



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 6, 2019 REPORT NO. PC-19-039

HEARING DATE: June 13, 2019

SUBJECT: Saturn Boulevard - Process Five Decision

PROJECT NUMBER: [566657](#)

OWNER/APPLICANT: Saturn Boulevard, LLC/Atlantis Group

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application to allow the demolition of a single-dwelling unit and two detached accessory structures and the development of 18 single-dwelling units on a 3.63-acre site located at 1695 Saturn Boulevard within the Otay Mesa-Nestor Community Plan area?

Staff Recommendations:

1. Recommend the City Council **ADOPT** Mitigative Negative Declaration No. 566657 and **ADOPT** the Mitigation, Monitoring and Reporting Program;
2. Recommend the City Council **APPROVE** Rezone No. 1996524;
3. Recommend the City Council **APPROVE** Coastal Development Permit No. 1996526;
4. Recommend the City Council **APPROVE** Planned Development Permit No. 1996525; and
5. Recommend the City Council **APPROVE** Vesting Tentative Map No. 1996523

Community Planning Group Recommendation: On September 12, 2018, the Otay Mesa-Nestor Community Planning Group voted 5-3-2 to recommend approval of the project with conditions ([Attachment 12](#)).

Environmental Review: [Mitigation Negative Declaration \(MND\) No. 566657](#) has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented to mitigate potentially significant impacts to Historical Resources (Archaeology), and Tribal Cultural Resources to below a level of significance (Attachment 12).

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The [Otay Mesa-Nestor Community Plan](#) designates the project site for Very Low Density Residential (0-5 units/net acre) which would allow for the development of up to 18 residential units on the project site. The project proposes 18 single-family residential lots on an approximately 3.63-acre site.

BACKGROUND

The 3.63-acre project site is located at 1695 Saturn Boulevard, on the east side of Saturn Boulevard, north of Leon Avenue, south of Rimbey Avenue, approximately 0.9-mile west of Interstate 5 and 0.5-mile north of the Tijuana River Valley Regional Park. The site consists of one irregularly shaped lot, having frontages on Leon Street to the south, Rimbey Street to the north, and portions along Saturn Boulevard to the west, and is currently developed with a single-family unit constructed in 1963 and two detached barn and silo accessory structures constructed in 1929. The site is not located in a designated historic district and the existing structures were determined by City staff to not meet the designation criteria as a significant historic resource. During the review of this project, the single-family unit was damaged by fire and is currently uninhabitable.

The Otay Mesa-Nestor Community Plan designates the site for Very Low Density residential development at a rate of 0-5 units per acre or up to 18 units allowed on-site. The site is zoned AR-1-2, which is an agricultural-residential zone that allows one residential unit per lot or one unit allowed on-site. Surrounding zones include RS-1-7 single-family zoning to the west, RM-2-5 multi-family zoning to the north and AR-1-2 agricultural zoning to the south and east. The site is also located in the Coastal Overlay Zone (Non-Appealable Area 2), the San Diego Airport Influence Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area.

Surrounding development includes single-family units to the west and south, multi-dwelling units to the north with Godfrey G. Berry Elementary School and Berry Park to the east. The site is located in a developed, urban, residential neighborhood with agricultural uses located just south of the site, past the adjacent single-family units on Leon Avenue.

The topography of the site is relatively flat and ranges from an elevation of approximately 45-50 feet Above Mean Sea Level (AMSL). The site is not located within or adjacent to the City's Multiple Habitat Planning Area (MHPA) and does not contain Environmentally Sensitive Lands (ESL). The site was historically used for agricultural uses and is completely disturbed with some non-native vegetation.

DISCUSSION

Project Description:

