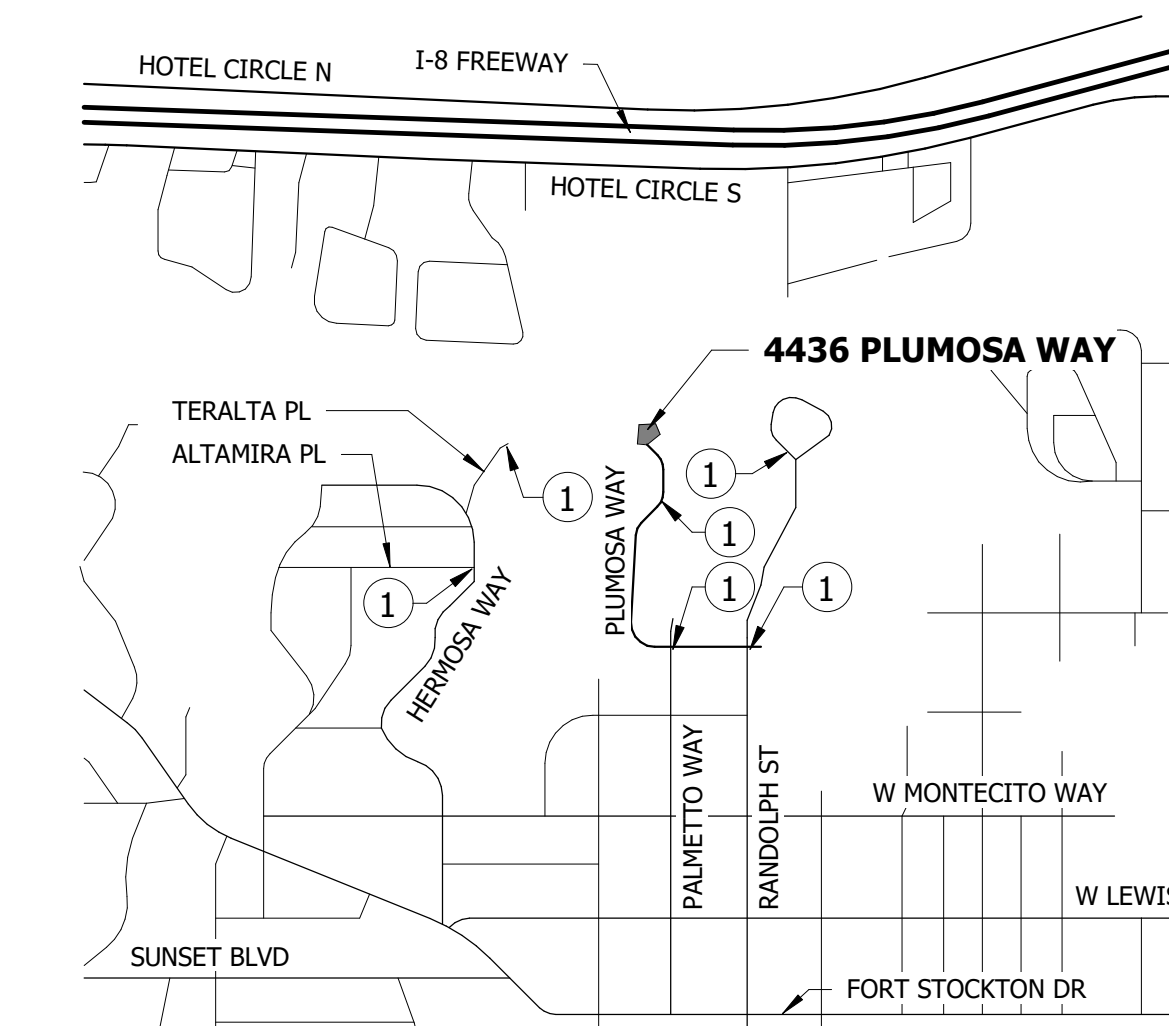
Additional pages Attached:  Yes  No



# SITE DEVELOPMENT PERMIT JORDAN FAMILY RESIDENCE

## 4436 PLUMOSA WAY, SAN DIEGO, CA 92103

### VICINITY MAP



### KEYNOTES

- 1 FIRE HYDRANT LOCATIONS:
  - 4405 PLUMOSA WAY
  - PLUMOSA WAY & PALMETTO WAY (SOUTHEAST CORNER)
  - PLUMOSA WAY & RANDOLPH ST (SOUTHEAST CORNER)
  - 4395 RANDOLPH ST
  - ALTAMIRA PL & HERMOSA WAY (SOUTHWEST CORNER)
  - 4498 TERALTA PL

NOT TO SCALE

**IS ARCHITECTURE**  
 IONE R. STIEGLER, FAIA  
 5649 LA JOLLA BLVD., LA JOLLA, CA 92037  
 V. 858.456.8555 F. 858.456.8566  
 www.isarchitecture.com



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**JORDAN FAMILY RESIDENCE**  
 4436 PLUMOSA WAY  
 SAN DIEGO, CA 92103

### OVERLAY ZONES

- STRUCTURAL OBSERVATION
- AIRPORT INFLUENCE AREA (AIA)
- (CUPD) FACILITY-DEFICIENT NEIGHBORHOODS
- CLAIREMONT MESA HEIGHT LIMIT
- COASTAL HEIGHT LIMIT
- COASTAL:
  - CITY
  - STATE
- COMMUNITY PLAN IMPLEMENTATION:
  - A
  - B
- FIRE BRUSH ZONES 300 FOOT BUFFER
- FIRE HAZARD SEVERITY ZONE
- FIRST PUBLIC ROAD-WAY
- MISSION TRAILS DESIGN DISTRICT
- MOBILE HOME PARK
- PARKING IMPACT
- PRIME INDUSTRIAL LAND
- RESIDENTIAL TANDEM PARKING
- SENSITIVE COASTAL
- TRANSIT AREA
- URBAN VILLAGE
- NO OVERLAY ZONES

### ENVIRONMENTALLY SENSITIVE LANDS

CHECK IF PROPOSED SITE IS ON OR ADJACENT TO ...

- SENSITIVE BIOLOGICAL RESOURCES
- STEEP HILLSIDES
  - MSCP VEGETATION
  - MHPA SUBAREA 114
- COASTAL BEACHES
- SENSITIVE COASTAL BLUFFS
- 100 YEAR FLOODPLAIN

### BUILDING CODE DATA

TYPE OF CONSTRUCTION: TYPE V-B SPRINKLERED: YES  
 OCCUPANCY CLASSIFICATION: R-3  
 NUMBER OF STORIES: 3  
 BUILDING HEIGHT: 29'-8"  
 GOVERNING CODES: 2016 CALIFORNIA BUILDING CODE  
 2016 CALIFORNIA RESIDENTIAL CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA FIRE CODE  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA GREEN BLDG. STANDARD  
 SAN DIEGO COUNTY DEVELOPMENT CODE  
 REQUIRED APPROVALS: SITE DEVELOPMENT PERMIT

### PROJECT DATA

PROJECT NAME: JORDAN RESIDENCE  
 PROJECT ADDRESS: 4436 PLUMOSA WAY  
 SAN DIEGO, CALIFORNIA 92103  
 HISTORIC: NO  
 U.R.M. NO  
 DATE BUILT: 1960  
 BASE ZONE: RS-1-1, RS-1-7  
 COMMUNITY PLAN: UPTOWN, MISSION VALLEY  
 GEOLOGICAL HAZARDS: YES, S3  
 EARTHQUAKE BUFFER: NO  
 FLOOD FEMA: NO  
 MAP NUMBER: 1826  
 BLOCK NUMBER: PLUMOSA TERRACE  
 LOT NUMBER: LOT 1 (PORTION)  
 A.P.N.: 443-170-04-00

### FLOOR AREA ANALYSIS

LOT SIZE: 2.74 ACRES (119,354 SQ FT)  
 F.A.R.: 0.47 (RS-1-7)  
 0.45 (RS-1-1)  
 F.A.R. OBSERVED: .091  
 ALLOWABLE SQ. FOOTAGE: 53,709 SQ FT (.45 F.A.R.)  
 GROSS FLOOR AREA: 10,917 SQ FT

### PROJECT DIRECTORY

**OWNER**  
 JEFF JORDAN  
 4257 3RD AVE #102  
 SAN DIEGO, CA 92103  
 V: 619.299.5550  
 E: jeffreyjordan@gmail.com  
 ATTN: AMBROSE WONG

**CIVIL ENGINEER**  
 BWE, INC  
 9449 BALBOA AVE, SUITE 270  
 SAN DIEGO, CA 92123  
 V: 619.299.5550  
 E: AWong@bwsed.com  
 ATTN: AMBROSE WONG

**SURVEYOR**  
 METROPOLITAN MAPPING  
 3712 30TH STREET  
 SAN DIEGO, CA 92104  
 V: 619.431.5250  
 E: metromap.sd@gmail.com  
 ATTN: VERNON FRANCK

**GEOTECHNICAL ENGINEER**  
 ROCKS PACIFIC CONSULTANTS  
 4010 MORENA BLVD, SUITE 108  
 SAN DIEGO, CA 92117  
 V: 858.521.1190  
 E: crisso@terrapac.net  
 ATTN: CRIS O'HERN

**BIOLOGIST**  
 ROCKS BIOLOGICAL CONSULTING  
 2621 DEWEY ST, SUITE E B  
 SAN DIEGO, CA 92110  
 V: 619.701.6798  
 E: melanie@rocksbio.com  
 ATTN: MELANIE ROCKS

**ARCHITECT**  
 IS ARCHITECTURE  
 IONE R. STIEGLER, FAIA  
 5649 LA JOLLA BLVD  
 LA JOLLA, CA 92037  
 V: 858.456.8555  
 E: JReid@isarchitecture.com  
 ATTN: JOSEPH REID

**LANDSCAPE ARCHITECT**  
 DELORENZO INTERNATIONAL  
 3990 OLD TOWN AVE  
 SAN DIEGO, CA 92110  
 V: 858.295.5115  
 E: nick@delorenzo-intl.com  
 ATTN: NICK DELORENZO

### SQUARE FOOTAGE

**MAIN HOUSE:** 7,563 SQ FT  
 FIRST FLOOR 4,300 SQ FT  
 SECOND FLOOR 3,263 SQ FT  
**BASEMENT:** 3,783 SQ FT  
 CONDITIONED: 558 SQ FT (INCLUDED IN GROSS FLOOR AREA)  
 UNCONDITIONED: 3,225 SQ FT (NOT INCLUDED IN GROSS FLOOR AREA  
 SDMC 113.0234)

**ACCESSORY BLDG A:** 1,144 SQ FT  
 GARAGE: 796 SQ FT (NON-HABITABLE)  
 STAFF: 348 SQ FT (HABITABLE)  
**ACCESSORY BLDG B:** 1,239 SQ FT  
 FIRST FLOOR: 669 SQ FT (GUEST - HABITABLE SPACE)  
 SECOND FLOOR: 570 SQ FT (OFFICE - HABITABLE SPACE)

**EXTERIOR STORAGE:** 413 SQ FT  
 FIRST FLOOR: 413 SQ FT (NON-HABITABLE)  
**TOTAL BUILT:** 14,142 SQ FT

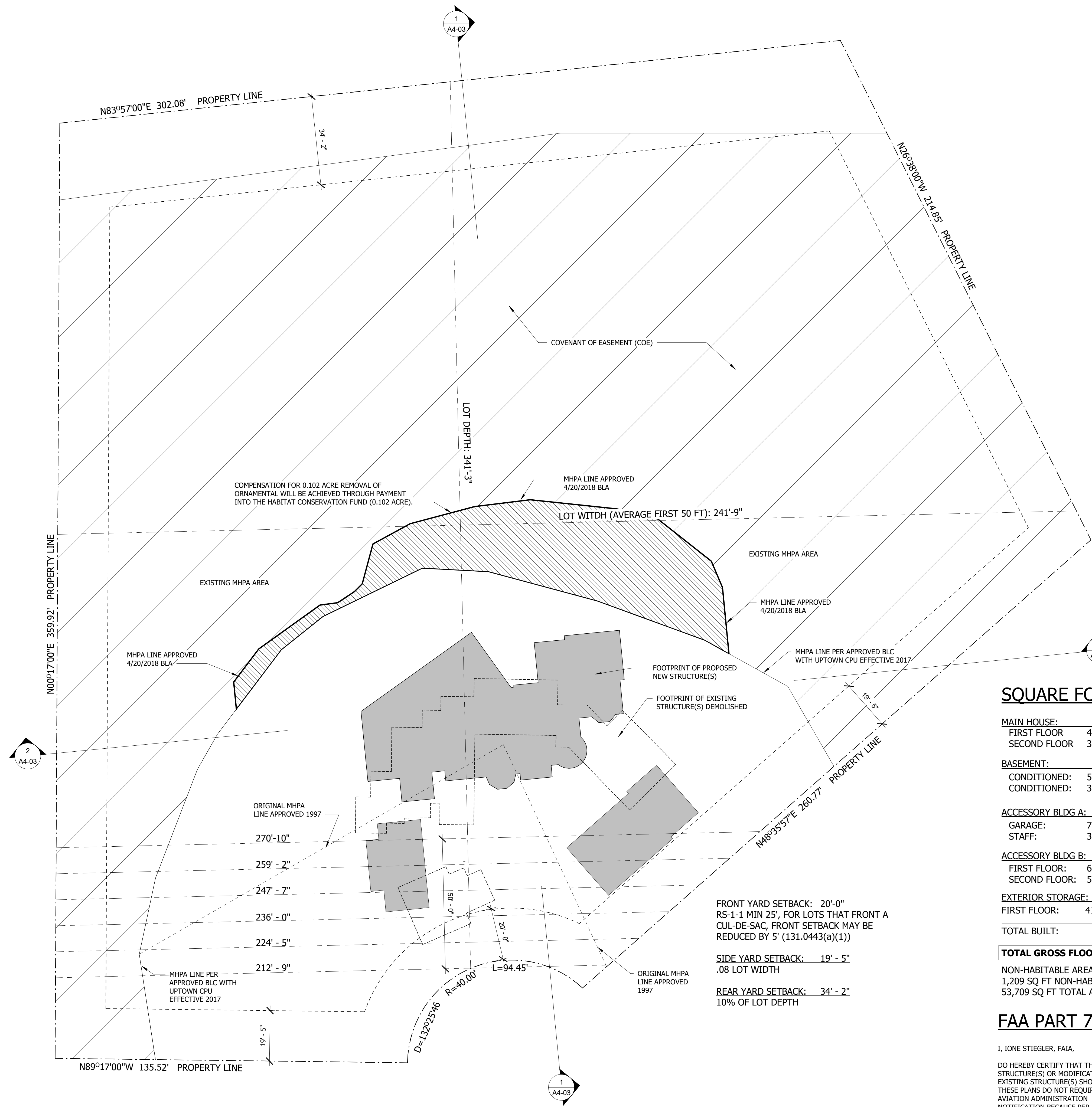
**TOTAL GROSS FLOOR AREA: 10,917 SQ FT**  
 NON-HABITABLE AREA %: 2.25%  
 1,209 SQ FT NON-HABITABLE  
 53,709 SQ FT TOTAL ALLOWABLE SQ. FOOTAGE

### FAA PART 77 NOTIFICATION AREA

I, IONE STIEGLER, FAIA,  
 DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATIONS TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR, PART 77, NOTIFICATION IS NOT REQUIRED.



NOTE: A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.



### SITE DIAGRAM AND SETBACKS

SCALE: 1" = 20'-0"

### LEGAL DESCRIPTION

**PARCEL 1:**  
 LOT 1 OF PLUMOSA TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1826, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 3, 1925.

EXCEPT THEREFROM THAT PORTION OF LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 89° 17' WEST 180.27 FEET TO AN ANGLE POINT; THENCE ALONG THE EASTERLY LINE OF PLUMOSA WAY AS SHOWN ON SAID MAP NORTH 03° 26' WEST 2.96 FEET TO THE BEGINNING OF A TANGENT 40 FEET RADIUS CURVE TO THE LEFT; THENCE CONTINUING CLOCKWISE ALONG SAID CURVE THROUGH AN ANGLE OF 46° 30' A DISTANCE OF 30.37 FEET; THENCE LEAVING SAID CURVE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT 1 DISTANT NORTH 26° 38' EAST 65 FEET TO SAID ANGLE POINT; THENCE ALONG SAID EASTERLY LINE SOUTH 12° 13' WEST 149.78 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
 A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND AUTOMOTIVE INGRESS AND EGRESS ON AND OVER THE SURFACE OF THE LAND DESCRIBED AS FOLLOWS:

FIFTEEN (15) FEET IN WIDTH ALONG THE EASTERLY BOUNDARY OF PACIFIC COAST PROPERTIES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 6811, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 28, 1970.

AS GRANTED ON DOCUMENT RECORDED DECEMBER 14, 1971 AS INSTRUMENT NO. 1971-290976 OF OFFICIAL RECORDS.

### SCOPE OF WORK

DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND DETACHED GARAGE STRUCTURES, AND THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH BASEMENT AND SEPARATE GARAGE AND HABITABLE STRUCTURES WITH A GROSS FLOOR AREA OF APPROXIMATELY 10,917 SQUARE FEET. THE PROJECT INCLUDES REMOVAL OF TREES, SITE GRADING, NEW PATIOS, POOL, SITE STAIRS, RETAINING WALLS, FENCES, NEW LANDSCAPING AND TREES AND STREET CURBS AND GUTTERS

### DRAWING SHEET INDEX

NO.	NAME	DATE
A0-01	COVER SHEET SDP	
A0-02	SITE DEVEL PUBLIC NOTICING	
A0-03	TOPOGRAPHIC SURVEY	
A0-04	PROJECT NOTES	
A1-01	DEMOLITION PLAN	
A1-02	SITE PLAN	
A1-03	SITE PLAN MHPA ADJUSTMENT	
A1-04	SLOPE ANALYSIS PLAN	
C1-01	CONCEPTUAL GRADING AND DRAINAGE PLAN	
C1-11	CONCEPTUAL PROPOSED HYDROLOGY PLAN	
L-1	BRUSH MANAGEMENT PLAN AND NOTES	
L-2	CONCEPT PLAN	
L-3	PLANTING LEGEND AND NOTES, HYDROZONE	
A2-01	FIRST FLOOR PLAN	
A2-02	SECOND FLOOR PLAN	
A2-03	UPPER BASEMENT FLOOR PLAN	
A2-04	BASEMENT FLOOR PLAN	
A2-05	ROOF PLAN	
A2-06	GUEST HOUSE/ OFFICE FLOOR AND ROOF PLANS	
A2-07	GARAGE FLOOR AND ROOF PLANS	
A3-01	EXTERIOR ELEVATIONS - HOUSE	
A3-02	EXTERIOR ELEVATIONS - HOUSE	
A3-03	EXTERIOR ELEVATIONS - STREET AND COURTYARD	
A3-04	EXTERIOR ELEVATIONS - GUEST HOUSE/ OFFICE	
A3-05	EXTERIOR ELEVATIONS - GARAGE	
A4-01	BUILDING SECTIONS	
A4-02	BUILDING SECTIONS	
A4-03	SITE SECTIONS	
Grand total: 28		

REVISIONS		
NO.	NAME	DATE

PROJECT NUMBER		
2016.14		
PROJ. MNGR.	DRAWN	ISSUE DATE
JMR	JMR	9/26/2018

### COVER SHEET SDP

### A0-01





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**JORDAN FAMILY RESIDENCE**  
 4436 PLUMOSA WAY  
 SAN DIEGO, CA 92103

REVISIONS		
NO.	NAME	DATE

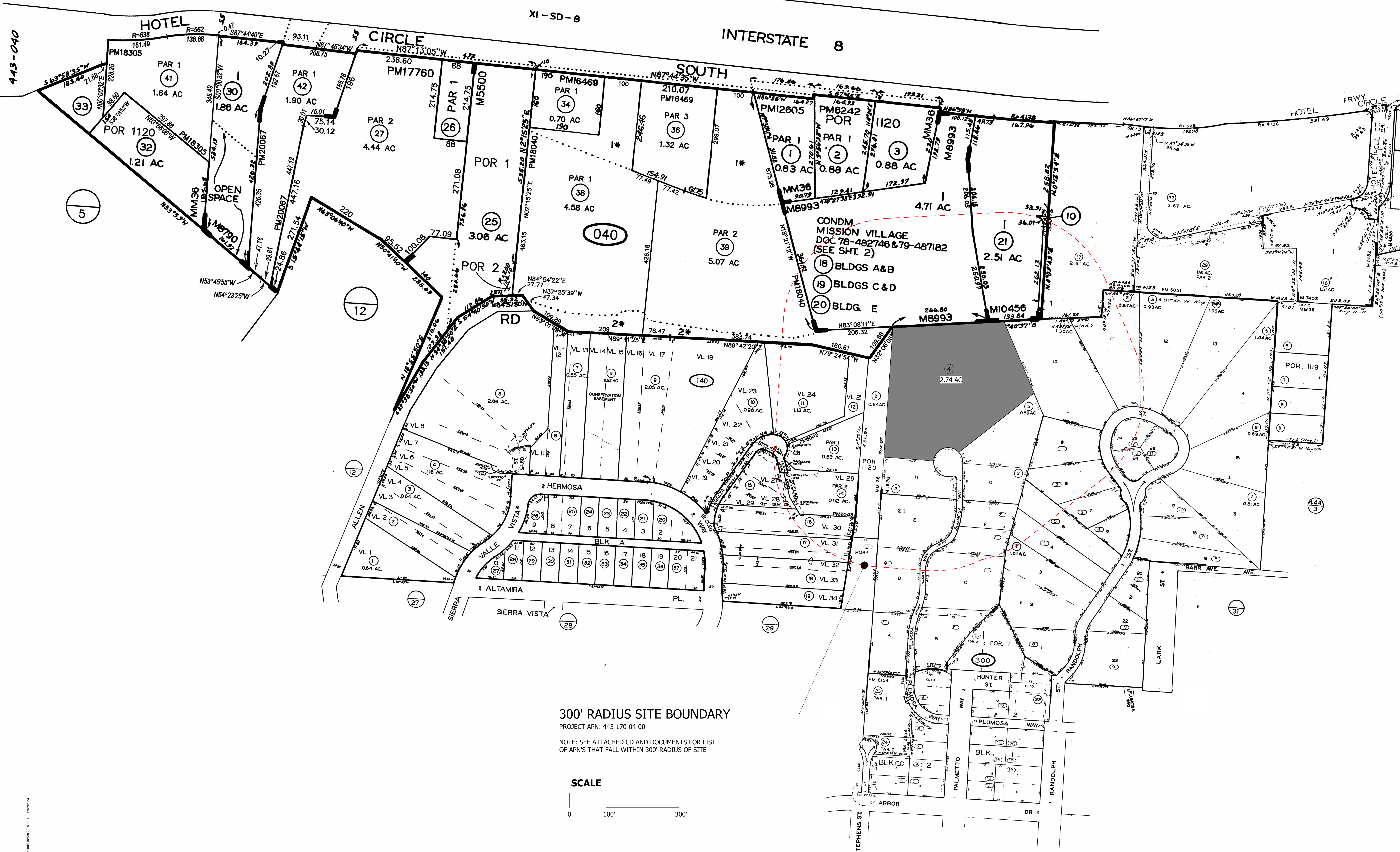
PROJECT NUMBER  
2016.14

PROJ. MNGR. JMR  
DRAWN BVE

ISSUE DATE  
9/26/2018

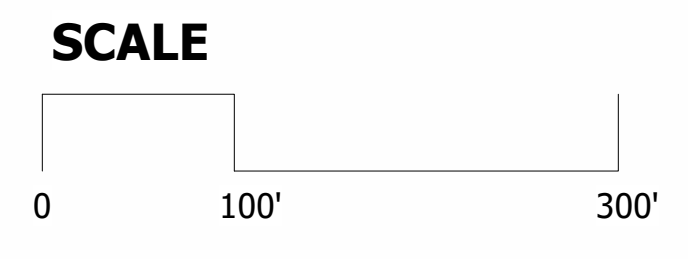
SITE DEVEL  
 PUBLIC  
 NOTICING

**A0-02**

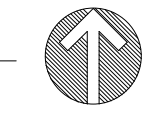


**300' RADIUS SITE BOUNDARY**

PROJECT APN: 443-170-04-00  
 NOTE: SEE ATTACHED CD AND DOCUMENTS FOR LIST OF APN'S THAT FALL WITHIN 300' RADIUS OF SITE



**PUBLIC NOTICING**  
 SCALE: 1" = 100'-0"



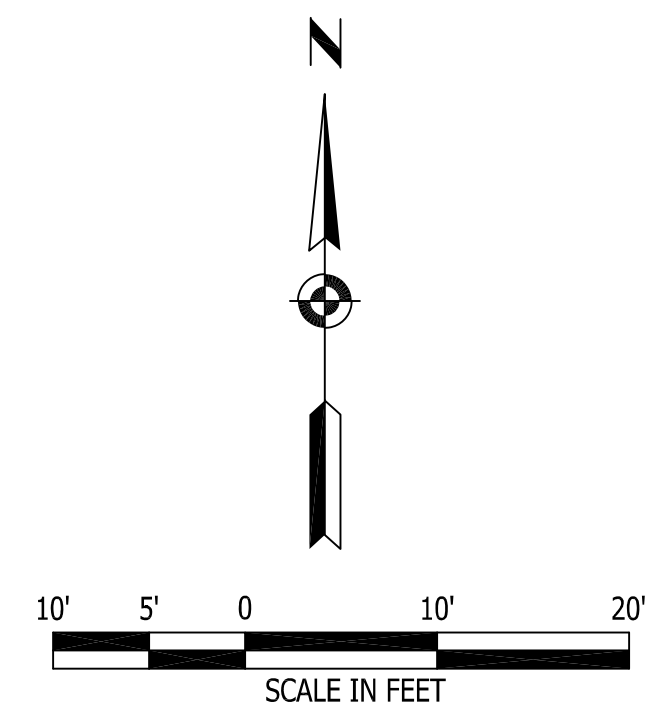
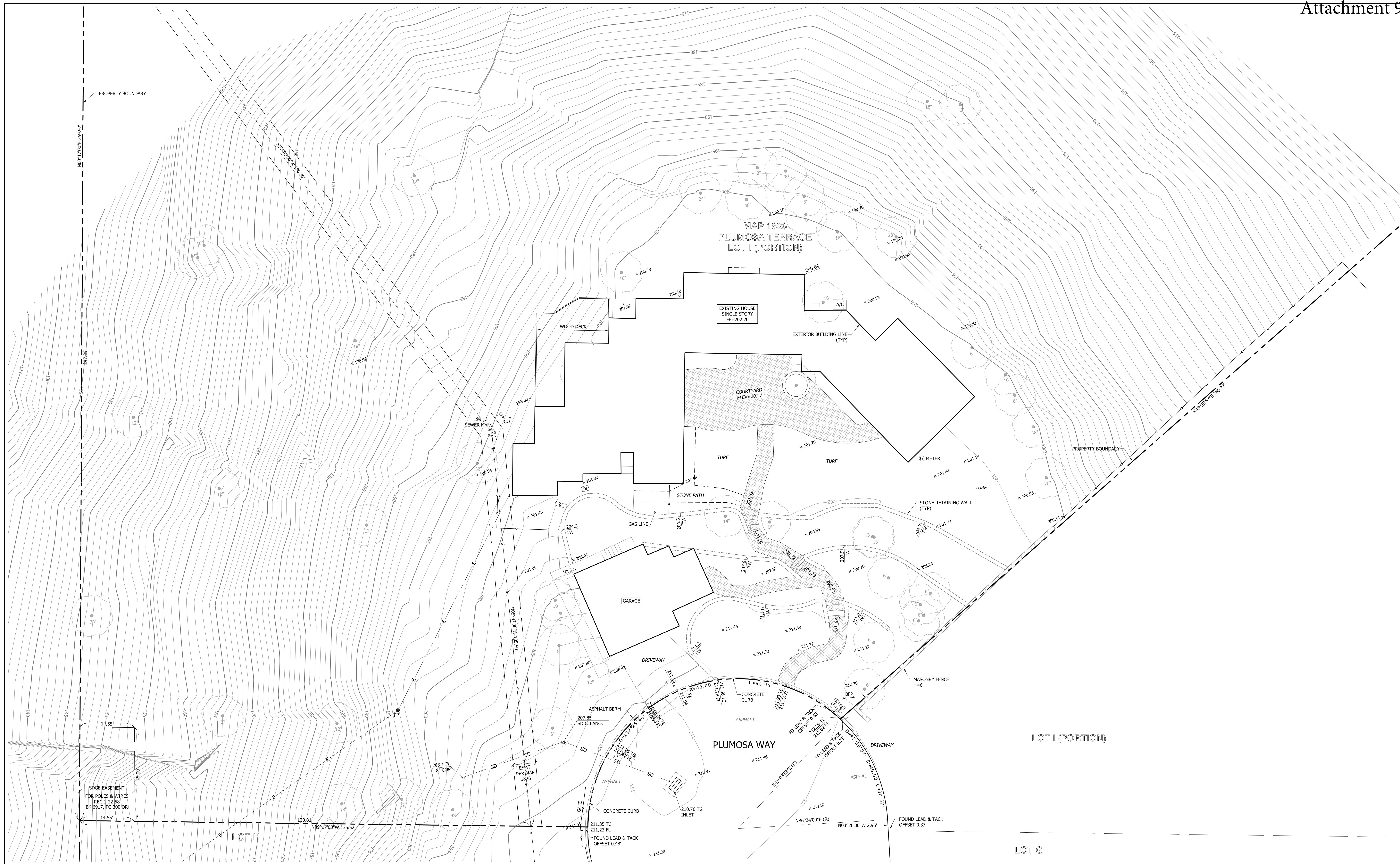




METROPOLITAN MAPPING  
3712 30TH STREET  
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(619) 431-5250  
metromap.sd@gmail.com

REVISIONS:

**TOPOGRAPHIC SURVEY**  
JORDAN RESIDENCE  
4436 PLUMOSA WAY  
SAN DIEGO, CA 92103



ABBREVIATIONS	
ASPH	ASPHALT
BFP	BACKFLOW DEVICE
BLDG	BUILDING
CIP	CAST IN PLACE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FNC	FENCE
GB	GRADE BREAK
GRND	GROUND
MH	MANHOLE
PP	UTILITY POLE
(R)	RADIAL BEARING
ROW	RIGHT OF WAY
SS	SANITARY SEWER
TB	TOP OF BERM
TC	TOP OF CURB
TG	TOP OF GRATE (DRAIN)
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER

LEGEND	
	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	EASEMENT
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	FOUND BOUNDARY MONUMENT
	EDGE OF CONCRETE
	CONCRETE CURB
	ASPHALT BERM
	CMU WALL
	STONE TERRACE WALL
	CONCRETE SURFACE
	BRICK PAVERS
	FENCE: WOOD
	FENCE: CHAIN-LINK
	OVERHEAD ELECTRIC LINE
	DRAIN LINE

LEGEND	
	TREE (TRUNK SIZE NOTED)
	SPOT ELEVATION
	GROUND CONTOUR (5' INTERVAL)
	GROUND CONTOUR (1' INTERVAL)
	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)

**PROPERTY LEGAL DESCRIPTION**  
PARCEL 1:  
LOT 1 OF PLUMOSA TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1826, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 3, 1925.  
EXCEPT THEREFROM THAT PORTION OF LOT 1 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 89° 17' WEST 180.27 FEET TO AN ANGLE POINT; THENCE ALONG THE EASTERLY LINE OF PLUMOSA WAY AS SHOWN ON SAID MAP NORTH 03° 26' WEST 2.96 FEET TO THE BEGINNING OF A TANGENT 40 FEET RADIUS CURVE TO THE LEFT; THENCE CONTINUING CLOCKWISE ALONG SAID CURVE THROUGH AN ANGLE OF 45° 30' A DISTANCE OF 30.37 FEET; THENCE LEAVING SAID CURVE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT 1 DISTANT NORTH 26° 38' WEST 65 FEET FROM AN ANGLE POINT THEREIN; THENCE SOUTH 26° 38' EAST 65 FEET TO SAID ANGLE POINT; THENCE ALONG SAID EASTERLY LINE SOUTH 12° 13' WEST 149.78 FEET TO THE POINT OF BEGINNING.  
PARCEL 2:  
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND AUTOMOTIVE INGRESS AND EGRESS ON AND OVER THE SURFACE OF THE LAND DESCRIBED AS FOLLOWS:  
FIFTEEN (15) FEET IN WIDTH ALONG THE EASTERLY BOUNDARY OF PACIFIC COAST PROPERTIES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 6811, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 28, 1970.  
AS GRANTED ON DOCUMENT RECORDED DECEMBER 14, 1971 AS INSTRUMENT NO. 1971-290976 OF OFFICIAL RECORDS.  
**ASSESSORS PARCEL NUMBER**  
443-170-04

**ASSESSORS PARCEL NUMBER**  
449-860-10  
**BASIS OF ELEVATIONS**  
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB  
LOCATION: SOUTHEAST CORNER OF PALMETTO WAY AND ARBOR DRIVE  
DATUM: MEAN SEA LEVEL (NOVD 29)  
ELEVATION: 285.09 FEET  
**NOTE**  
THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPPING OR AN EXTENSION OF THE TOPOGRAPHY.  
THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY. THE PROPERTY LINES SHOWN HEREON ARE BASED ON SURVEY MONUMENTS THAT FIT RECORD MAP DATA SATISFACTORY FOR THE PURPOSE OF DEPICTING THE APPROXIMATE LOCATION OF PROPERTY LINES AND THEIR RELATIONSHIP TO BUILT IMPROVEMENTS AND TOPOGRAPHIC FEATURES. A MORE COMPREHENSIVE BOUNDARY SURVEY INCLUDING THE RECOVERY OF ORIGINAL LOT CORNERS AND/OR OTHER BOUNDARY MONUMENTS MAY YIELD DIFFERENT RESULTS.  
THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

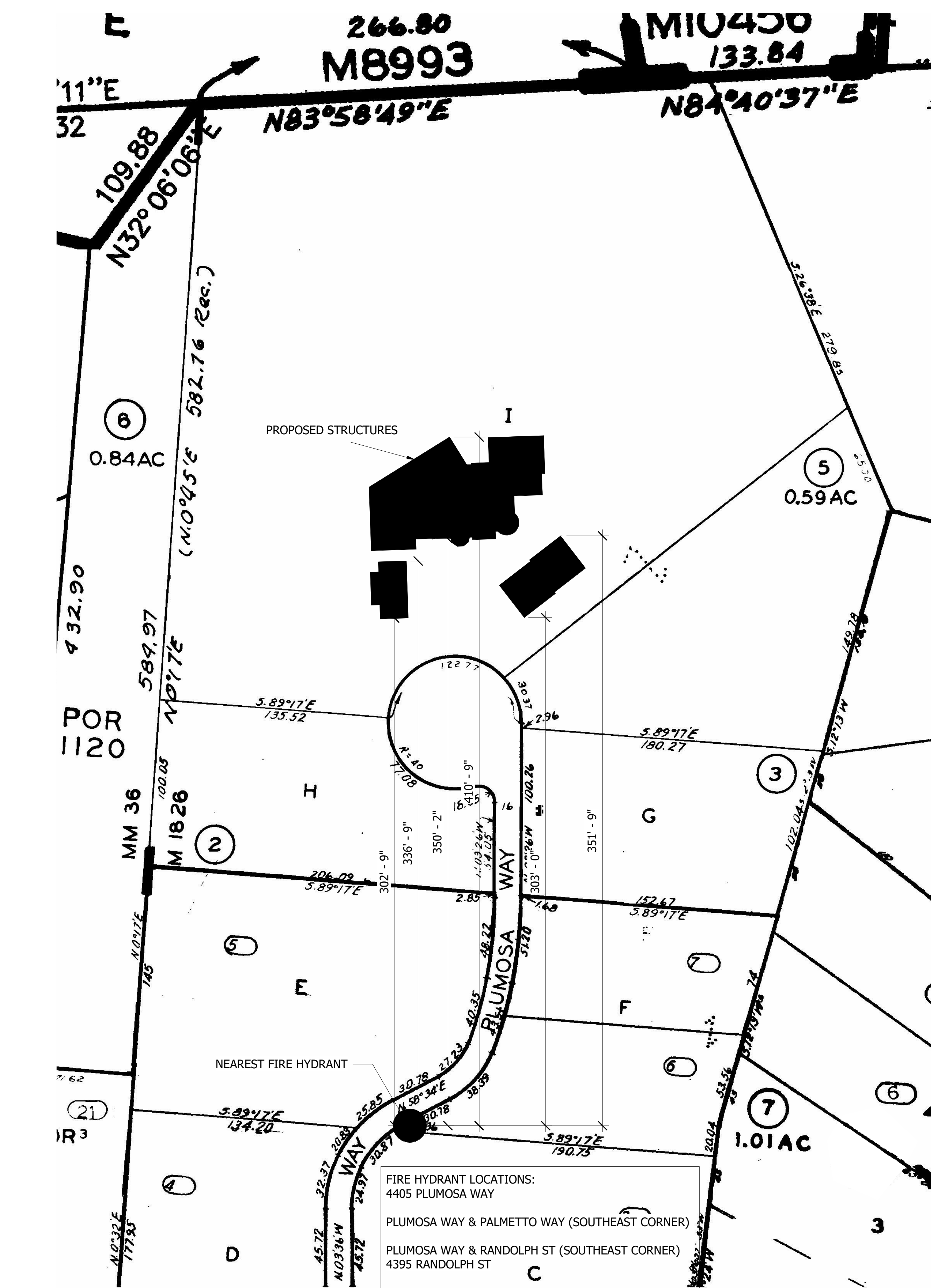
REVISED:  
AUGUST 30, 2017  
ADJUSTED SITE  
SURVEY DATE  
OCTOBER 15, 2016 -  
NOVEMBER 8, 2016  
MAP/DRAWING DATE  
NOVEMBER 21, 2016  
SCALE: 1"=10'  
DRAWN BY: VF  
JOB No:  
SHEET TITLE:  
TOPOGRAPHIC  
SURVEY  
**A0-03**



2016 - CAL-GREEN BUILDING GENERAL NOTES

1. LAVATORY FAUCETS:  
PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE.
2. SHOWER HEADS:  
PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE.
3. PER 2016 CGBC SEC 4.303.1.3.2 WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME; HAND HELD SHOWERS ARE CONSIDERED SHOWER HEADS.
4. TOILETS:  
PROVIDE TOILETS WITH A MAXIMUM OF 1.28 GALLONS PER FLUSH.
5. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
6. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBC SEC. 4.303.1.
7. PER 2016 CGBC SEC. 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
8. PER 2016 GREEN CODE SEC 4.506.1, MECHANICAL AND EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
  - A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
  - B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
9. PER SECTION 4.406.1, JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
10. PER SECTION 4.408.1 AND CITY ORDINANCE, A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE.
11. PER SECTION 4.504.1, DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
12. PER 2016 GREEN CODE SEC. 4.5.03.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION, LIMITS WHERE APPLICABLE. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
13. PER SECTION 4.410.1, BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH.
14. THE MANUAL SHOULD INCLUDE, IN ADDITION TO OTHER ASPECTS, THE FOLLOWING:
  - A. DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
  - B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
    - i. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    - ii. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
    - iii. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    - iv. LANDSCAPE IRRIGATION SYSTEMS
    - v. WATER RE-USE SYSTEMS
  - C. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
  - D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
  - E. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.

- F. INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- G. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING BUT NOT LIMITED TO CAULKING, PAINTING, AND MAINTAINING PROPER GRADE AROUND THE BUILDING.
- I. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- J. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
15. A COPY OF A COMPLETE OPERATIONS AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION.
16. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
17. PER SECTION 4.504.2.2 AND TABLE 4.504.3, PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
18. PER SEC 4.504.2.1 ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
19. PER SECTION 4.504.2.2 AND TABLE 4.504.3, AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
20. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE.
21. PER SECTION 4.504.3, CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR, SUBCONTRACTOR, AND/OR THE BUILDING OWNER CERTIFYING THAT THE MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
22. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
  - A. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
  - B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
  - C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
  - D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
23. PER SECTION 4.504.5 AND TABLE 4.504.5, HARDWOOD PLYWOOD, PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND COMPOSITE WOOD USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD.
24. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD/PARTICLE BOARD ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.
25. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
26. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
27. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS. SHOW ONE OF THE FOLLOWING METHODS ON THE PLANS:
  - A. 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH ADDRESS BLEEDING, SHRINKAGE, AND CURING SHALL BE USED. (ACI 302.2 R-02)
  - B. A SLAB DESIGN BY A LICENSED DESIGN PROFESSIONAL. (SEC 4.505.2.1)



① FIRE HYDRANT LOCATIONS  
SCALE: 1" = 40'-0"

**IS ARCHITECTURE**  
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LICENSED ARCHITECT  
JONE R. STIEGLER  
NO. 01942  
REN. 03/15  
STATE OF CALIFORNIA  
DIGITALLY SIGNED BY JONE R. STIEGLER

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**JORDAN FAMILY RESIDENCE**  
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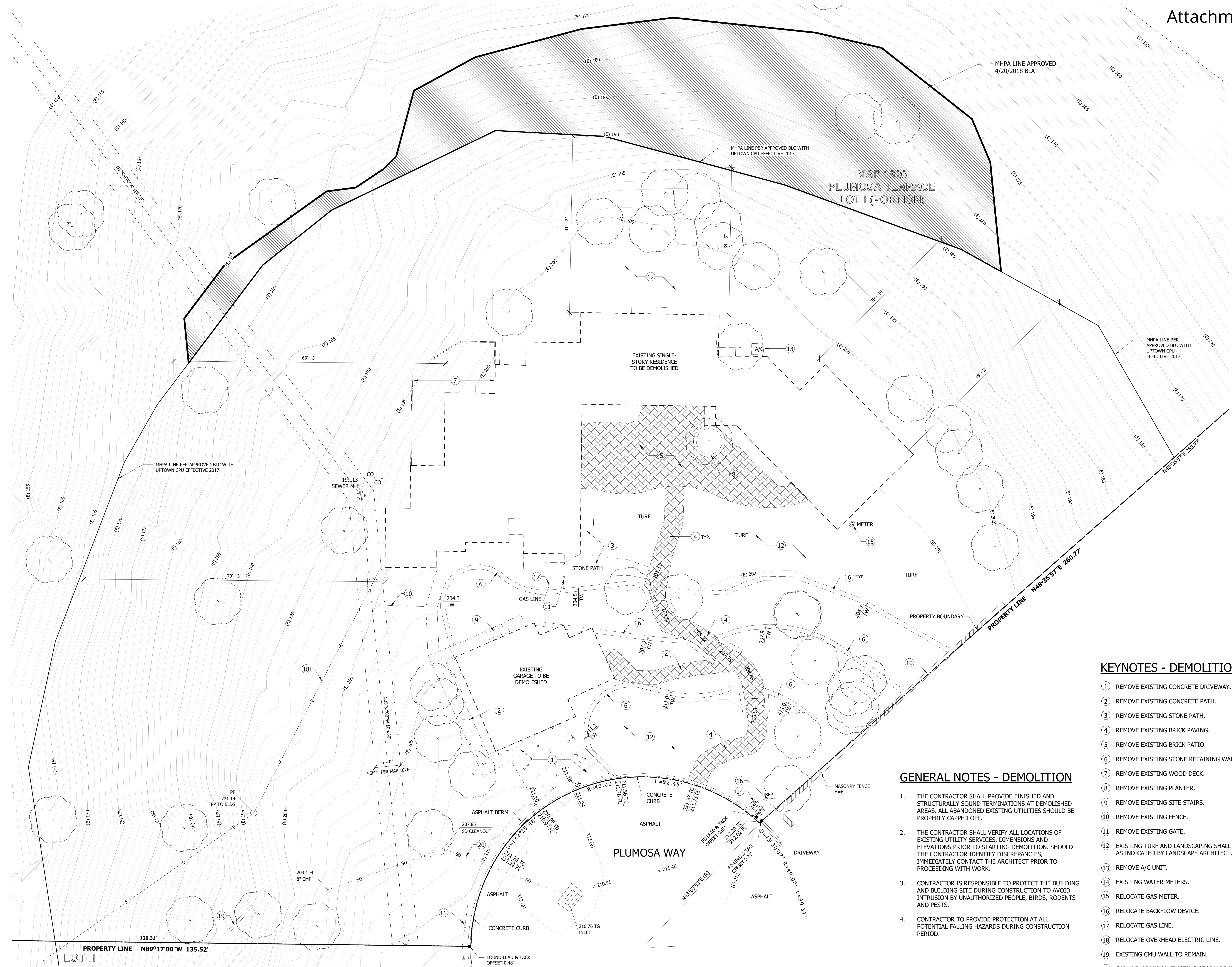
REVISIONS		
NO.	NAME	DATE

PROJECT NUMBER 2016.14	
PROJ. MNGR. JMR	DRAWN JMR
ISSUE DATE 9/26/2018	

PROJECT NOTES

**A0-04**





**KEYNOTES - DEMOLITION PLAN**

- 1 REMOVE EXISTING CONCRETE DRIVEWAY.
- 2 REMOVE EXISTING CONCRETE PATH.
- 3 REMOVE EXISTING STONE PATH.
- 4 REMOVE EXISTING BRICK PAVING.
- 5 REMOVE EXISTING BRICK PATIO.
- 6 REMOVE EXISTING STONE RETAINING WALLS.
- 7 REMOVE EXISTING WOOD DECK.
- 8 REMOVE EXISTING PLANTER.
- 9 REMOVE EXISTING SITE STAIRS.
- 10 REMOVE EXISTING FENCE.
- 11 REMOVE EXISTING GATE.
- 12 EXISTING TURF AND LANDSCAPING SHALL BE REMOVED AS INDICATED BY LANDSCAPE ARCHITECT.
- 13 REMOVE A/C UNIT.
- 14 EXISTING WATER METERS.
- 15 RELOCATE GAS METER.
- 16 RELOCATE BACKFLOW DEVICE.
- 17 RELOCATE GAS LINE.
- 18 RELOCATE OVERHEAD ELECTRIC LINE.
- 19 EXISTING CMU WALL TO REMAIN.
- 20 CAP AND ABANDON EXISTING STORM DRAIN.

**GENERAL NOTES - DEMOLITION**

1. THE CONTRACTOR SHALL PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLISHED AREAS. ALL ABANDONED EXISTING UTILITIES SHOULD BE PROPERLY CAPPED OFF.
2. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITY SERVICES, DIMENSIONS AND ELEVATIONS PRIOR TO STARTING DEMOLITION. SHOULD THE CONTRACTOR IDENTIFY DISCREPANCIES, IMMEDIATELY CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
3. CONTRACTOR IS RESPONSIBLE TO PROTECT THE BUILDING AND BUILDING SITE DURING CONSTRUCTION TO AVOID INTRUSION BY UNAUTHORIZED PEOPLE, BIRDS, RODENTS AND PESTS.
4. CONTRACTOR TO PROVIDE PROTECTION AT ALL POTENTIAL FALLING HAZARDS DURING CONSTRUCTION PERIOD.

**1 DEMOLITION PLAN**  
 SCALE: 1/8" = 1'-0"

REVISIONS		
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PROJ. MNGR. JMR	DRAWN BVE
ISSUE DATE 9/26/2018	

**DEMOLITION PLAN**



GENERAL PROJECT NOTES

- THIS PROJECT COMPLIES WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT OF ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- PER SDMC SECTION 142.0740 (e)(2), ALL OUTDOOR LIGHTING, INCLUDING SEARCH LIGHTS, SHALL BE TURNED OFF BETWEEN 11:00 P.M. AND 6:00 A.M. EXCEPT OUTDOOR LIGHTING USED FOR SECURITY PURPOSES.
- LOCATION OF RAIN DOWNSPOUT FROM ROOF, DENOTED AS "DS".
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-00-6 (UFC 901.4.4).
- NO BUS STOPS NEAR BY.
- FOR FIRE HYDRANT LOCATION REFER TO SHEET A-04.
- EXISTING (E) AND NEW (N) GRADES AND WALL HEIGHTS ARE INDICATED ON PLAN; REFER TO GRADING PLAN AND DEMOLITION PLAN FOR MORE INFORMATION.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED. (SEC. 4.304.1)
- THE PROPOSED STRUCTURE IS LOCATED WITHIN A VERY HIGH FIRE SEVERITY ZONE. THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY BUILDINGS (EG: GARAGES) AND STRUCTURES (EG: PATIO COVERS) SHALL BE IN ACCORDANCE WITH CRC SECTION R327. AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO [SDMC 149.0327(a); 55.5001].
- NEW EXTERIOR WALLS SHALL BE CONSTRUCTED FOR A MINIMUM OF 1-HOUR FIRE RESISTANCE RATING. WALL SHALL BE MINIMUM 2 X4 @ 16" OC, HAVE A MINIMUM 5/8" TYPE "X" GYPSUM WALL BOARD ON THE INTERIOR; 7/8" CEMENT PLASTER EXTERIOR FINISH. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND, IN ACCORDANCE WITH CBC 2013 TABLE 721.1(2).
- FIRE RESISTIVE WALL CONSTRUCTION SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE PROTECTED EAVE, OR TO THE UNDERSIDE OF THE ROOF SHEATHING WHEN HEAVY TIMBER CONSTRUCTION IS USED AT THE EAVES, IN ACCORDANCE WITH CBC 2016 SECTION 707A.
- PROJECTS LOCATED IN A HIGH FIRE SEVERITY ZONE SHALL: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- THE EXISTING SEWER SERVICE SHALL REMAIN.
- EXISTING WATER SERVICE AND LINE SHALL BE UPGRADED.
- PROJECT WILL BE CONDITIONED FOR A GRADING PERMIT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR EACH DISCHARGE LOCATION.
- ALL STORM WATER WILL BE FILTERED AND DISSIPATED PRIOR TO RELEASED INTO THE MHPA.

SITE PLAN - LEGEND

	PROPERTY LINE
	SETBACK
	CENTER LINE
	NEW CONCRETE CURB
	EXISTING GROUND CONTOUR
	300'
	NEW GROUND CONTOUR
	MHPA LINE
	EASEMENT LINE
	RIP RAP (PER CIVIL)
	UNDERGROUND STORM WATER STORAGE (PER CIVIL)
	BIOFILTRATION PLANTER (PER CIVIL)

SITE PLAN - KEYNOTES

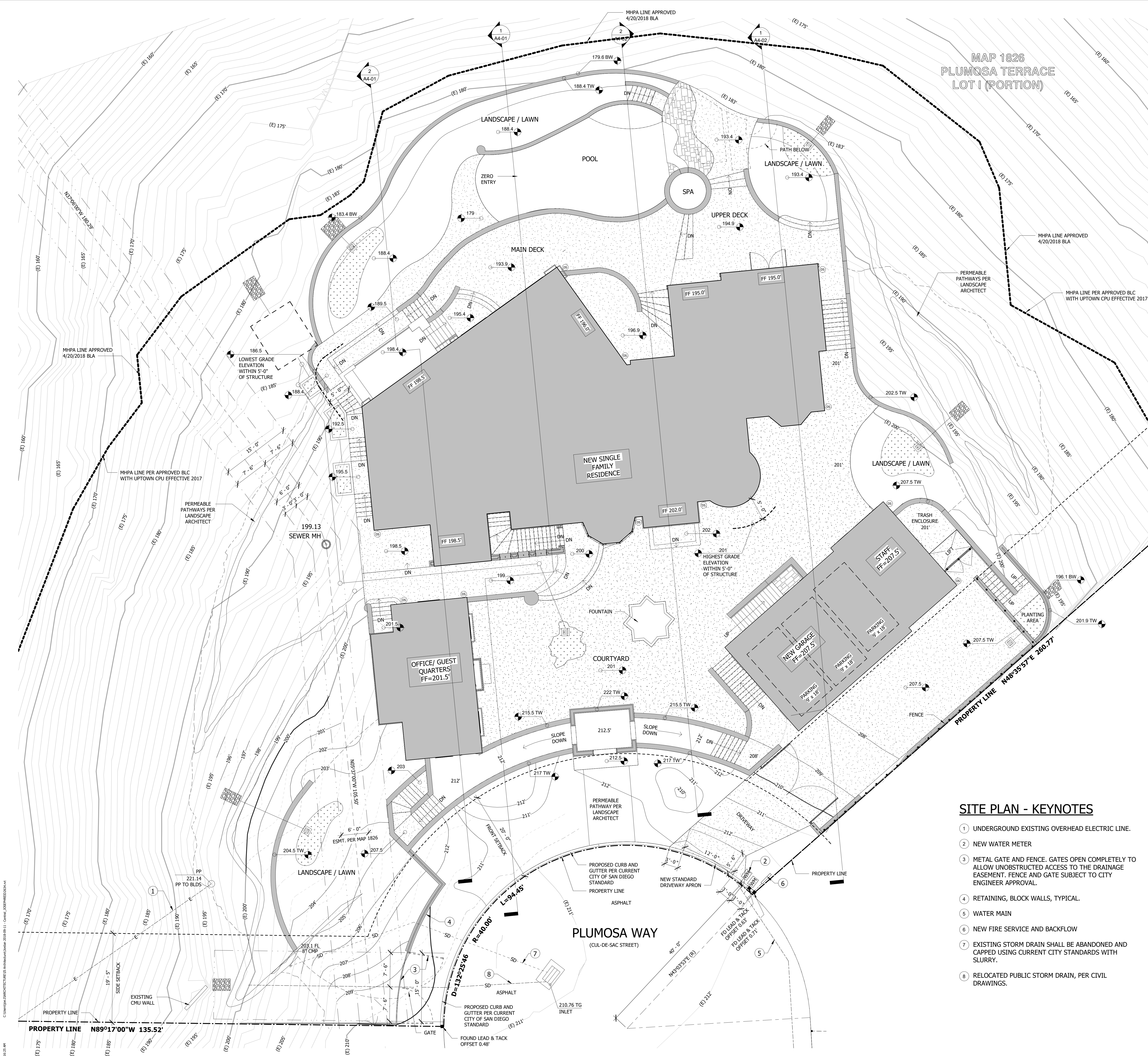
- UNDERGROUND EXISTING OVERHEAD ELECTRIC LINE.
- NEW WATER METER
- METAL GATE AND FENCE. GATES OPEN COMPLETELY TO ALLOW UNOBSTRUCTED ACCESS TO THE DRAINAGE EASEMENT. FENCE AND GATE SUBJECT TO CITY ENGINEER APPROVAL.
- RETAINING, BLOCK WALLS, TYPICAL.
- WATER MAIN
- NEW FIRE SERVICE AND BACKFLOW
- EXISTING STORM DRAIN SHALL BE ABANDONED AND CAPPED USING CURRENT CITY STANDARDS WITH SLURRY.
- RELOCATED PUBLIC STORM DRAIN, PER CIVIL DRAWINGS.

BASIS OF ELEVATIONS

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB LOCATION: SOUTHEAST CORNER OF PALMETTO WAY AND ARBOR DRIVE DATUM: MEAN SEA LEVEL (NGVD 29) ELEVATION: 285.091'

FRONT YARD PAVING/LANDSCAPE

FRONT YARD TOTAL AREA: 2,075 SQFT  
HARDSCAPE AREA: 337 SQFT (9.6%)



SITE PLAN  
SCALE: 1/8" = 1'-0"

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REN 10/21  
STATE OF CALIFORNIA  
DIGITALLY SIGNED BY JONE R. STIEGLER

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SAN DIEGO, CA 92103

REVISIONS		
NO.	NAME	DATE

PROJECT NUMBER: 2016.14  
PROJ. MNGR.: JMR  
DRAWN: BVE  
ISSUE DATE: 9/26/2018

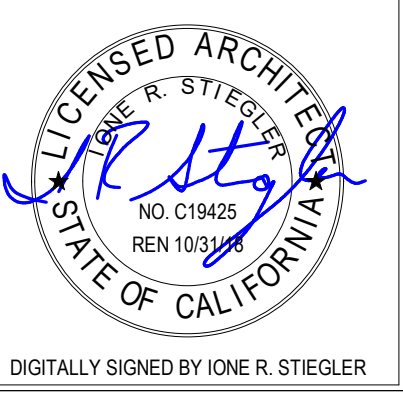
SITE PLAN

A1-02





**IS ARCHITECTURE**  
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**JORDAN FAMILY RESIDENCE**  
 4436 PLUMOSA WAY  
 SAN DIEGO, CA 92103

REVISIONS		
NO.	NAME	DATE

PROJECT NUMBER  
2016.14

PROJ. MNGR. JMR	DRAWN JMR
--------------------	--------------

ISSUE DATE  
9/26/2018

**SITE PLAN  
 MHPA  
 ADJUSTMENT**





**A1-03**

**① SITE - MHPA ADJUSTMENT**  
 SCALE: 1" = 10'-0"

**MSCP BLA APPROVED**  
 APRIL 20, 2018 AT A BLA MEETING, A MHPA BOUNDARY LINE ADJUSTMENT WAS APPROVED FOR THE PROJECT WITH COMPENSATION OCCURRING OFF-SITE AT A 4:1 RATIO USING HAF PAYMENT.



**LEGEND**

ITEM	
< 25% NATURAL SLOPES	
≥ 25% NATURAL SLOPES	
DEVELOPMENT WITHIN ≥ 25% NATURAL SLOPE	
PROPERTY LINE	

**SLOPE DATA**

TOTAL LOT AREA:	117,523 SQ FT
LOT AREA ≥ 25% NATURAL SLOPES	99,553 SQ FT
PERCENTAGE OF LOT ≥ 25% NATURAL SLOPES	84.7%
LOT AREA OF DEVELOPMENT WITHIN ≥ NATURAL SLOPES	9,637 SQ FT
PERCENTAGE OF DEVELOPMENT WITHIN ≥ NATURAL SLOPES	9.7%

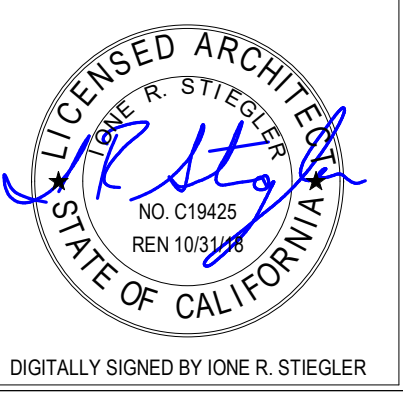
NATURAL SLOPES ARE AREAS NOT PREVIOUSLY DISTURBED



AREA WITH STEEP SLOPES GREATER THAN 25% PER COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES GIS DATA PUBLISHED 08.28.2015 AND DISTRIBUTED BY SANGIS

**1 SITE PLAN**  
SCALE: 1" = 20'-0"

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NO.	NAME	DATE

PROJECT NUMBER 2016.14	
PROJ. MNGR. Checker	DRAWN Author
ISSUE DATE 9/26/2018	

**SLOPE ANALYSIS PLAN**

**A1-04**



**PROJECT LOCATION**  
 4436 PLUMOSA WAY  
 SAN DIEGO, CA 92103

**ASSESSORS PARCEL NUMBER**  
 443-170-04  
 449-860-10

**SOURCE OF TOPOGRAPHY**  
 FIELD SURVEY PERFORMED BY METROPOLITAN MAPPING, DATED AUGUST 30, 2017

**BASIS OF ELEVATIONS**  
 CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
 MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB  
 LOCATION: SOUTHEAST CORNER OF PALMETTO WAY AND ARBOR DRIVE  
 DATUM: MEAN SEA LEVEL (NGVD 29)  
 ELEVATION: 285.091 FEET

**GRADING TABULATIONS:**  
 TOTAL LOT AREA: 117,523 SQUARE FEET (2.70 ACRES)  
 AREA TO BE GRADED: 30,286 SQUARE FEET (0.70 ACRES)  
 PERCENT OF TOTAL SITE TO BE GRADED: 25.77%

AMOUNT OF CUT: 5,155 CUBIC YARDS  
 MAXIMUM DEPTH OF CUT: 28.37 FEET

MAXIMUM HEIGHT OF CUT SLOPE: 8 FEET  
 RATIO OF SLOPE: 2:1

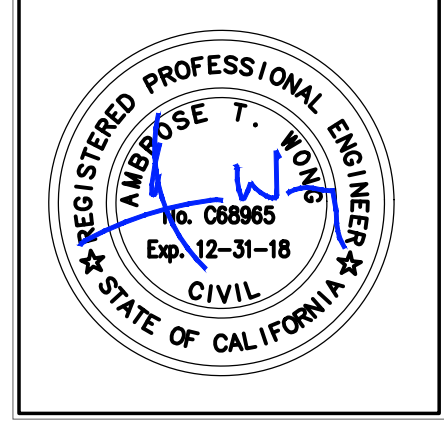
AMOUNT OF FILL: 1,929 CUBIC YARDS  
 MAXIMUM DEPTH OF FILL: 18.32 FEET

MAXIMUM HEIGHT OF FILL SLOPE: 5 FEET  
 RATIO OF SLOPE: 2:1

AMOUNT OF IMPORTED SOIL: 0 CUBIC YARDS  
 AMOUNT OF EXPORTED SOIL: 3,226 CUBIC YARDS

RETAINING WALLS:  
 LENGTH: 1,154 FEET  
 HEIGHT: 1.0 TO 13.5 FEET

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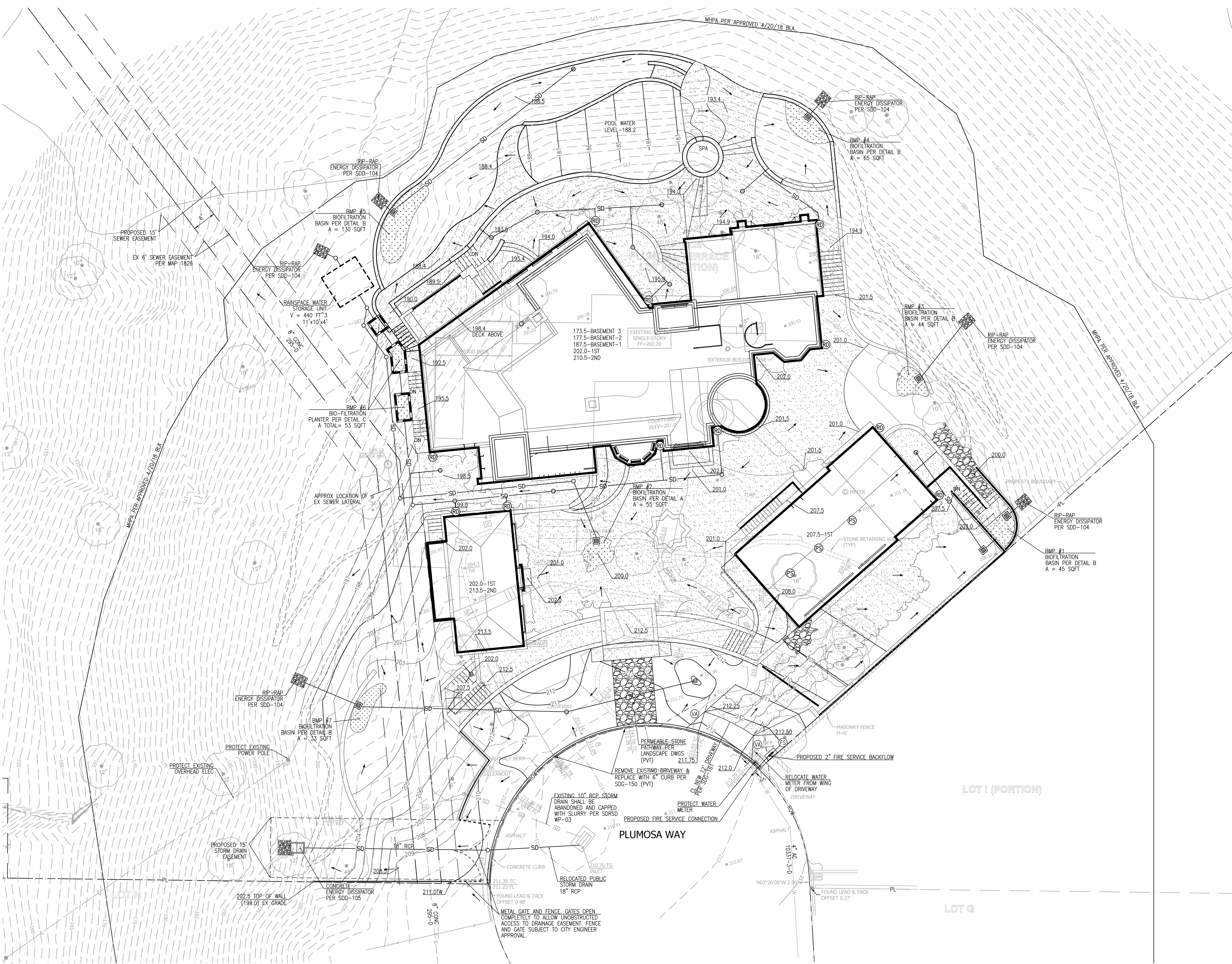
PROJECT NUMBER  
2016.14

PROJ. MNGR. | DRAWN  
JMR | JMR

ISSUE DATE  
2018-09-26

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

**C1-01**



**LEGEND:**

ITEM	SYMBOL
CONCRETE PAVEMENT	[Symbol]
PERMEABLE STONE PATHWAY	[Symbol]
BIO-FILTRATION PLANTER/BASIN (STORMWATER TREATMENT)	[Symbol]
CONCRETE ENERGY DISSIPATOR (SDD-105)	[Symbol]
RIP-RAP ENERGY DISSIPATOR (SDD-104)	[Symbol]
STORM DRAIN PIPE	[Symbol]
UNDERGROUND STORM WATER STORAGE UNIT "TRANSPEC" PRODUCT	[Symbol]
RETAINING WALL	[Symbol]
AREA DRAIN	[Symbol]
CATCH BASIN	[Symbol]
STORM DRAIN RISER CLEANOUT	[Symbol]
DIRECTION OF FLOW	[Symbol]
2" BACKFLOW PREVENTER	[Symbol]

**CONCEPTUAL STORM WATER MANAGEMENT**

THIS PROJECT PROPOSES TO CAPTURE, TREAT AND STORE STORM WATER RUNOFF IN COMPLIANCE WITH THE SAN DIEGO REGION WATER CONTROL BOARD (SDRWCCB) AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (MUNICIPAL SEPARATE STORM SEWER SYSTEMS) [MS4] PERMIT.

THE PROJECT SITE WILL BE BROKEN DOWN INTO A NUMBER OF DRAINAGE BASINS CORRESPONDING TO PROPOSED SITE GRADING AND LAYOUT (SEE SHEET C1-11). STORM WATER WILL BE ROUTED TO BIO-FILTRATION BASINS AND PLANTERS TO ACHIEVE ADEQUATE TREATMENT FOR THE REMOVAL OF POLLUTANTS. STORM WATER WILL THEN BE STORED IN UNDERGROUND STORAGE UNITS OR ROCK SECTIONS IN COMPLIANCE WITH THE MODEL BMP DESIGN MANUAL SAN DIEGO REGION FOR PERMANENT SITE DESIGN, STORM WATER TREATMENT AND HYDROMODIFICATION MANAGEMENT.

STORM WATER WILL THEN BE DISCHARGED AND DISPATED IN SUCH A WAY TO NOT CREATE EROSION IN THE DOWNSTREAM CONDITION. EXISTING RUN-OFF PATTERNS WILL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.

**STORM WATER QUALITY NOTES**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER CONTROL BOARD (SDRWCCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

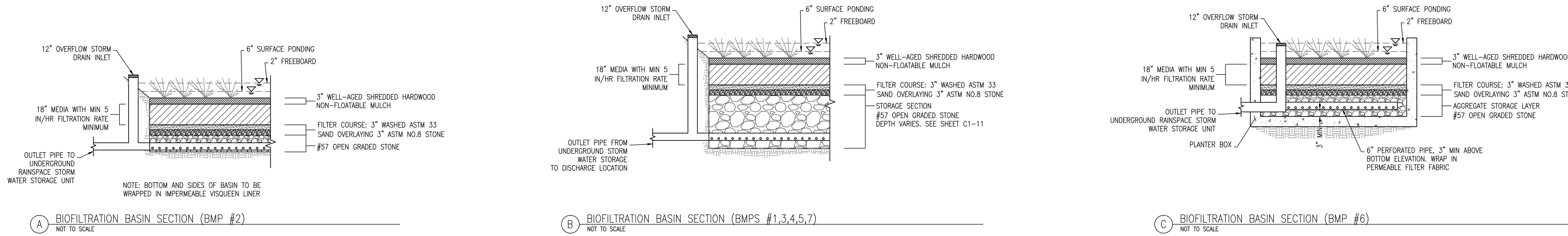
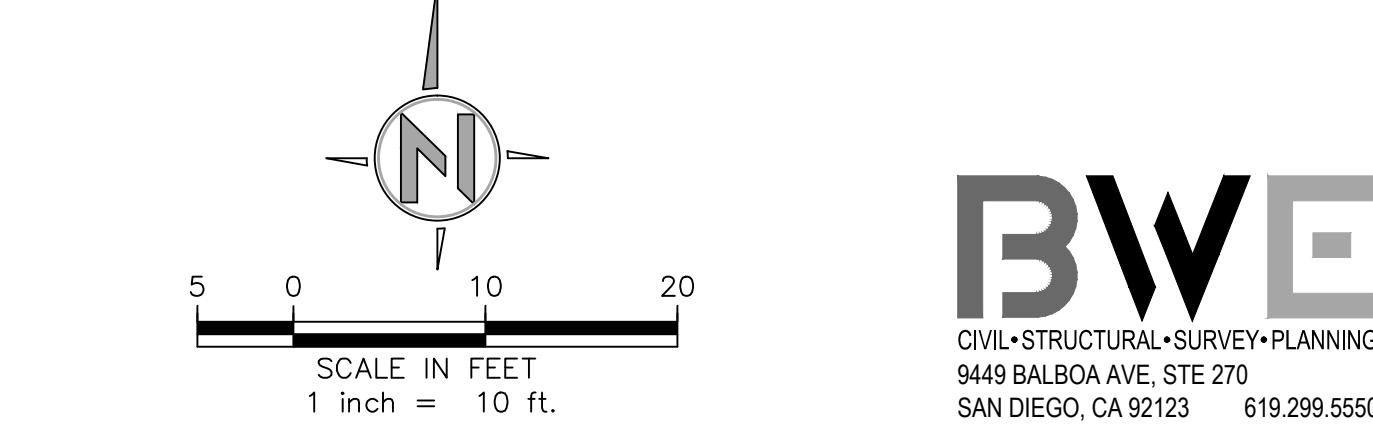
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN 7 CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
7. NO ADDITIONAL RUN-OFF IS PROPOSED FOR EACH DISCHARGE LOCATION.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP), IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS. SEE TYPICAL BIO-RETENTION SECTION THIS SHEET.

**GENERAL NOTES**

1. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED IN THE VISIBILITY AREA SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF ADJACENT CURB.

**CONSTRUCTION KEYNOTES**

- (P) PROPOSED PARKING SPACE IN GARAGE
- (R) ROOF DRAIN DISCHARGES TO GRADE
- (S) PROPOSED FIRE SERVICE POINT OF CONNECTION (POC) TO BUILDING, SEE PLUMBING DWGS FOR CONTINUATION
- (V) VISIBILITY AREA PER SAN DIEGO VEHICULAR CODE SECTION 113.0273, SEE GENERAL NOTE 1



A BIOFILTRATION BASIN SECTION (BMP #2)  
 NOT TO SCALE

B BIOFILTRATION BASIN SECTION (BMPS #1,3,4,5,7)  
 NOT TO SCALE

C BIOFILTRATION BASIN SECTION (BMP #6)  
 NOT TO SCALE





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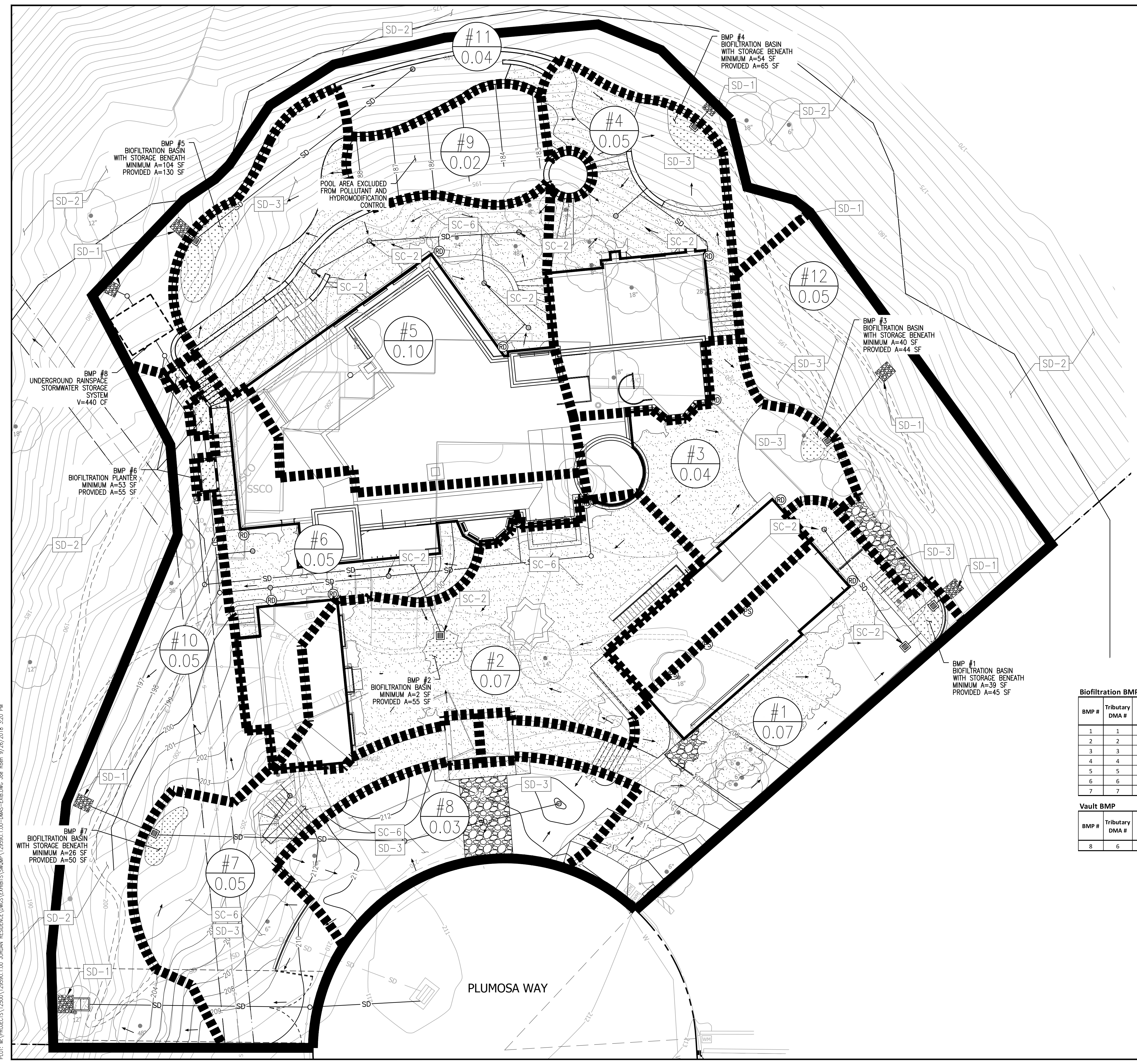
PROJECT NUMBER  
2016.14

PROJ. MNGR. DRAWN  
JMR JMR

ISSUE DATE  
2018-09-26

**CONCEPTUAL PROPOSED HYDROLOGY PLAN**

**C1-11**



**LEGEND:**

ITEM	SYMBOL
CONCRETE PAVEMENT	[Symbol]
PERMEABLE PAVERS	[Symbol]
BIO-FILTRATION PLANTER (STORMWATER TREATMENT)	[Symbol]
STORM DRAIN PIPING	[Symbol]
UNDERGROUND STORM DRAIN STORAGE STRUCTURE	[Symbol]
RETAINING WALL	[Symbol]
STORM DRAIN CATCH BASIN/AREA DRAIN	[Symbol]
DIRECTION OF FLOW	[Symbol]
OUTER BASIN BOUNDARY	[Symbol]
MINOR BASIN BOUNDARY	[Symbol]
DRAINAGE BASIN MARKER & AREA (AC)	[Symbol]

**NOTES:**

- THE WEB SOIL SURVEY USDA WEBSITE INDICATES THAT A MAJORITY OF THE SITE, INCLUDING PROPOSED DEVELOPMENT LIMITS, IS LOCATED WITH A SOIL UNIT DESIGNATED TERRACE ESCARPMENTS. THE TERRACE ESCARPMENTS ARE NOT HYDROIC SOILS AND THERE IS NO SOIL GROUP ASSIGNED TO THIS UNIT. OTHER SOIL UNITS INDICATED ON-SITE INCLUDE URBAN LAN, ANDERSON LOAM AND REIFF LOAM. EACH OF THESE UNITS ARE NOT CATEGORIZED AS HYDROIC SOILS, THERE IS NO SOIL GROUP ASSIGNED TO URBAN LAND, AND THE ANDERSON LOAM AND REIFF LOAM ARE BOTH HYDROLOGIC SOIL TYPE A. THE A TYPE SOILS EXIST ON THE PROPERTY BUT NORTH OF WHERE ANY PROPOSED DEVELOPMENT WORK IS PROPOSED. THIS PROJECT DOES NOT PROPOSE ANY INFILTRATION INTO NATIVE SOILS AND THEREFORE SOIL TYPE D IS ASSUMED FOR HYDROLOGIC CALCULATIONS TO ACHIEVE THE MOST CONSERVATIVE SITUATION.
- A CRITICAL COARSE SEDIMENT YIELD AREA IS PRESENT ON SITE. THIS AREA IS NOT WITHIN THE DISTURBED AREA AND IS DOWNSTREAM OF THE PROPOSED DEVELOPMENT.
- DEPTH TO GROUNDWATER IS UNKNOWN.
- A NATURAL HYDROLOGIC FEATURE IS LOCATED ON THE EASTERN BOUNDARY OF THE SITE IN THE CANYON BETWEEN PLUMOSA WAY AND RANDOLPH STREET.

**SITE DESIGN BMPs**

BMP ID	BMP NAME
SD-1	MAINTAIN NATURAL DRAINAGE PATHWAYS
SD-2	CONSERVE NATURAL AREAS
SD-3	MINIMIZE IMPERVIOUS AREA

**SOURCE CONTROL BMPs**

BMP ID	BMP NAME
SC-1	PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
SC-2	STORM DRAIN STENCILING OR SIGNAGE
SC-6	ADDITIONAL BMPs -ON-SITE STORM DRAIN INLETS -LANDSCAPE/OUTDOOR PESTICIDE USE -POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES -PLAZAS, SIDEWALKS, AND PARKING LOTS

**Biofiltration BMPs**

BMP #	Tributary DMA #	BMP Type	Min Bottom Area (SF)	Proposed Bottom Area (SF)	Freeboard (FT)	Ponding Depth (FT)	Mulch (FT)	Soil Media (FT)	Aggregate Base (FT)	Subdrain Diameter (FT)	Subdrain Offset (FT)	Subdrain Orifice (IN)
1	1	Biofiltration	39	45	0.2	1.0	0.25	1.5	2.5	0.5	0.25	0.35
2	2	Biofiltration	2	55	0.2	0.5	0.25	1.5	1.0	0.5	0.25	N/A
3	3	Biofiltration	40	44	0.2	0.5	0.25	1.5	1.0	0.5	0.25	0.15
4	4	Biofiltration	54	65	0.2	0.5	0.25	1.5	1.0	0.5	0.25	0.15
5	5	Biofiltration	104	130	0.2	0.5	0.25	1.5	3.0	0.5	0.25	0.30
6	6	Biofiltration	53	55	0.2	0.5	0.25	1.5	1.0	0.5	0.25	N/A
7	7	Biofiltration	26	50	0.2	0.5	0.25	1.5	2.5	0.5	0.25	0.30

**Vault BMP**

BMP #	Tributary DMA #	BMP Type	Vault Surface Area (SF)	Vault Depth (FT)	Riser Height (FT)	Orifice Diameter (IN)
8	6	Vault	110	4.0	3.5	0.25

**BWE**  
 CIVIL-STRUCTURAL-SURVEY-PLANNING  
 9440 BALBOA AVE. STE 270  
 SAN DIEGO, CA 92123 619.299.5550

DATE: 09/25/2018  
 SYM: MDC  
 CHECKED BY: MDC  
 BME JOB NUMBER: 12959U1.00  
 CLIENT JOB NUMBER:  
 DRAWN BY: MDC  
 PROJECT NUMBER:  
 SHEET 1 OF 1

**DMA EXHIBIT**

**JORDAN RESIDENCE**  
 SAN DIEGO, CA  
 4436 PLUMOSA WAY  
 SAN DIEGO, CA 92103

PLD: \\PROJECTS\1200\12959U1.00\JORDAN\_RESIDENCE\DWG\EXHIBIT\DWG\12959U1.00-DMA-EXHIBIT.dwg Job: Item: 9/25/2018 3:30 PM



SAN DIEGO MUNICIPAL CODE - §142.0412 BRUSH MANAGEMENT

TABLE 142 - 04H (SEE BRUSH MANAGEMENT PLAN)

ZONE	STANDARD WIDTH	PROVIDED WIDTH
ZONE 1	35 FEET	35-55 FEET
ZONE 2	65 FEET	65-45 FEET

- THE ZONE TWO WIDTH MAY BE DECREASED BY 1½ FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH UP TO A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH.
- ZONE ONE REQUIREMENTS

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
  - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
  - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

- ZONE TWO REQUIREMENTS (SEE DETAIL A, THIS SHEET)

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
  - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
  - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
  - (C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.

BRUSH MANAGEMENT MAINTENANCE NOTES:

GENERAL MAINTENANCE- ALL ZONES:

THE BRUSH MANAGEMENT PROGRAM SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE STANDARDS. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE IS NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.

ZONE 1: YEAR-ROUND MAINTENANCE

ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN THE COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND COASTAL SAGE CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO MSCP SUBAREA PLAN.

ZONE 1-YEAR ROUND MAINTENANCE:

- THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY.
1. ORNAMENTAL PLANTINGS IN THE FLAT PAD PORTIONS OF THIS ZONE SHALL BE KEPT WELL WATERED. TRANSITIONAL PLANTING IN SLOPE AREAS SHALL BE WATERED TO ESTABLISH NEW PLANTINGS, THEN WATER DECREASED AS NEEDED TO MAINTAIN HEALTHY PLANT GROWING CONDITIONS.
  2. RAIN GUTTERS AND DRAINAGE PIPES SHALL BE CLEARED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS.
  3. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHALL BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL, AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
  4. ALL TREES SHOULD BE TRIMMED BACK IN ORDER TO MAINTAIN A MINIMUM CLEARANCE OF 10' FROM STRUCTURES AND CHIMNEYS.

ZONE 2-SEASONAL MAINTENANCE:

- THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS.
1. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS.
  2. EVALUATE AND THIN PLANT MATERIAL AS NEEDED. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE FUEL AND DEAD FUEL LOADS.
  3. ALL ON SLOPE DRAINAGE DEVICES MUST BE KEPT CLEAR. REINSPECT DRAINAGE SYSTEM AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS.
  4. VARIOUS GROUND COVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED.
  5. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES.
  6. FERTILIZING TREES AND SHRUBS IN THIS ZONE IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH. HOWEVER, A LIGHT APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PRODUCING NEW GROWTH WHEN SEVERELY PRUNING OLD SHRUBS AND WOODY GROUNDCOVERS.

LONG TERM MAINTENANCE:

ALL LANDSCAPING/BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANTS SHALL BE THE RESPONSIBILITY OF OWNER. THE BRUSH MANAGEMENT AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

SAN DIEGO LANDSCAPE STANDARDS

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 BASIC REQUIREMENTS - ALL ZONES

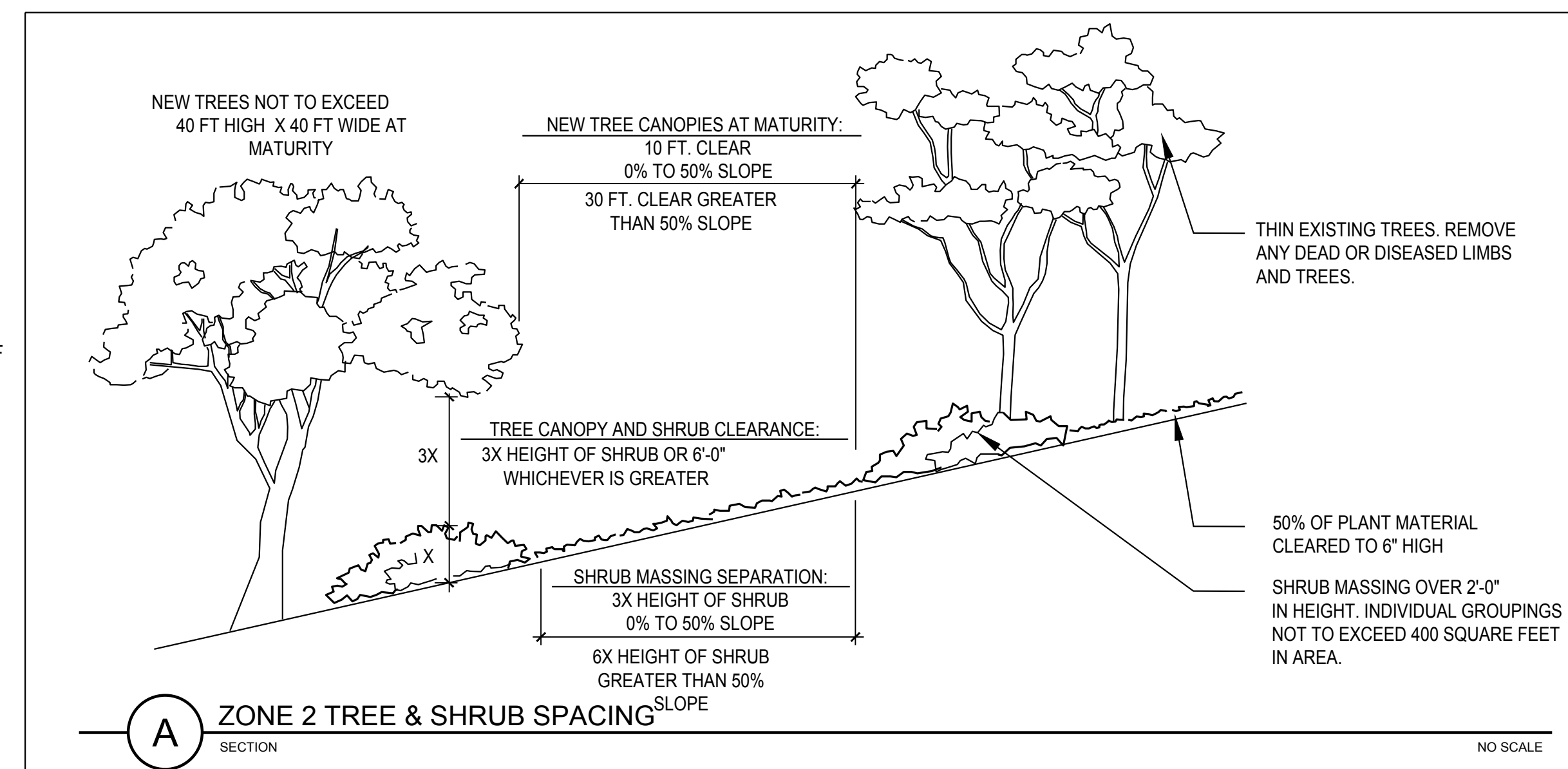
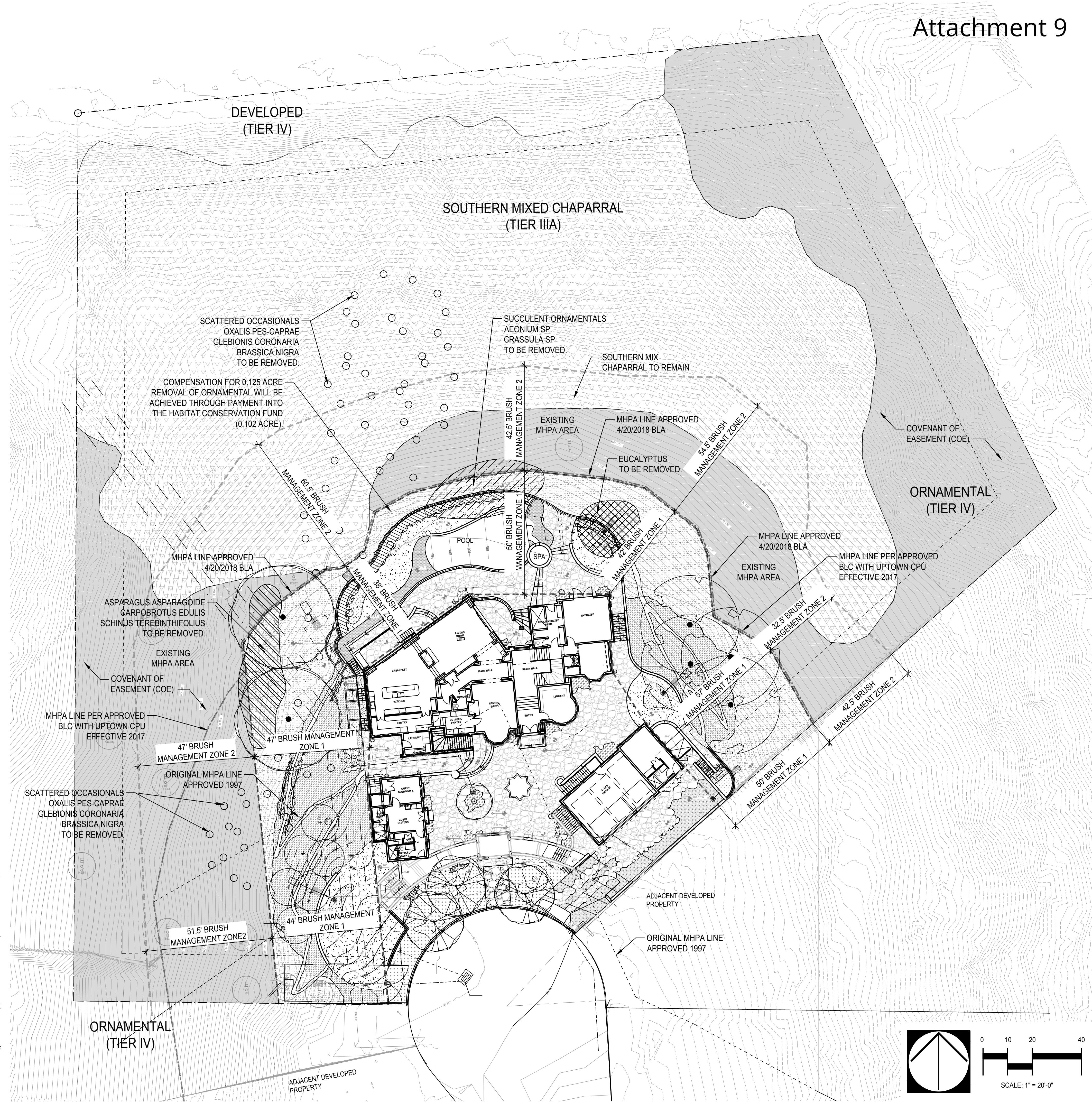
- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (SEE AL-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (SEE AL-1).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.



CAL-IPC RATED INVASIVE PLANTS		
SCIENTIFIC NAME	COMMON NAME	CAL-IPC RATING
ASPARAGUS ASPARAGOIDES	FLORIST'S-SMILAX	MODERATE
BRASSICA NIGRA	BLACK MUSTARD	MODERATE
BROMUS DIANDRUS	RIPGUT GRASS	MODERATE
CARPOBROTUS EDULIS	HOTTENTOT-FIG	HIGH
EUCALYPTUS SPP.	EUCALYPTUS SP.	LIMITED/WATCH
GLEBIONIS CORONARIA	GARLAND/CROWN DAISY	LIMITED
OLEA EUROPAEA	OLIVE	LIMITED
OXALIS PES-CAPRAE	BERMUDA-BUTTERCUP	MODERATE
SCHINUS MOLLE	PERUVIAN PEPPER TREE	LIMITED
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	MODERATE

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**BRUSH MANAGEMENT PLAN AND NOTES**

**L-1**



COMPENSATION FOR 0.102 ACRE REMOVAL OF ORNAMENTAL WILL BE ACHIEVED THROUGH PAYMENT INTO THE HABITAT CONSERVATION FUND (0.102 ACRE).

MHPA LINE APPROVED 4/20/2018 BLA

GENERAL NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE SAN YSIDRO PLANNED DISTRICT, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- 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.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT, CONDITION. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE IRRIGATION SYSTEM SHALL BE SPRAY AND BUBBLER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' 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.
- A 40 SQUARE FEET AIR AND WATER/PERMEABLE AREA SHALL BE PROVIDED WITH A MINIMUM WIDTH DIMENSION OF FIVE FEET FOR EACH TREE.
- MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. MULCH SHALL BE A 3" MINIMUM LAYER OF GROUND BRUSH MULCH FROM LOCAL LICENSED SOURCE. SUBMIT SAMPLES FOR APPROVAL.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MINIMUM TREE SEPARATION DISTANCE
  - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
  - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - DRIVEWAY (ENTRIES) - 10 FEET
  - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- 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/PERMITEE 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 FINAL INSPECTION.
- FRONTYARD AREA PERCENTAGES:
  - FRONTYARD AREA = 2,075 SF
  - HARDSCAPE AREA = 337 SF (9.6%)

MAINTENANCE NOTES:

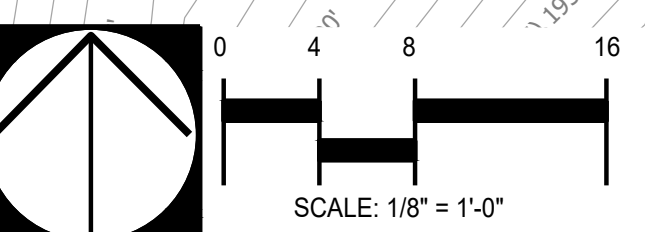
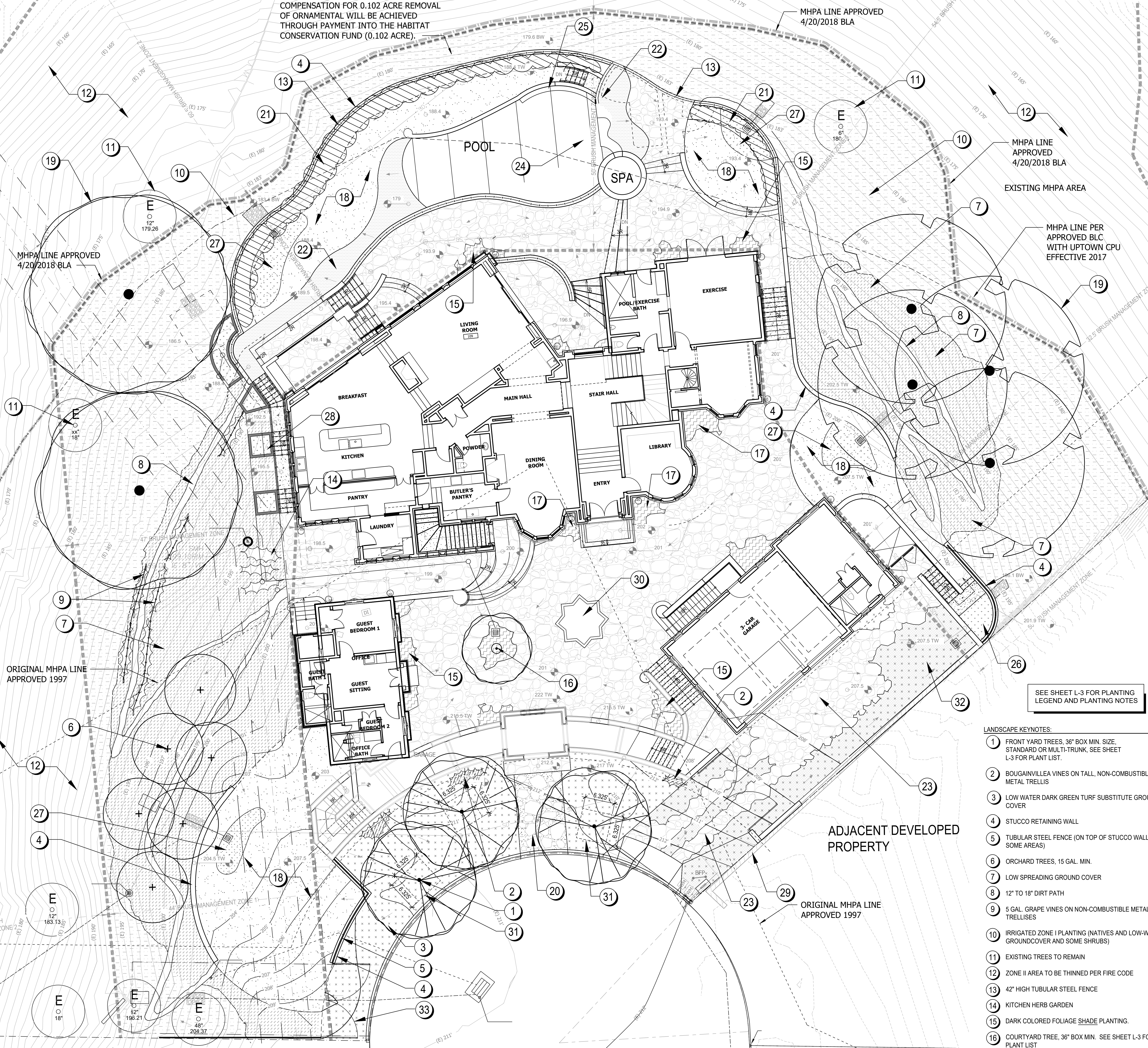
- ALL LANDSCAPE AREAS AND PRIVATELY OWNED OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER. LANDSCAPED AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE PROPERTY DEVELOPER/FUTURE HOMEOWNER SHALL ENSURE LANDSCAPE MAINTENANCE PROVIDERS USE INTEGRATED PEST MANAGEMENT PRACTICES TO PREVENT FERTILIZERS, PESTICIDES, YARD WASTE, AND OTHER POLLUTANTS FROM ENTERING THE EXISTING OFF-SITE DRAINAGE.
- THE OWNER/PERMITEE 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.

REVEGETATION, EROSION CONTROL, AND BRUSH MANAGEMENT NOTES:

- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
- IF REQUIRED, ALL SLOPES REVEGETATED SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- REVEGETATION & EROSION CONTROL PLAN SHALL BE LIMITED TO ALL NEW MANUFACTURED SLOPES AND PLANTING AREAS AS INDICATED ON SHEET L-1. REFER TO BRUSH MANAGEMENT ZONES ON PLAN AND ASSOCIATED NOTE ON SHEET L-1.
- FULL BRUSH MANAGEMENT ZONES ARE TO BE PROVIDED ON SITE, THEREFORE ALTERNATIVE COMPLIANCE IS NOT REQUIRED.

LANDSCAPE KEYNOTES:

- |  |  |
|--|--|
| 1 FRONT YARD TREES, 36" BOX MIN. SIZE, STANDARD OR MULTI-TRUNK, SEE SHEET L-3 FOR PLANT LIST.                      | 18 SEEDED LAWN AREAS   |
| 2 BOUGAINVILLEA VINES ON TALL, NON-COMBUSTIBLE METAL TRELLIS   | 19 "FOREST" TREES, 15 GAL. MIN. SEE SHEET L-3 FOR PLANT LIST   |
| 3 LOW WATER DARK GREEN TURF SUBSTITUTE GROUND COVER  | 20 FRONT STONE WALKWAY   |
| 4 STUCCO RETAINING WALL  | 21 36" WIDE "OFF-SET" PLANTING IN FRONT OF RETAINING WALL  |
| 5 TUBULAR STEEL FENCE (ON TOP OF STUCCO WALL IN SOME AREAS)  | 22 "BEACH SAND" COLORED EXPOSED AGGREGATE CONCRETE PAVING  |
| 6 ORCHARD TREES, 15 GAL. MIN.  | 23 GROUDED STONE PAVED DRIVE AISLES AND DRIVEWAY   |
| 7 LOW SPREADING GROUND COVER   | 24 POOL DEEP-END   |
| 8 12" TO 18" DIRT PATH   | 25 POOL BENCH  |
| 9 5 GAL. GRAPE VINES ON NON-COMBUSTIBLE METAL TRELLISES  | 26 LOW GREEN GROUND COVER TO BE USED AS BIOFILTRATION BASIN. SEE CIVIL DRAWINGS.   |
| 10 IRRIGATED ZONE I PLANTING (NATIVES AND LOW-WATER GROUND COVER AND SOME SHRUBS)                                  | 27 SEEDED LAWN AREAS TO BE USED AS BIOFILTRATION BASIN. SEE CIVIL DRAWINGS.  |
| 11 EXISTING TREES TO REMAIN  | 28 BIOFILTRATION PLANTER. SEE CIVIL DRAWINGS.  |
| 12 ZONE II AREA TO BE THINNED PER FIRE CODE  | 29 EXISTING MASONRY FENCE  |
| 13 42" HIGH TUBULAR STEEL FENCE  | 30 DECORATIVE FOUNTAIN   |
| 14 KITCHEN HERB GARDEN   | 31 40-SQ.FT. CLEARANCE AROUND TREE THAT IS UNENCUMBERED BY HARDSCAPE AND UTILITIES.  |
| 15 DARK COLORED FOLIAGE SHADE PLANTING.  | 32 GRASSPAVE2 PERMEABLE GRASS PAVER PLANTED WITH LAWN SUBSTITUTE GROUND COVER. COURTYARD TREE, 36" BOX MIN. SEE SHEET L-3 FOR PLANT LIST |
| 16 COURTYARD TREE, 36" BOX MIN. SEE SHEET L-3 FOR PLANT LIST   | 33 EASEMENT ACCESS GATE FULL WIDTH OF EASEMENT, REFER TO ARCH. FENCE AND GATE SUBJECT TO CITY ENGINEER APPROVAL.                         |
| 17 LOW GREEN GROUND COVER PLANTED BETWEEN STONE PAVING WITH BOUGAINVILLEA OR OTHER VINES ATTACHED TO WALL SURFACES |  |



CONCEPT PLAN

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PROJ. MNGR. DRAWN  
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CONCEPT PLAN  
**L-2**



HYDROZONE # - PLANTING DESCRIPTION

- 1. ORNAMENTAL GROUNDCOVER
- 2. TRANSITIONAL NATIVE GROUNDCOVER
- 3. FRONTYARD VINES
- 4. POOL SHRUB
- 5. COURTYARD PLANTING
- 6. BIOFILTRATION PLANTER
- 7. TREES (3 BUBBLERS @ 3'R/ TREE)
- 8. FOREST TREES (4 BUBBLERS @ 4'R/ TREE)
- 9. TURF
- 10. LAWN ALTERNATIVE
- 11. WATER FEATURE/ FOUNTAIN
- 12. POOL AND SPA
- 13. EDIBLE GARDEN
- 14. FRUIT TREES (3 BUBBLERS @ 3' R/ TREE)

DECLARATIONS, DISCLAIMERS AND FUTURE MAINTENANCE NOTES

- PLANT MATERIAL IS A DYNAMIC, UNPREDICTABLE, LIVING ORGANISM THAT CAN CREATE HAZARDS TO PEOPLE AND BUILT STRUCTURES.
- ONLY LICENSED AND QUALIFIED LANDSCAPE CONTRACTORS AND LANDSCAPE MAINTENANCE INDIVIDUALS SHALL PROVIDE OR MAKE REPAIRS TO THE IRRIGATION SYSTEM.
- ALL IRRIGATION EQUIPMENT REQUIRES CONTINUOUS MAINTENANCE, CLEANING, ADJUSTMENT, PARTS REPLACEMENT AND INSPECTION. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR OR LANDSCAPE MAINTENANCE COMPANY TO PROVIDE THESE SERVICES ON A CONTINUAL AND REGULAR BASIS AND SCHEDULE.
- WATER SHALL BE APPLIED TO PLANTING AREAS IN SHORT INTERVALS TO PROHIBIT ANY SURFACE PONDING OR RUN-OFF AND AT NO TIME SHALL WATER BE APPLIED TO CAUSE SOIL SATURATION.
- OVERWATERING CAN RESULT IN DEATH OF PLANTS, POSSIBLE SOIL EXPANSION AND DAMAGE TO CONCRETE AND ASPHALT PAVING, DAMAGE TO FOUNDATIONS AND POSSIBLE LOSS OF SOIL COMPACTION. A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE SITE INSPECTIONS AT LEAST ON AN ANNUAL BASIS TO INSPECT FOR EXCESS SOIL MOISTURE.
- IF ANY SUBSURFACE DRAINAGE, OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS, OR AT LOWER PORTIONS OF SLOPES IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERING, A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER MUST BE RETAINED TO PROVIDE RECOMMENDATIONS TO ELIMINATE SUBSURFACE WATER OR DRAINAGE PROBLEMS. IF DURING NORMAL IRRIGATION, PONDING TAKES PLACE ON ANY LANDSCAPE AREA, DRIVES, PARKING AREAS OR ANY OTHER AREA, THE IRRIGATION SYSTEM SHALL BE IMMEDIATELY SHUT-OFF AND A LICENSED CIVIL ENGINEER SHALL BE IMMEDIATELY CONTACTED TO PROVIDE RECOMMENDATIONS FOR POSITIVE AND PROPER DRAINAGE.
- THE RESPONSIBILITY OF ENSURING THAT THE ABOVE PRECAUTIONS, REPAIRS AND CONTINUING MAINTENANCE ARE PROPERLY PERFORMED IS THE RESPONSIBILITY OF THE LICENSED LANDSCAPE CONTRACTOR AND EVENTUALLY THE HOMEOWNER. THE LANDSCAPE ARCHITECT HAS BEEN RETAINED TO PREPARE THESE DIAGRAMMATIC PLANS ONLY AND DOES NOT PROVIDE REVIEWS OF ON-SITE MAINTENANCE. THE LANDSCAPE ARCHITECT DOES NOT ASSUME RESPONSIBILITY NOR LIABILITY OF MAINTENANCE OR REVIEW OF MAINTENANCE WORK OR REPAIRS OR DAMAGES RESULTING FROM LACK OF REPAIRS, MAINTENANCE, ADJUSTMENTS, OR IMPROPER INSTALLATION OF IRRIGATION EQUIPMENT.

LANDSCAPE PLANTING LEGEND FOR SHEET L-2

Symbol	Botanical Name	Common Name	Qty	WUCOLS
<b>EXISTING TREES</b>				
NOTE: EXISTING TREES TO BE INSPECTED FOR HEALTH AND SAFETY, PRUNED PER BRUSH MANAGEMENT REGULATION.				
<b>PROPOSED TREES</b>				
FRONT YARD TREES SUCH AS: (36" BOX MIN. SIZE, STANDARD OR MULTI-TRUNK)				
	MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	3	L
	MELALEUCA QUINQUENERVIA	PAPERBARK TREE		L
	QUERCUS AGRIFFOLIA	COAST LIVE OAK		L
COURTYARD TREES SUCH AS: (36" BOX MIN. SIZE, STANDARD OR MULTI-TRUNK)				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	1	L
	MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK		L
	MELALEUCA NESOPHILIA	PINK MELALEUCA		L
	MELALEUCA QUINQUENERVIA	PAPERBARK TREE		L
ZONE 1 SPECIMEN TREES - FOREST (15 GAL. MIN. SIZE) SUCH AS: (HEAVILY AND ARTISTICALLY PRUNED UPRIGHT TO CREATE FOREST FEEL THAT AN BE WALKED UNDER)				
	QUERCUS SP.	OAK	6	L
	TIPUANA TIPU	TIPU TREE		L
ZONE 1 ORCHARD TREES (15 GAL. MIN. SIZE) INCLUDE S A VARIETY OF CITRUS, AVOCADO, AND STONE FRUITS				
<b>PROPOSED SHRUB</b>				
ZONE 1 SHRUBS SUCH AS:				
	DIETES BICOLOR	FORTNIGHT LILY		L
	IRIS 'PACIFIC COAST HYBRIDS'	PACIFIC COAST IRIS		L
	PITTIOSPORUM T. 'WHEELER'S DWARF'	DWARF MOCK ORANGE		M
	RHAPHIOLEPIS L. 'BALLERINA'	BALLERINA INDIAN HAWTHORNE		L
<b>PROPOSED VINES</b>				
DECORATIVE VINE SUCH AS:				
	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA		L
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		M
	WISTERIA SINENSIS	CHINESE WISTERIA		M
VINEYARD/VEGETABLE GARDEN VARIOUS VARIETIES OF TABLE GRAPES ON TRELLISES AND KITCHEN HERBS AND VEGETABLES TERRACED WITHIN ZONE 1 IRRIGATED AREA				
<b>PROPOSED GROUNDCOVER</b>				
LOW WATER LAWN ALTERNATIVE SUCH AS:				
	DYMONDIA MARGARATAE	DYMONDIA		L
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY		M
	THYMUS PRAECOX 'CREEPING PINK'	PINK CREEPING THYME		L
GROUNDCOVER SUCH AS:				
	MYOPORUM PARVIFLORUM	PINK MYOPORUM		L
	SATUREJA DOUGLASII	YERBA BUENA		M
	FRAGARIA CHILOENSIS	SAND STRAWBERRY		M
PLANTS FOR BIOFILTRATION BASINS (SEE CIVIL DRAWINGS) SUCH AS:				
	EPILOBIUM CALIFORNICA	CALIFORNIA FUSCHA		VL
	IRIS DOUGLASIANA	DOUGLAS IRIS		L
	SISYRINCHUM BELLUM	BLUE-EYED GRASS		L
TRANSITIONAL NATIVE SHRUBS SUCH AS:				
	ARTEMISIA C. 'CANYON GRAY'	COASTAL SAGEBRUSH		L
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH		L
LOW GREEN GROUNDCOVER WITH VINES ATTACHED TO WALL				
<b>PROPOSED LAWN</b>				
SEEDED TURF MIXTURE MIXED FESCUE BLEND AND 10% BLUEGRASS SUCH AS PACIFIC SOD FARMS MEDALLION PLUS (SOME LAWN AREAS ARE USED FOR BIOFILTRATION, REFER TO CIVIL DRAWINGS)				

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Model Water Efficient Landscape Ordinance, Revised 2015

PROJECT NAME: Jordan Family Residence, San Diego CA

Project Reference Evapotranspiration (ET<sub>o</sub>)= 46.5 Irrigation Water: Potable

Hydrozone #/ Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (ETWU) (c)	%Total Landscape Area
#1 Groundcover	0.3	MP Rotator	0.75	0.40	3,811	1,524	43,948	20%
#2 Native Groundcover	0.1	MP Rotator	0.75	0.13	6,768	902	26,016	36%
#3 Frontyard Vines	0.4	MP Rotator	0.75	0.53	32	17	492	0%
#4 Pool Shrub	0.4	Drip	0.90	0.44	502	223	6,432	3%
#5 Courtyard Planting	0.4	Drip	0.90	0.44	265	118	3,396	1%
#6 Biofiltration Plants	0.3	Drip	0.90	0.33	174	58	1,672	1%
#7 Trees	0.4	Bubbler	0.85	0.47	555	261	7,530	3%
#8 Forest Trees	0.4	Bubbler	0.85	0.47	804	378	10,908	4%
#9 Turf	0.8	Spray	0.60	1.33	2,717	3,623	104,441	15%
#10 Lawn Alternative	0.3	MP Rotator	0.75	0.40	2,099	840	24,206	11%
#11 Water Feature/ Fountain	1.0	N/A	1.00	1.00	57	57	1,643	0%
#12 Pool	1.0	N/A	1.00	1.00	830	830	23,929	4%
<b>Totals</b>					<b>18,614</b>	<b>8,832</b>	<b>254,614</b>	<b>100%</b>

Hydrozone #/ Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (ETWU) (c)
#12 Edible Garden	1.00			1.00	211	211	6,083
#13 Fruit Trees	1.00			1.00	508	508	14,646
<b>Totals</b>					<b>719</b>	<b>719</b>	<b>20,729</b>
<b>ETWU Total</b>					<b>275,342</b>		
<b>Maximum Allowed Water Allowance (MAWA) (e)</b>					<b>304,481</b>		
<b>Irrigation Efficiency (IE) Average</b>					<b>1.00</b>		

**ETAF Calculations**

Regular Landscape Areas	Value
Total ETAF x Area	8,832
Total Area	18,614
<b>Average ETAF</b>	<b>0.47</b>

All Landscape Areas	Value
Total ETAF x Area (Reg + SA)	9,551
Total Area (Reg + SA)	19,333
<b>Site-wide ETAF</b>	<b>0.49</b>

Notes:  
 (a) Hydrozone #/Planting Description: e.g., 1.) front lawn, 2.) low water use plantings, 3.) medium water use plantings.  
 (b) Irrigation Method: overhead spray or drip.  
 (c) Irrigation Efficiency: 0.75 for spray head, 0.81 for drip.  
 (d) ETWU (Annual Gallons Required) = ET<sub>o</sub> x 0.62 x ETAF x Area, where 0.62 is a conversion factor.  
 (e) MAWA (Annual Gallons Allowed) = (ET<sub>o</sub> x 0.62) x ((ETAF x LA) + ((1-ETAF) x SLA)).  
 (f) Per the Model Water Efficient Landscape Ordinance, revised July 2015, Section 492.14.c Recycled Water, areas irrigated with recycled water are considered Special Landscape Areas.

SEE SHEET L-2 FOR PLANTING PLAN

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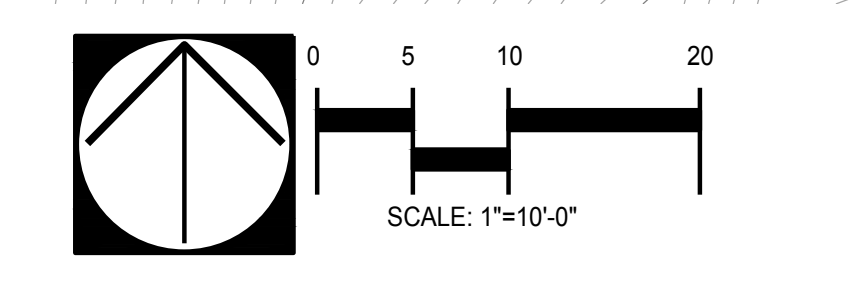
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**DeLorenzo International**  
 Landscape Architecture + Land Planning  
 3990 Old Town Ave.  
 Suite A-204  
 San Diego, CA 92110  
 619.295.5115

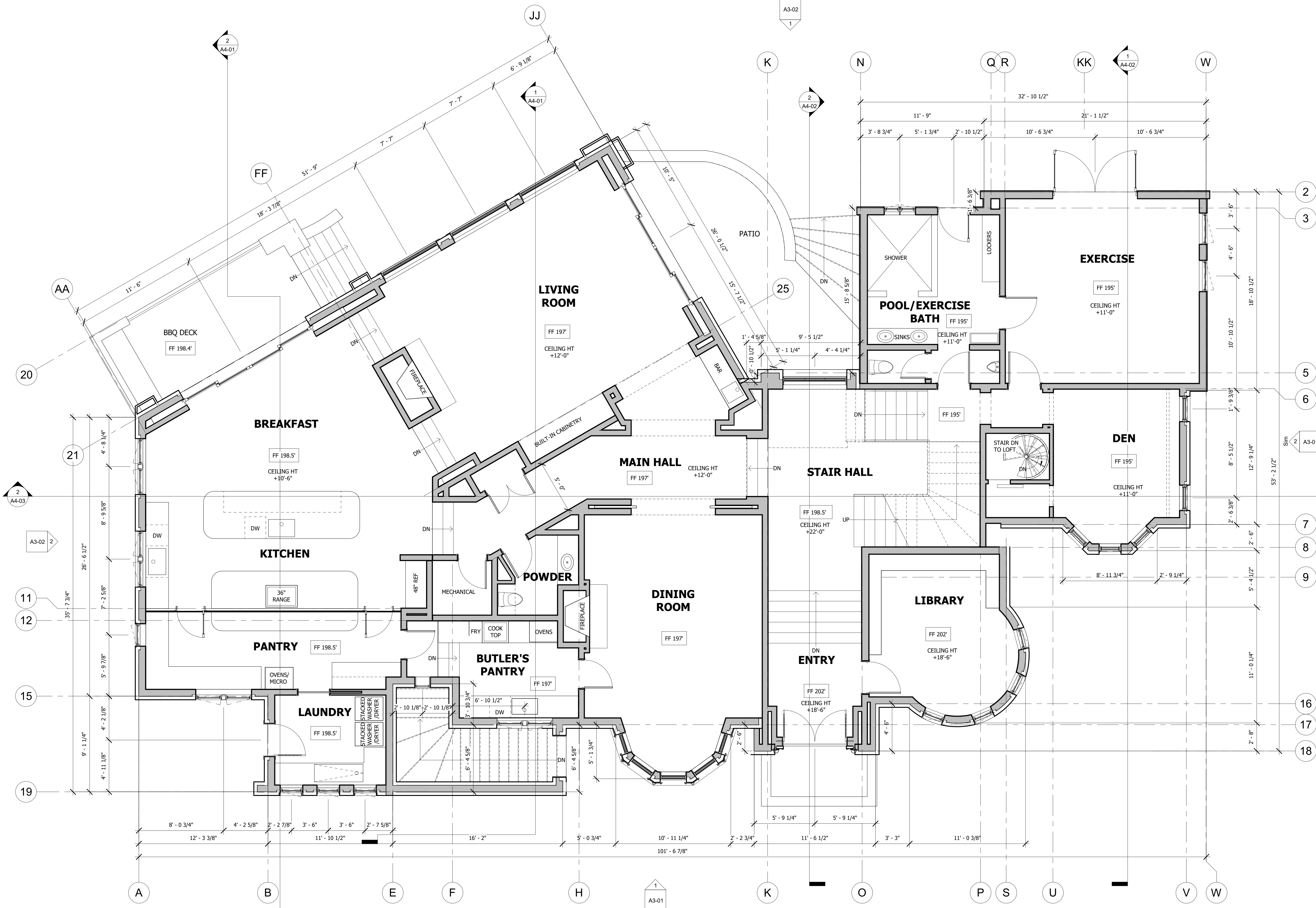
PLANT LEGEND & NOTES HYDROZONE DIAGRAM, WATER CALCS.

**L-3**



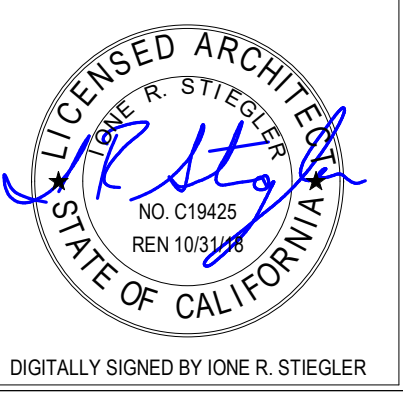
HYDROZONE DIAGRAM





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

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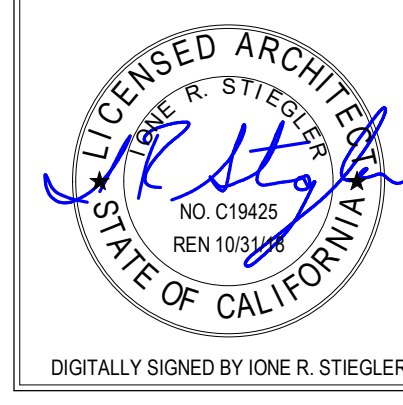
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FIRST FLOOR PLAN

**A2-01**

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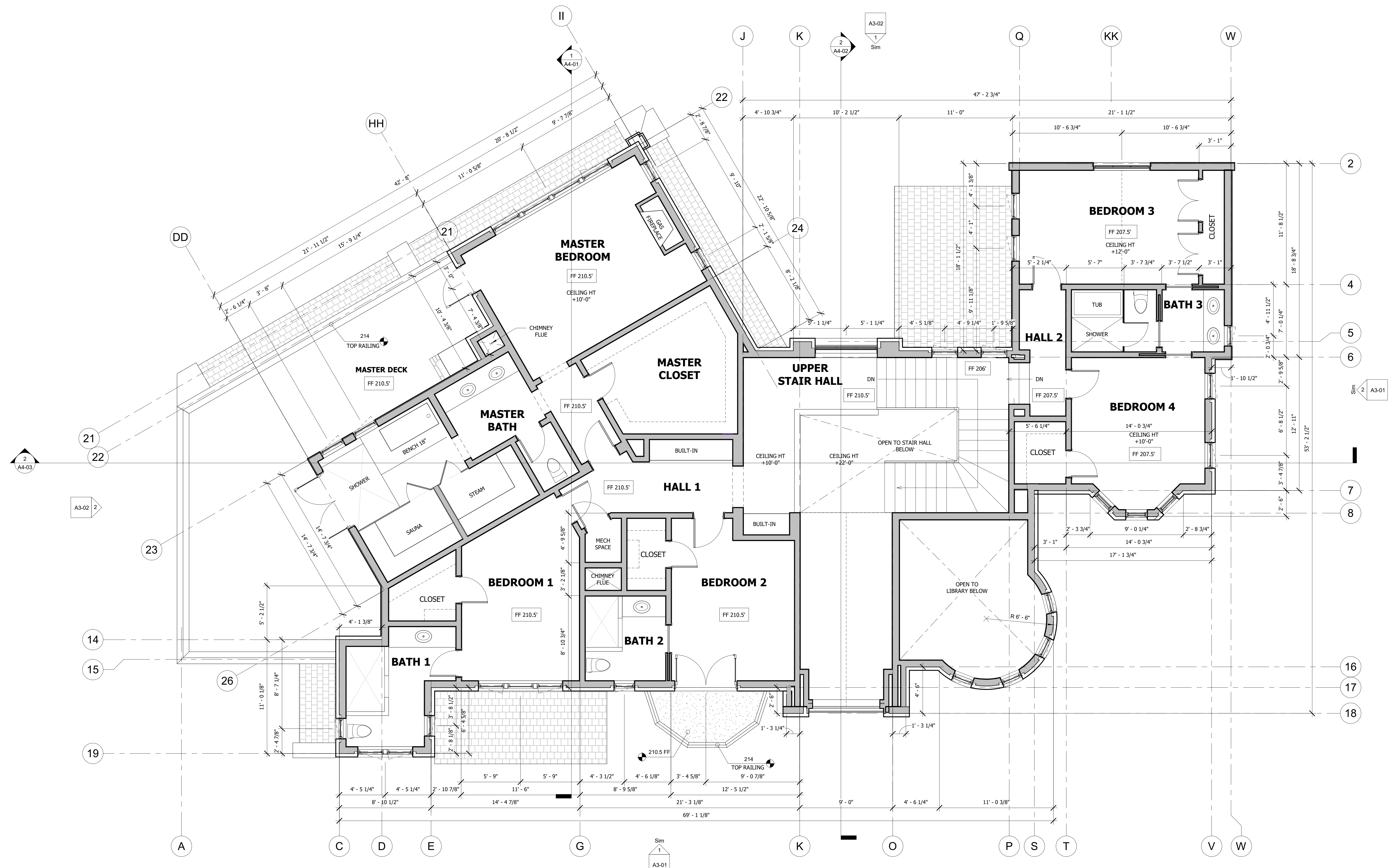
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JMR | JMR

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**SECOND FLOOR PLAN**

**A2-02**



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

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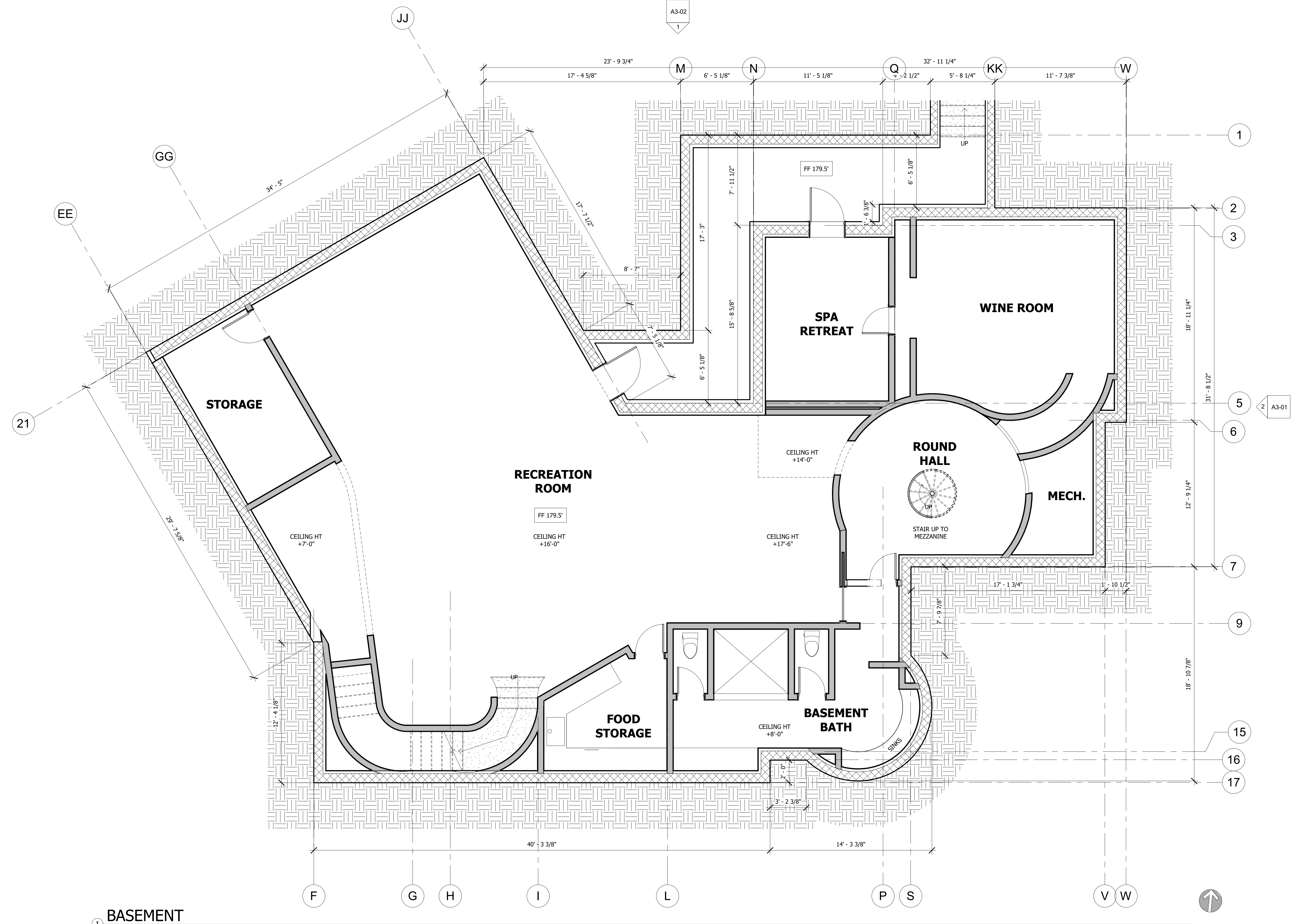








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**BASEMENT**  
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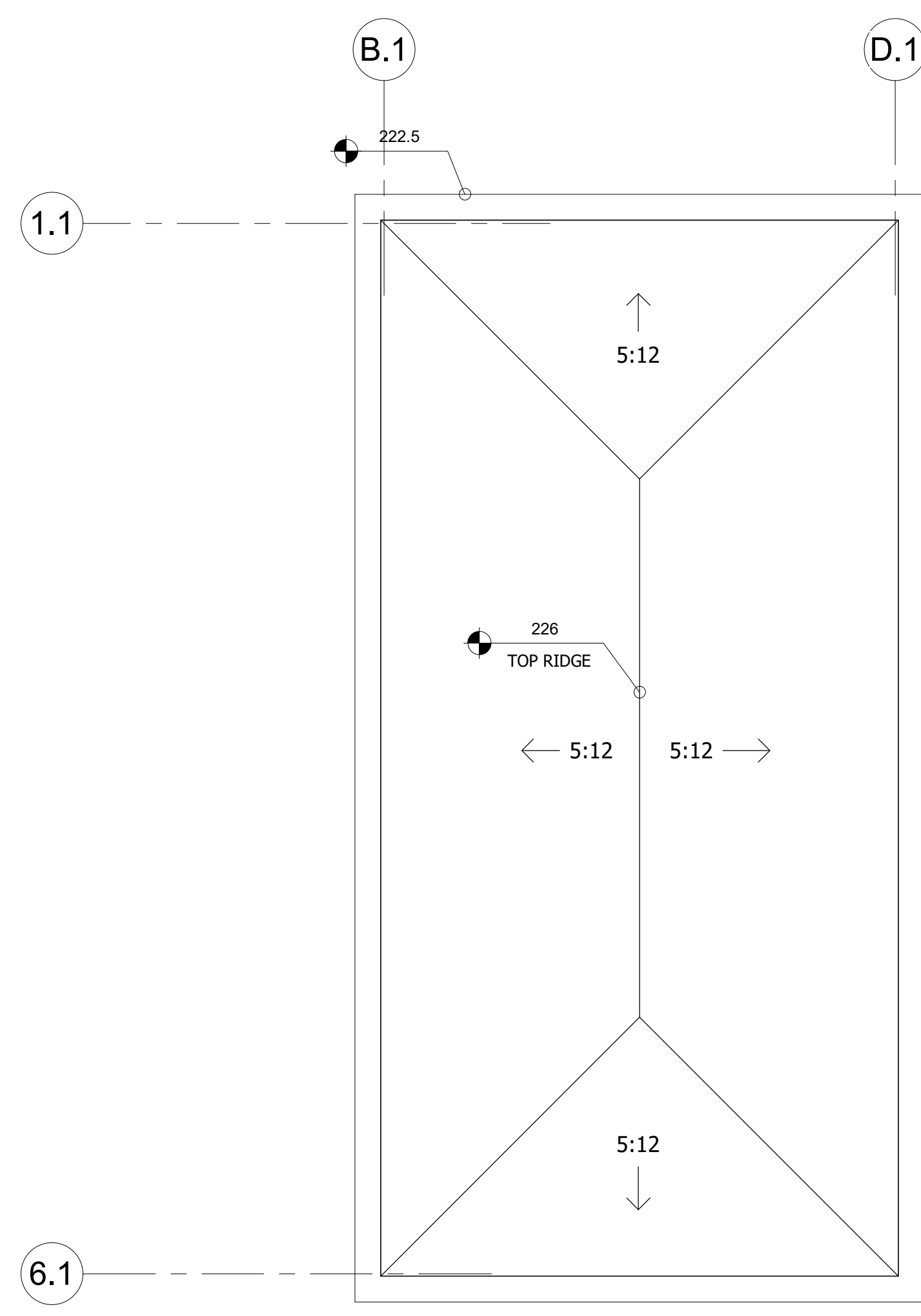
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**BASEMENT  
 FLOOR  
 PLAN**

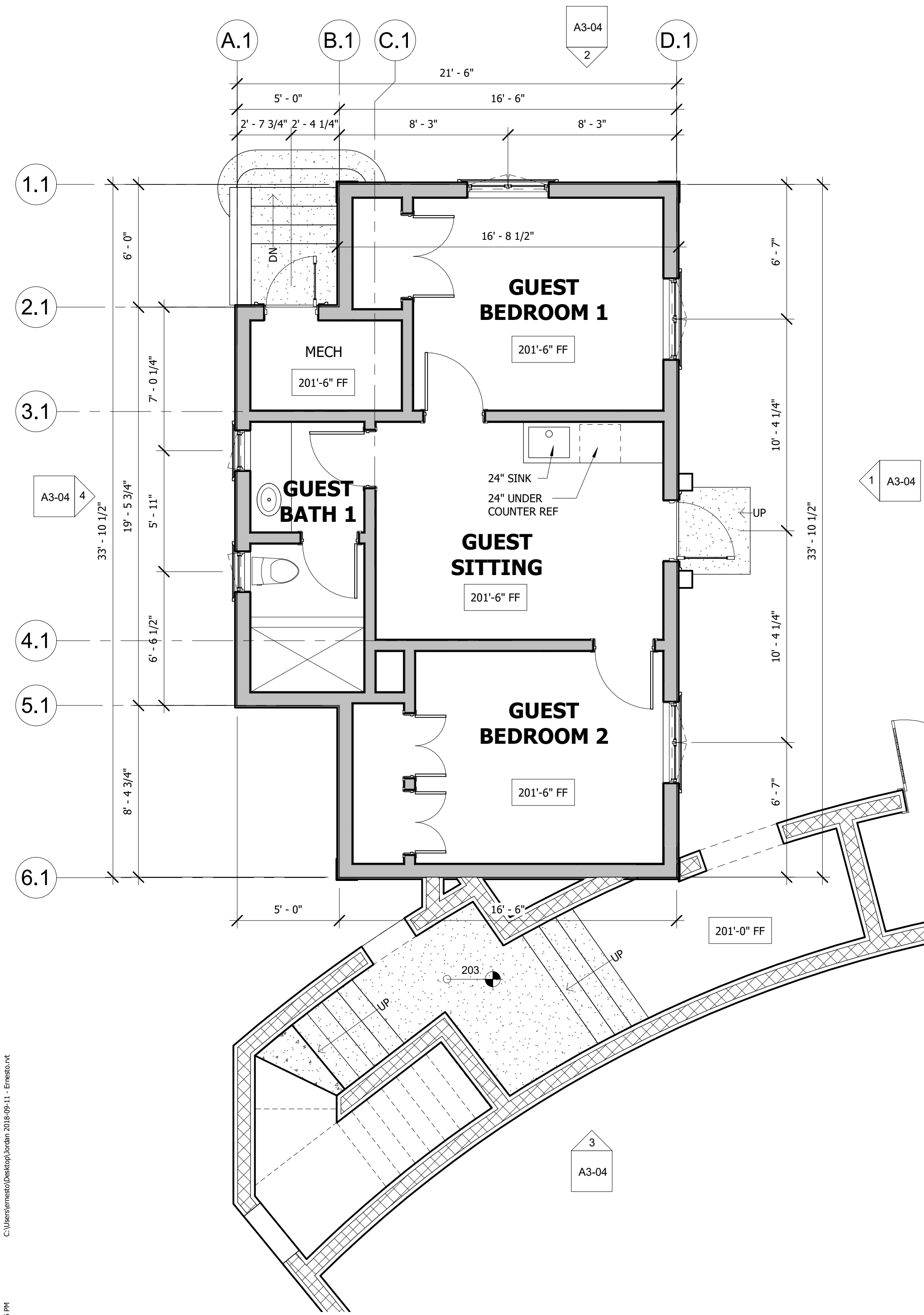
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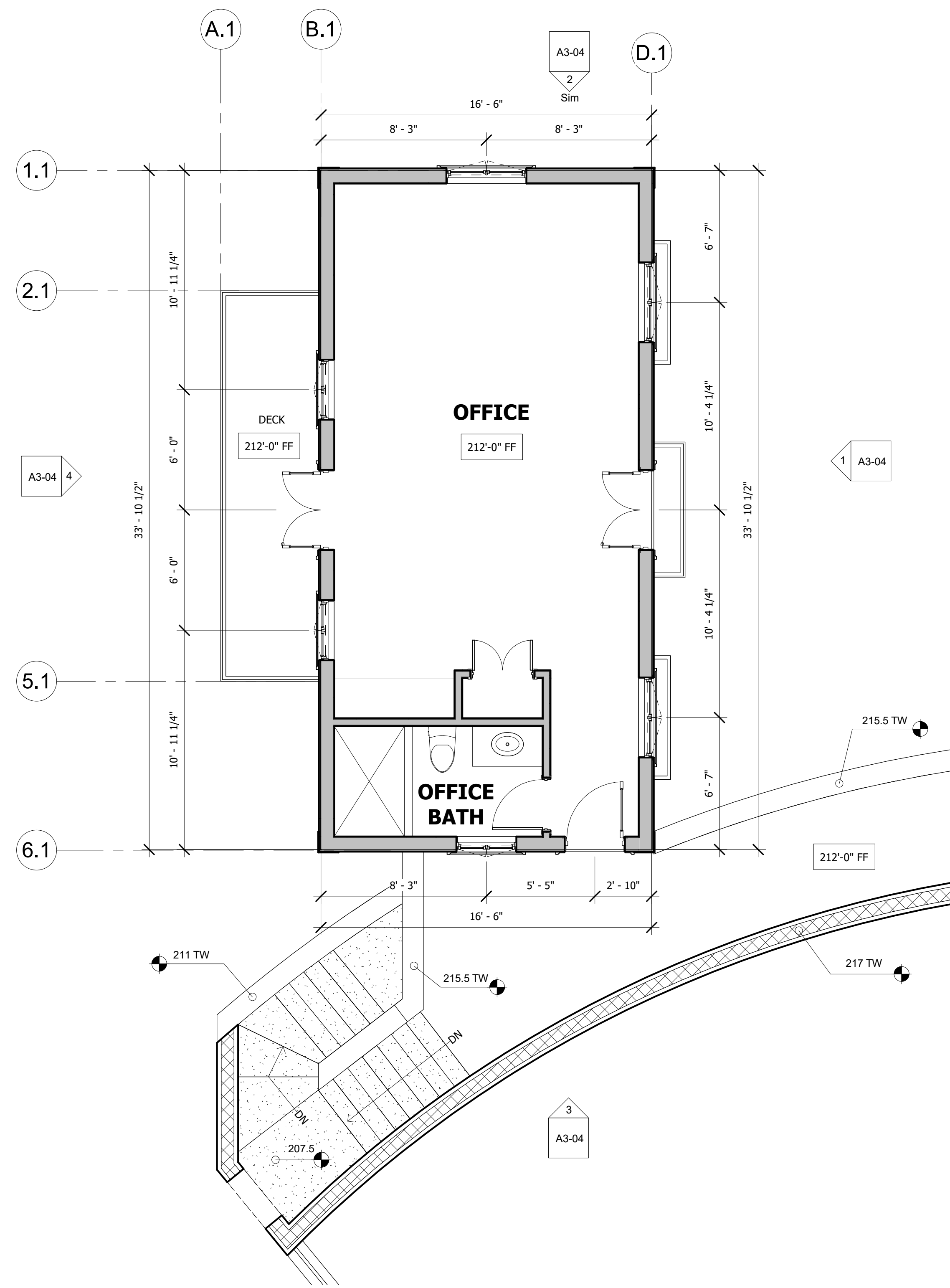




3 GUEST HOUSE ROOF  
SCALE: 1/4" = 1'-0"

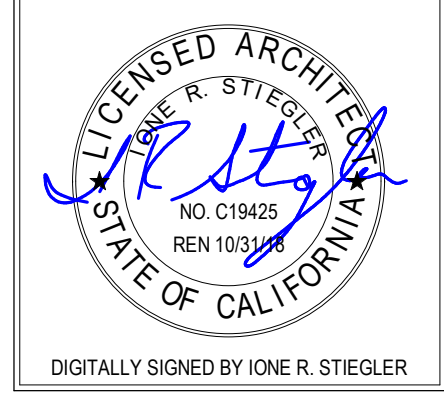


1 GUEST HOUSE - LEVEL 1  
SCALE: 1/4" = 1'-0"



2 GUEST HOUSE - LEVEL 2 - OFFICE  
SCALE: 1/4" = 1'-0"

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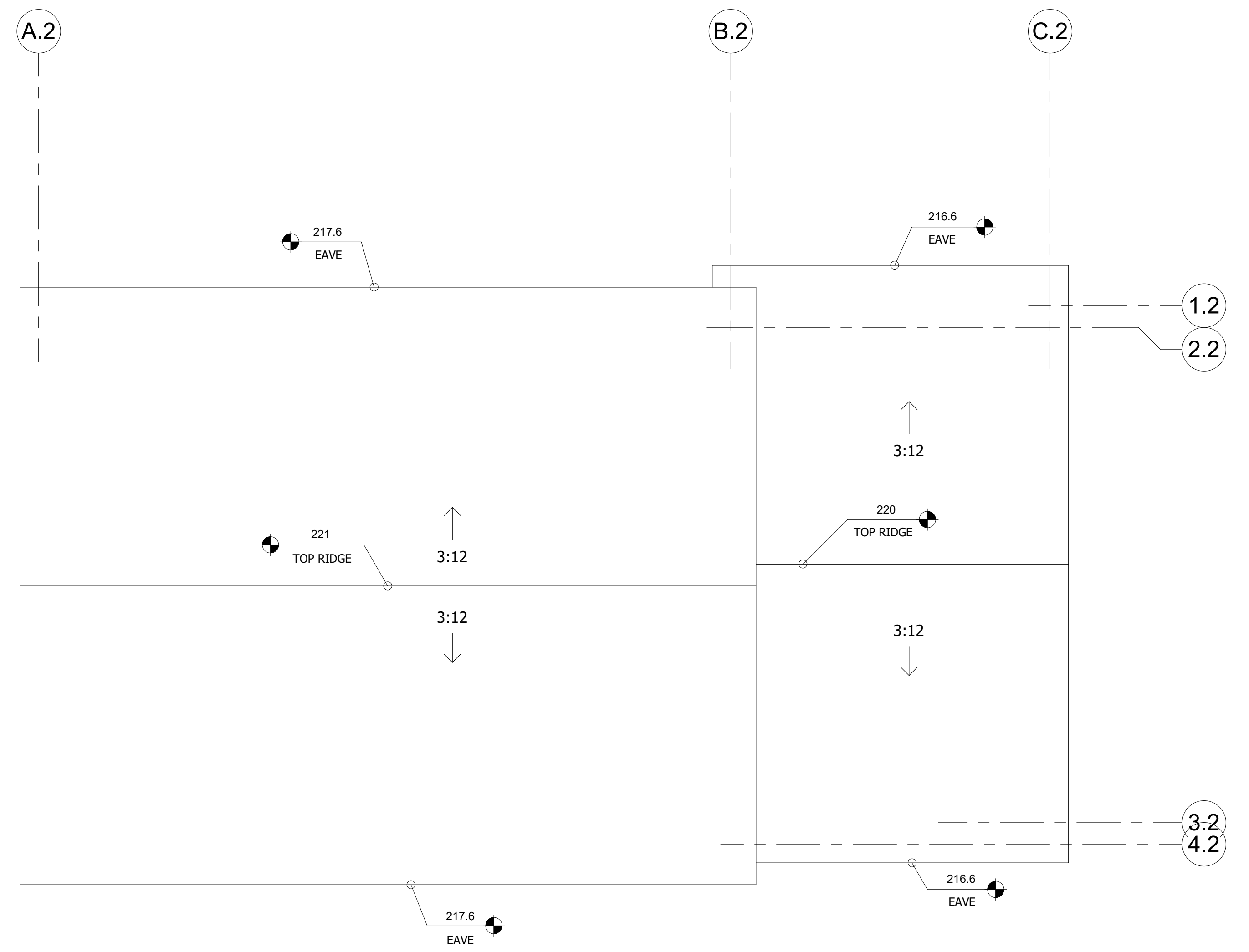
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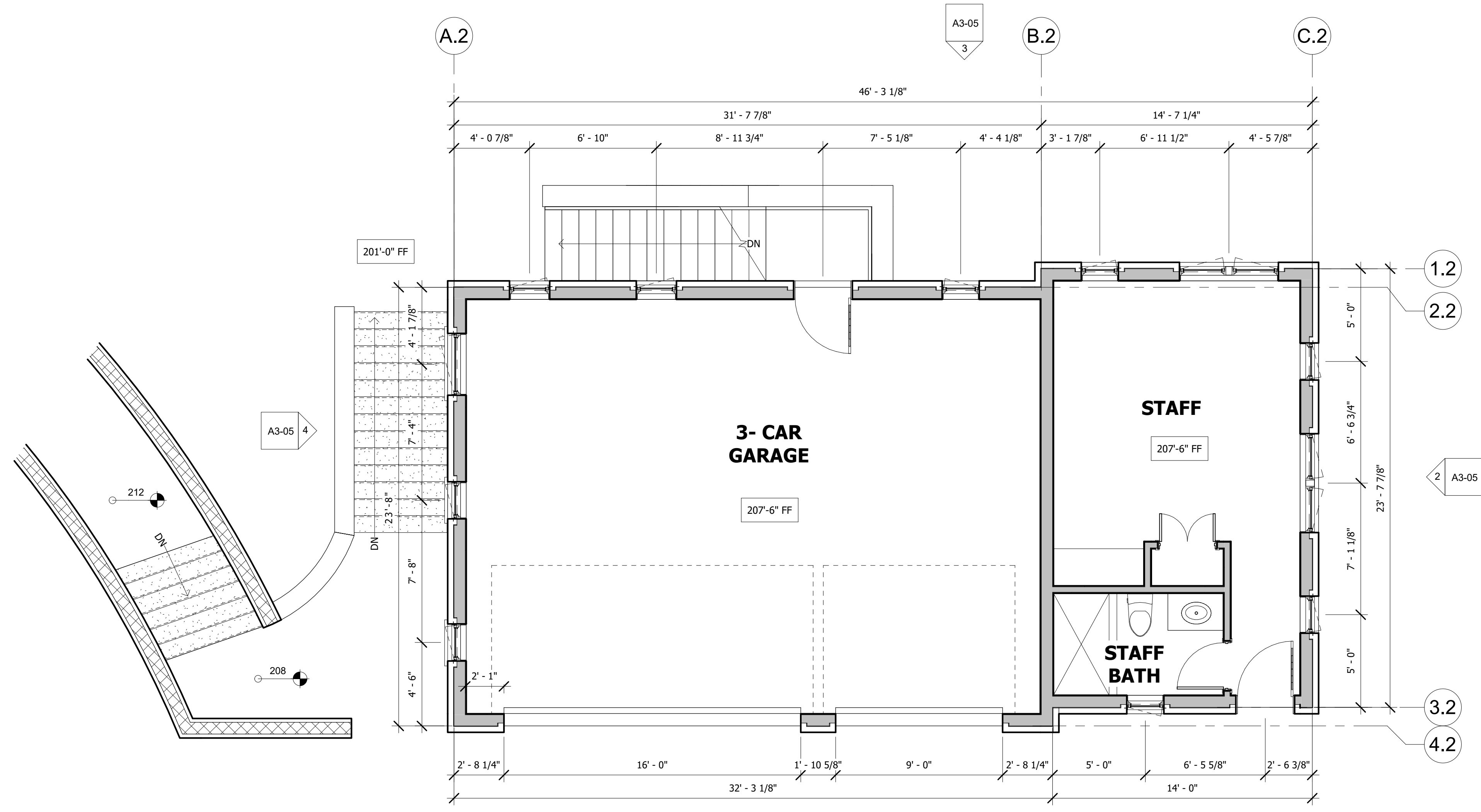
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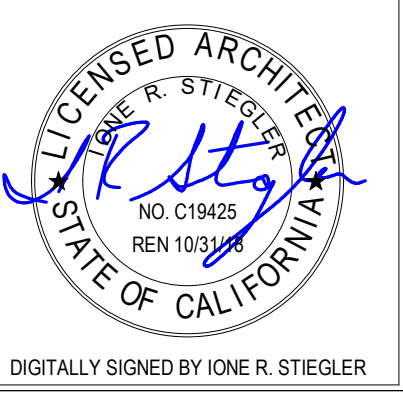
GUEST  
 HOUSE/  
 OFFICE  
 FLOOR AND  
 ROOF  
 PLANS



3 GARAGE ROOF  
SCALE: 1/4" = 1'-0"



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



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**GARAGE FLOOR AND ROOF PLANS**



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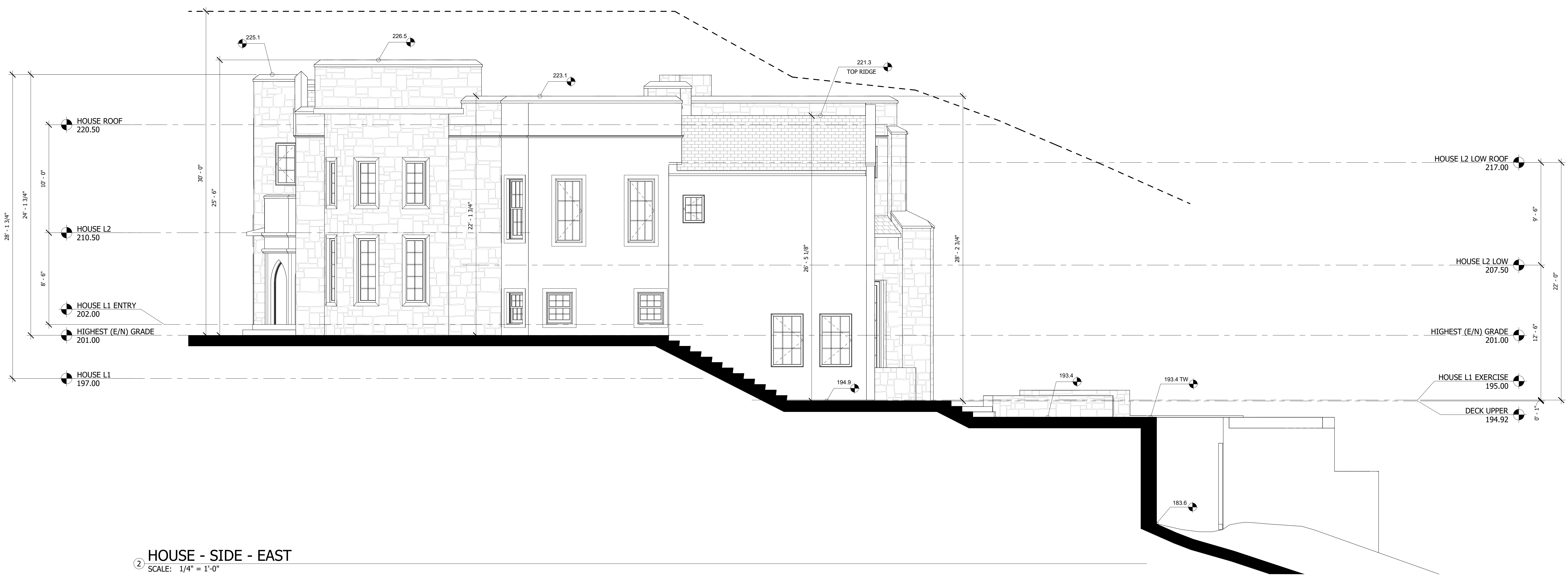
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EXTERIOR  
 ELEVATIONS  
 - HOUSE

**A3-01**

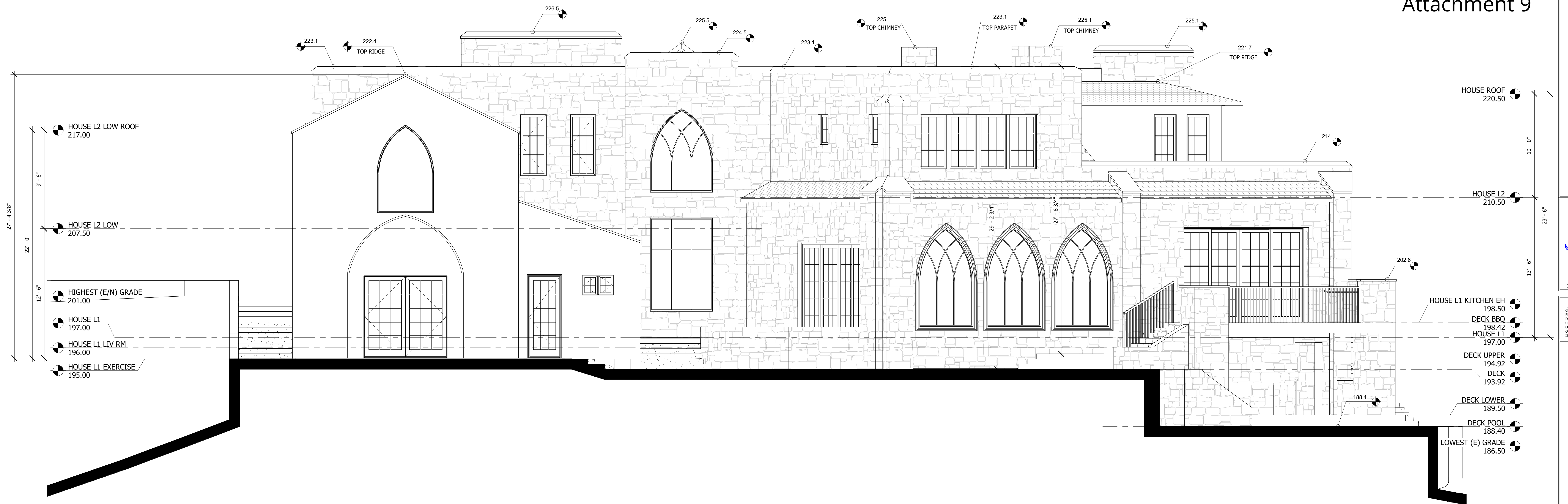


① HOUSE - FRONT - SOUTH  
 SCALE: 1/4" = 1'-0"



② HOUSE - SIDE - EAST  
 SCALE: 1/4" = 1'-0"



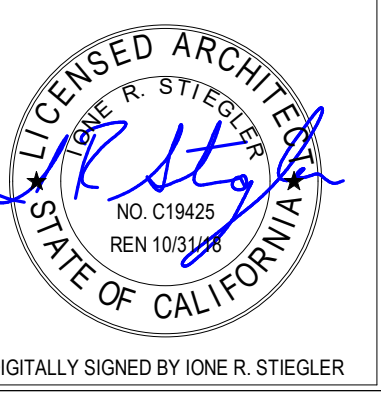


1 HOUSE - BACK - NORTH  
SCALE: 1/4" = 1'-0"



2 HOUSE - SIDE - WEST  
SCALE: 1/4" = 1'-0"

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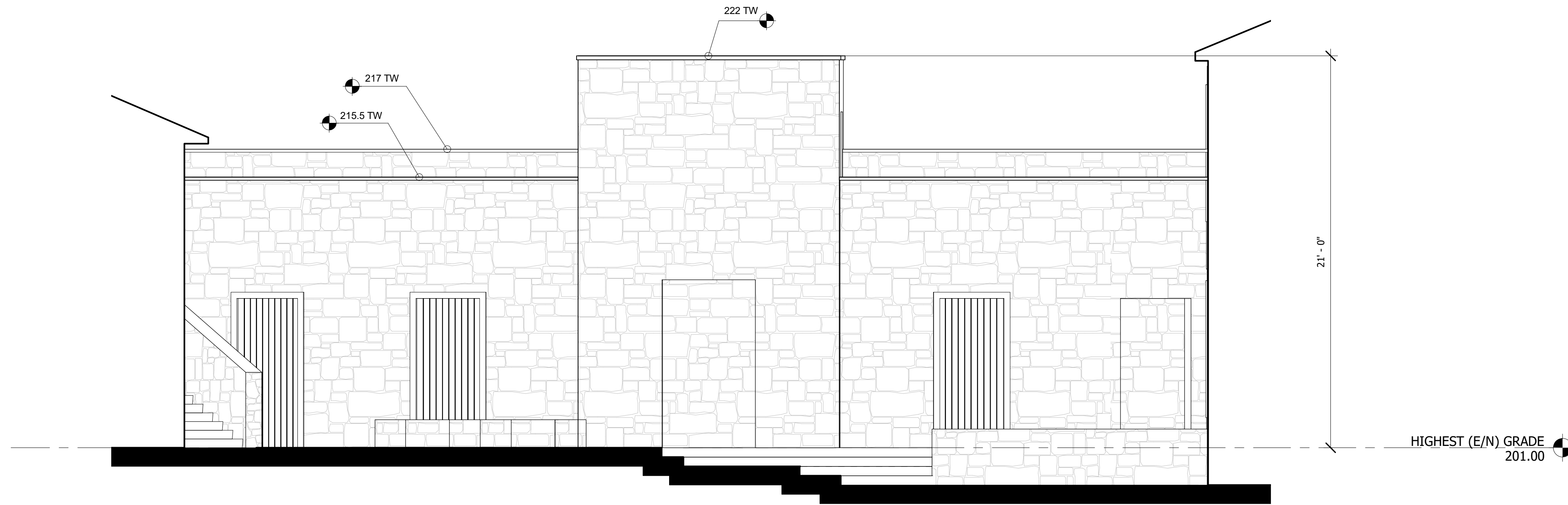
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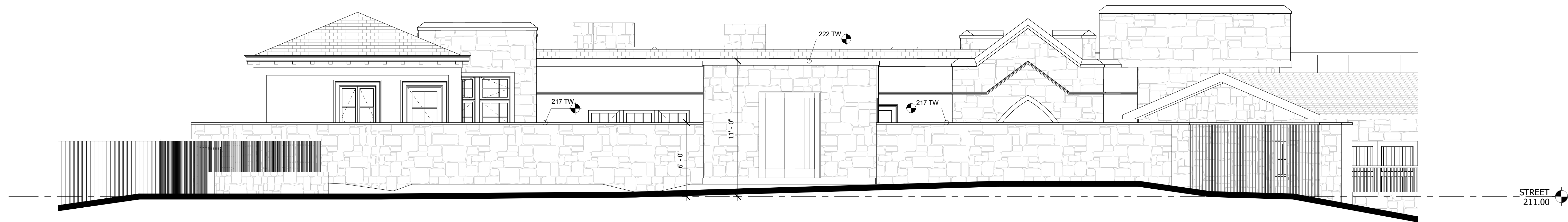
EXTERIOR ELEVATIONS - HOUSE

**A3-02**





① COURTYARD - LOOKING SOUTH  
SCALE: 1/4" = 1'-0"



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

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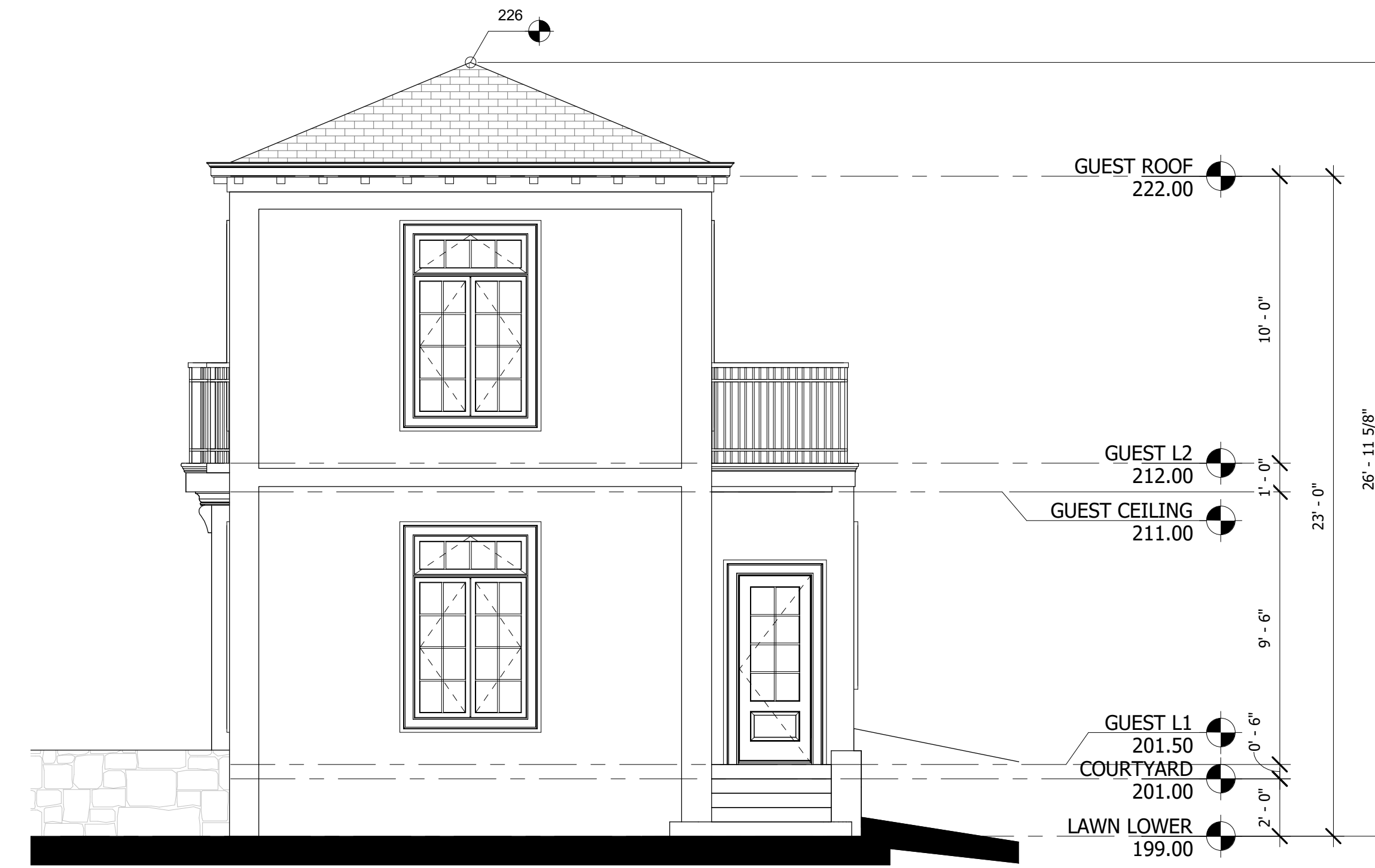
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EXTERIOR  
ELEVATIONS  
- STREET  
AND  
COURTYARD

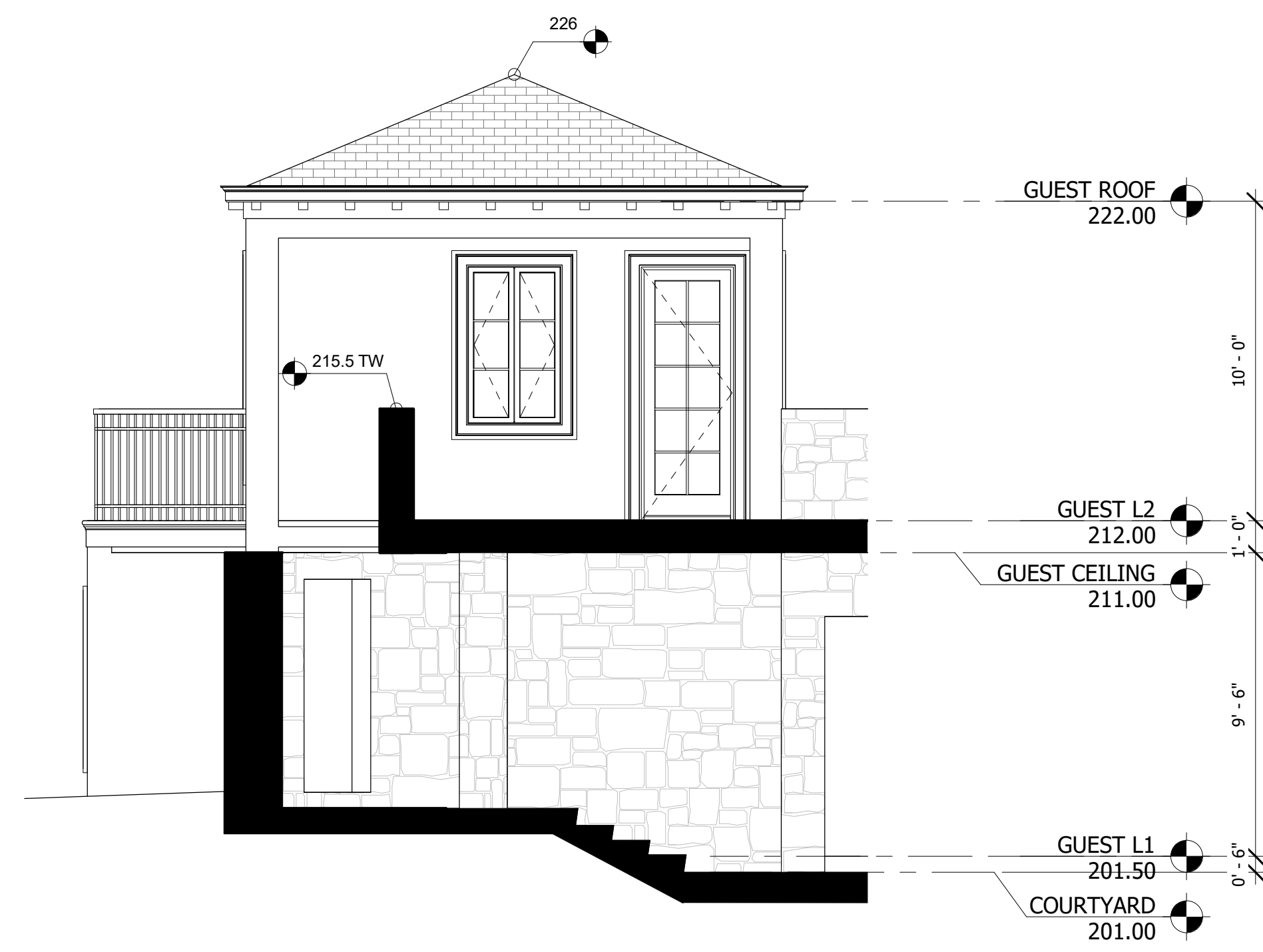
**A3-03**



1 GUEST - FRONT - EAST  
 SCALE: 1/4" = 1'-0"



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



3 GUEST - SIDE - SOUTH  
 SCALE: 1/4" = 1'-0"



4 GUEST - BACK - WEST  
 SCALE: 1/4" = 1'-0"

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EXTERIOR  
 ELEVATIONS  
 - GUEST  
 HOUSE/  
 OFFICE

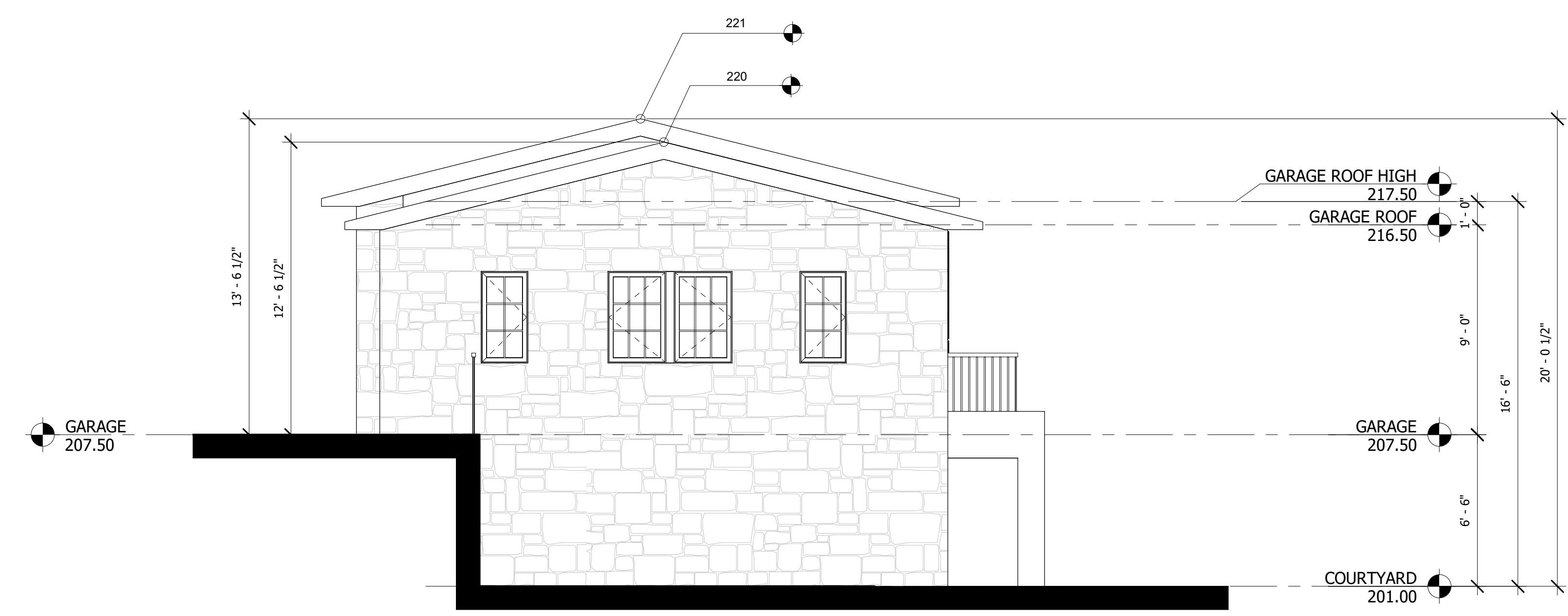


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EXTERIOR  
 ELEVATIONS  
 - GARAGE

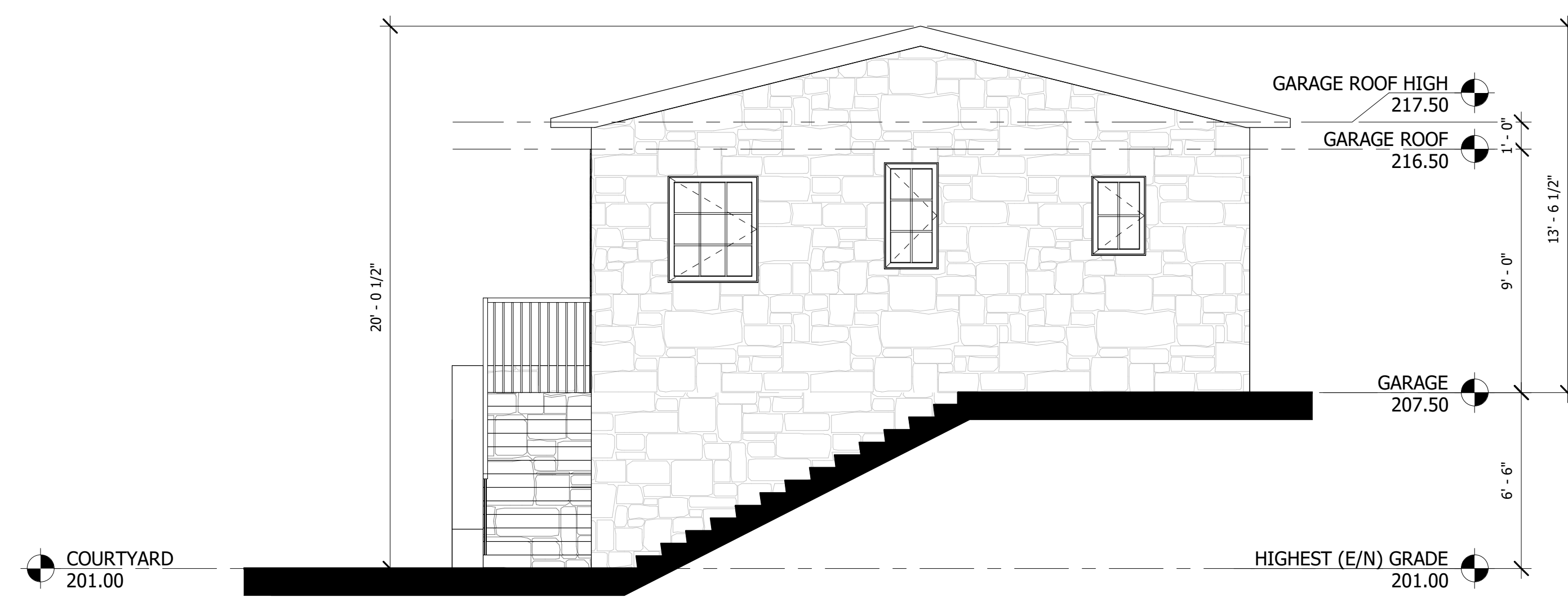
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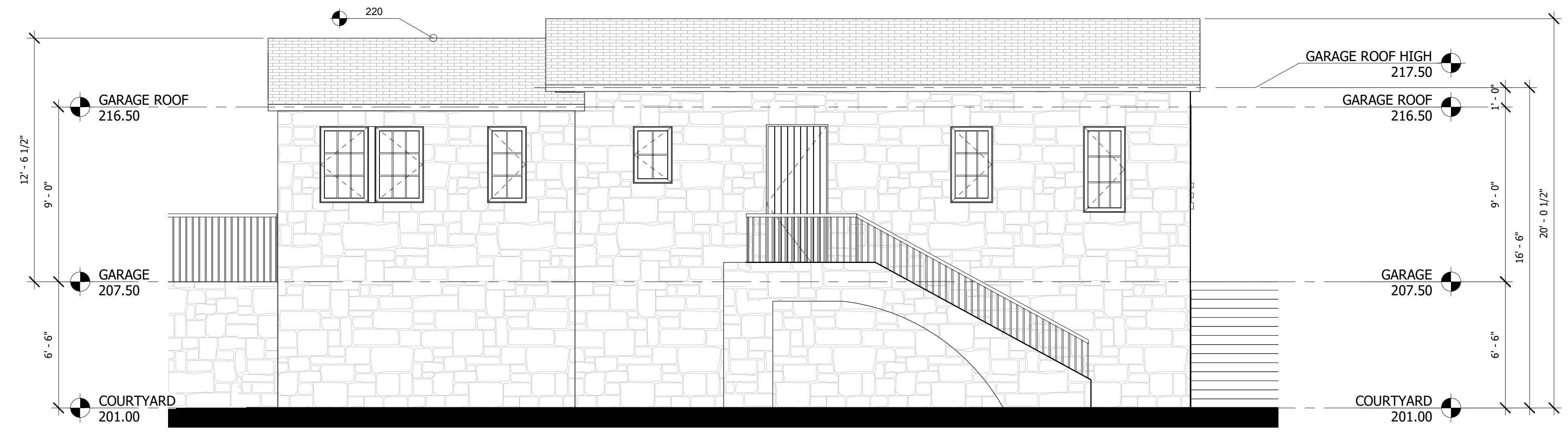
② GARAGE - SIDE - EAST  
 SCALE: 1/4" = 1'-0"



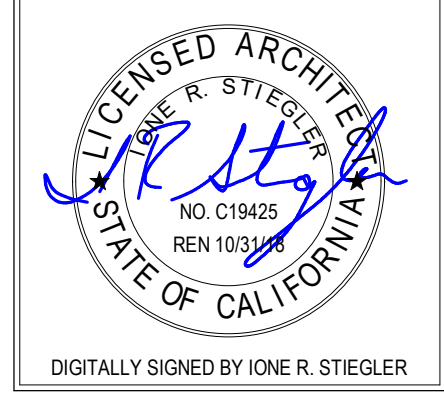
① GARAGE - FRONT - SOUTH  
 SCALE: 1/4" = 1'-0"



④ GARAGE - SIDE - WEST  
 SCALE: 1/4" = 1'-0"



③ GARAGE - BACK - NORTH  
 SCALE: 1/4" = 1'-0"



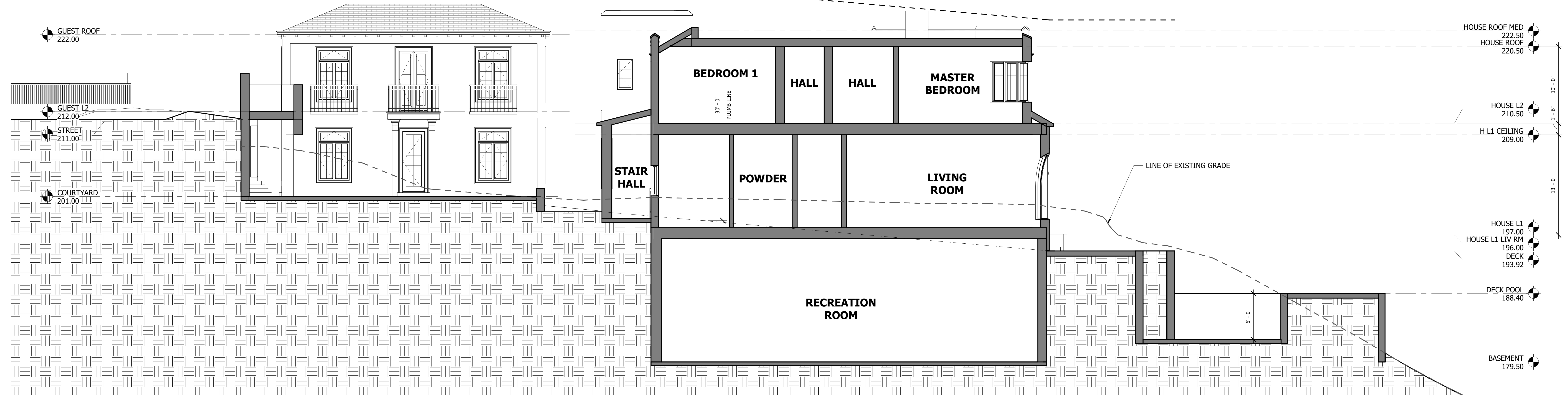
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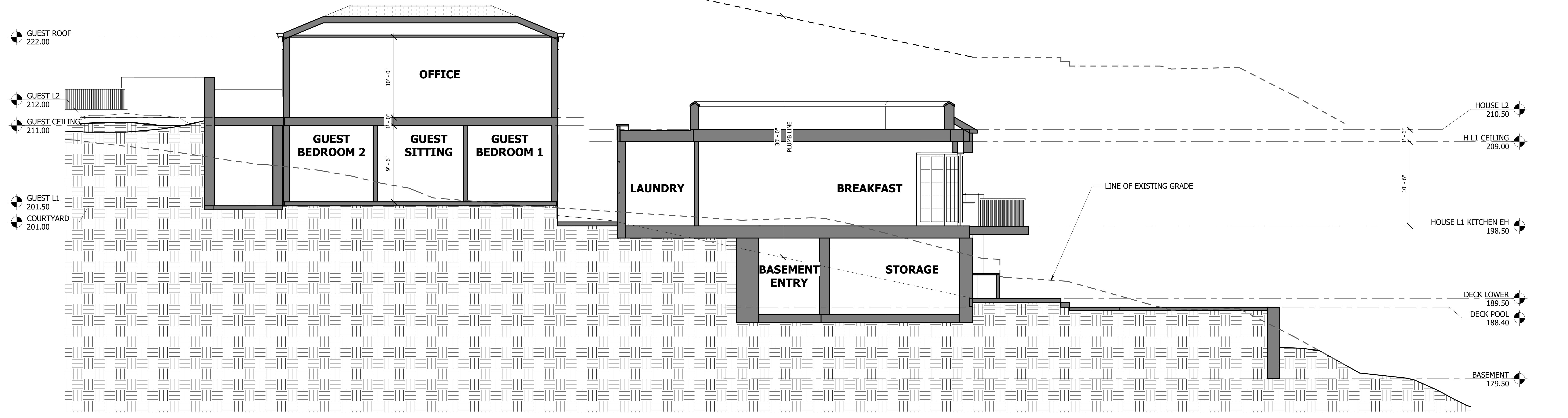
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**A4-01**



**GEO SECT 1**  
 SCALE: 3/16" = 1'-0"



**GEO SECT 2**  
 SCALE: 3/16" = 1'-0"

**HEIGHT NOTES - SAN DIEGO MUNICIPAL CODE**

113.0270 (a)(1) STRUCTURE HEIGHT OF BUILDINGS AND STRUCTURES THE MAXIMUM PERMITTED STRUCTURE HEIGHT IS SPECIFIED IN THE APPLICABLE ZONE AND DEFINES THE UPPER LIMITS OF THE BUILDINGS ENVELOPE FOR A PREMISE. IT IS MEASURED VERTICALLY FROM THE EXISTING GRADE OR PROPOSED GRADE, WHICHEVER IS LOWER, TO FORM AN IMAGINARY PLANE THAT IS PARALLEL TO GRADE, BELOW WHICH ALL BUILDINGS AND STRUCTURES MUST BE LOCATED, EXCEPT AS OTHERWISE DESCRIBED IN 113.0270 (a)(4).

(2) A TWO PART CALCULATION IS REQUIRED TO MEASURE STRUCTURE HEIGHT INCLUDING:  
 (A) PLUMB LINE MEASUREMENT. THE STRUCTURE HEIGHT IS MEASURED FROM ALL POINTS ON TOP OF A STRUCTURE TO EXISTING GRADE OR PROPOSED GRADE, WHICHEVER IS LOWER, DIRECTLY BELOW EACH POINT, EXCEPT AS DESCRIBED IN SECTION 113.0270 (A)(4). THIS MEASUREMENT IS TAKEN VERTICALLY THROUGH THE STRUCTURE AT EACH POINT WHERE STRUCTURE HEIGHT IS BEING MEASURED.

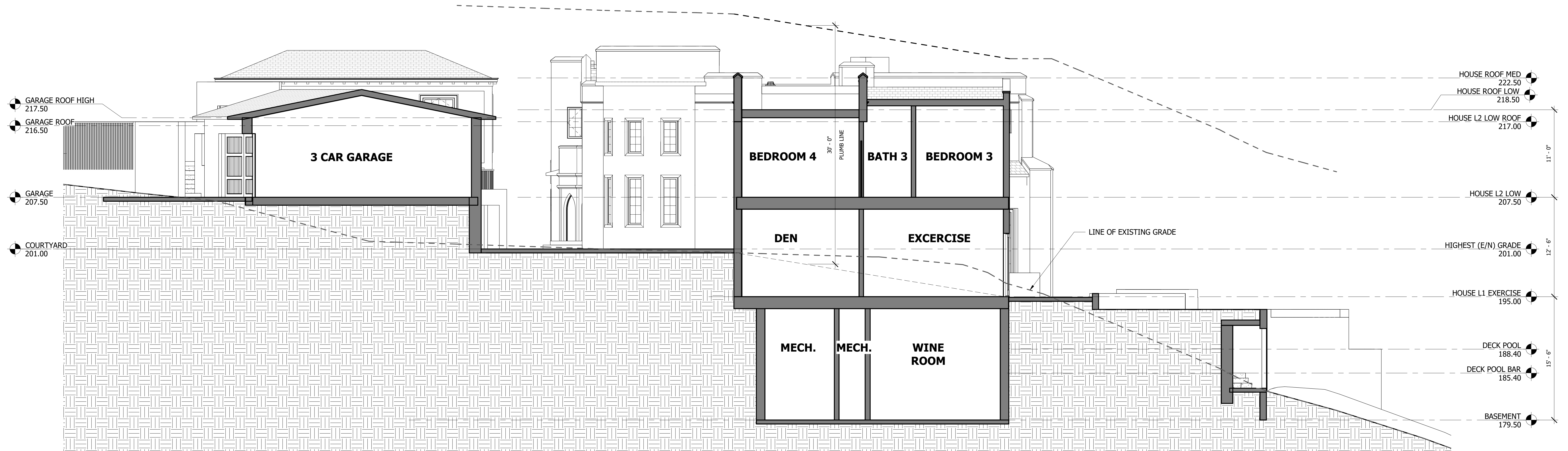
113.0270 (A)(2) OVERALL HEIGHT MEASUREMENT. THE OVERALL STRUCTURE HEIGHT IS MEASURED FROM THE LOWEST POINT OF EXISTING GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURE'S PERIMETER (BUILDING WALL, BALCONY, BAY WINDOW, OR SIMILAR ARCHITECTURAL PROJECTION) OR AT THE PROPERTY LINE, WHICHEVER IS CLOSER, TO THE HIGHEST POINT OF THE STRUCTURE, PROJECTED HORIZONTALLY TO DIRECTLY ABOVE THIS LOWEST POINT OF GRADE. THE OVERALL STRUCTURE HEIGHT SHALL NOT EXCEED THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE APPLICABLE ZONE PLUS AN AMOUNT EQUAL TO EITHER THE MAXIMUM GRADE DIFFERENTIAL WITHIN THE STRUCTURE'S FOOTPRINT OR 10 FEET, WHICHEVER IS LESS. THE STRUCTURE HEIGHT SHALL NOT EXCEED THE MAXIMUM ALLOWED BY THE APPLICABLE ZONE AT ANY ONE POINT.

SDMC 113.0270 (A)(4)(B) (i) MEASURING STRUCTURE HEIGHT FOR SUBTERRANEAN AREAS. INTERIOR SUBTERRANEAN AREAS, WHERE A BASEMENT, UNDERGROUND PARKING STRUCTURE, INTERIOR COURT, OR OTHER SIMILAR INTERIOR SUBTERRANEAN AREA IS PROPOSED, THE PLUMB LINE MEASUREMENT TO THE LOWER OF EXISTING GRADE OR PROPOSED GRADE SHALL BE MEASURED TO AN IMAGINARY PLANE THROUGH THE BUILDING THAT CONNECTS THE ADJACENT GRADE ELEVATIONS ON BOTH SIDES OF THE STRUCTURE AS SHOWN IN DIAGRAM 113-02NN.

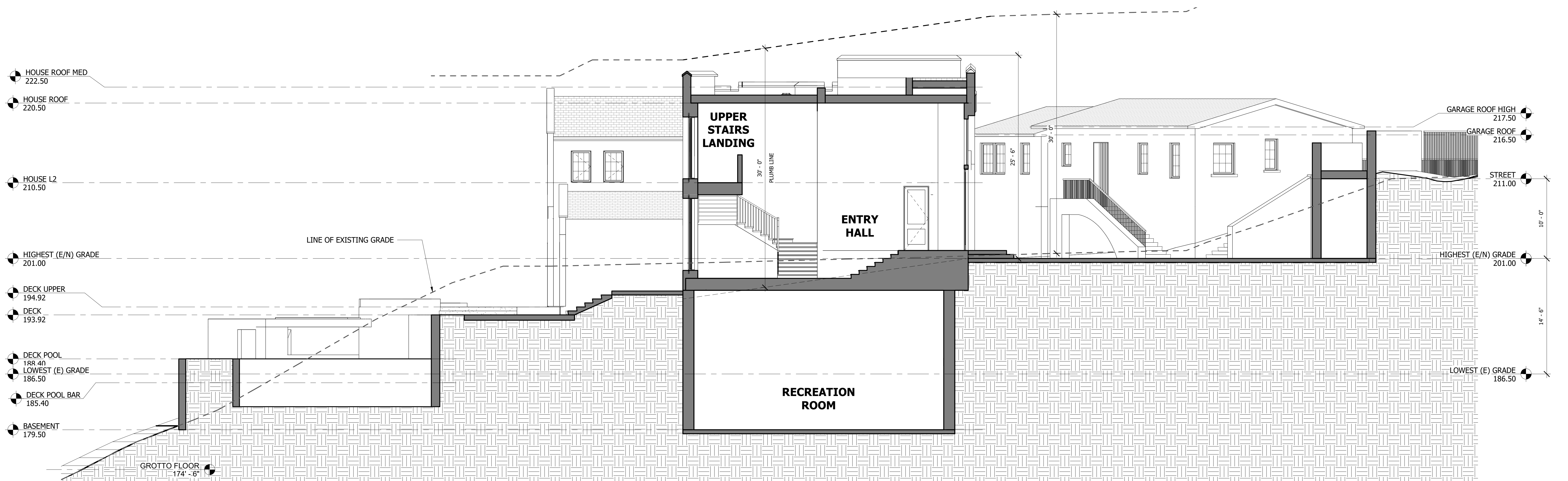
(ii) EXTERIOR SUBTERRANEAN AREAS. THE OVERALL STRUCTURE HEIGHT MEASUREMENT SHALL NOT INCLUDE SUBTERRANEAN VEHICULAR ACCESS, EXTERIOR SUBTERRANEAN PEDESTRIAN ACCESS OR VENTILATION TO A BASEMENT. OVERALL STRUCTURE HEIGHT SHALL INSTEAD BE MEASURED FROM AN IMAGINARY PLANE CONNECTING TO THE LOWEST ADJACENT GRADE IMMEDIATELY ABOVE THE EXTERIOR SUBTERRANEAN SPACE.

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 9/26/2018 2:24:38 PM





1 **GEO SECT 3**  
SCALE: 3/16" = 1'-0"



2 **LANDSCAPE SECTION 1**  
SCALE: 3/16" = 1'-0"



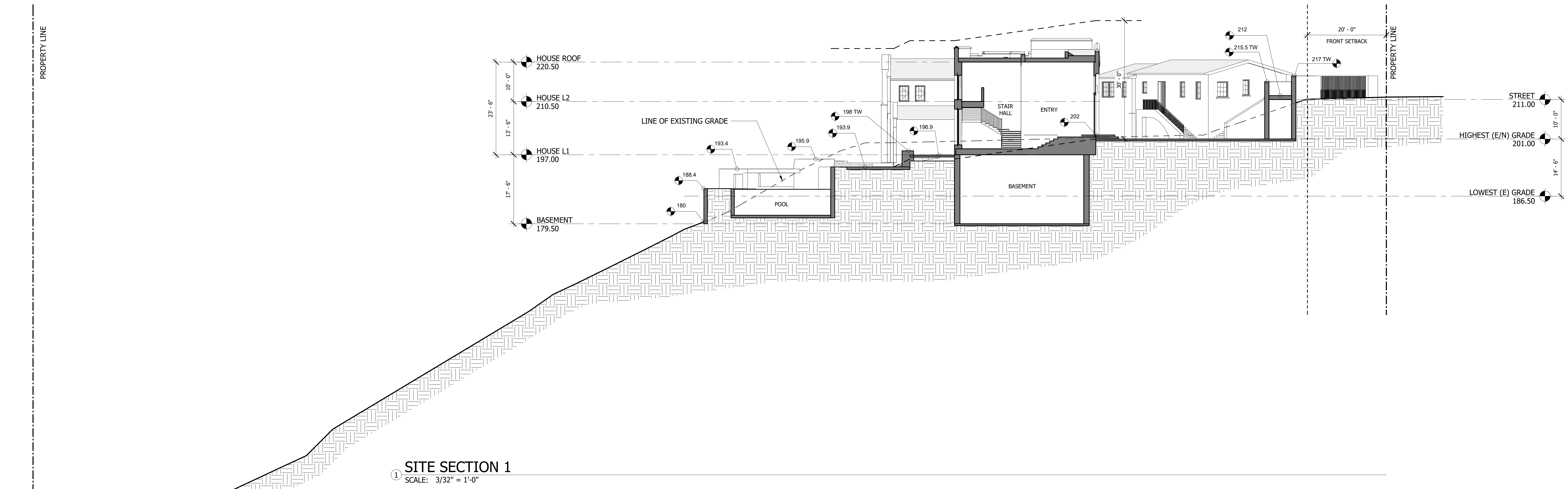
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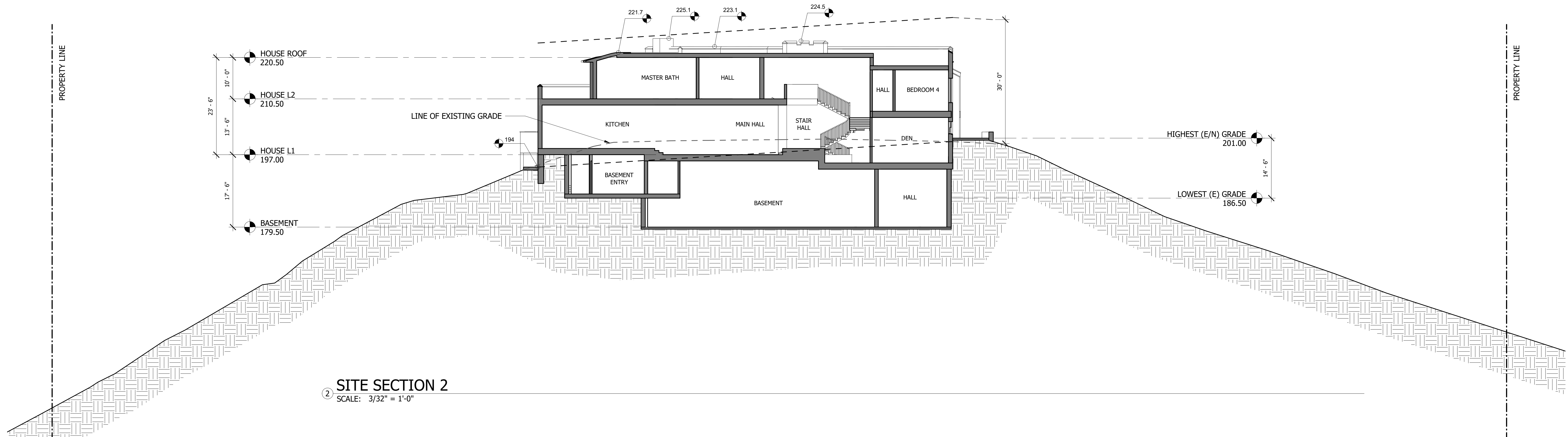
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**BUILDING SECTIONS**

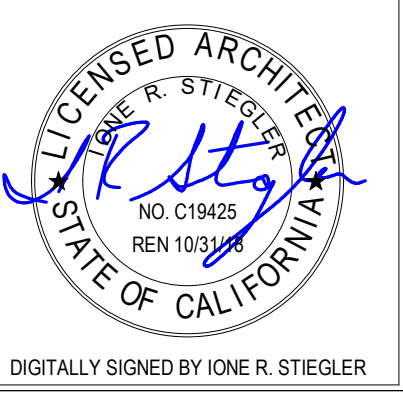


① SITE SECTION 1  
SCALE: 3/32" = 1'-0"



② SITE SECTION 2  
SCALE: 3/32" = 1'-0"

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SITE SECTIONS

**A4-03**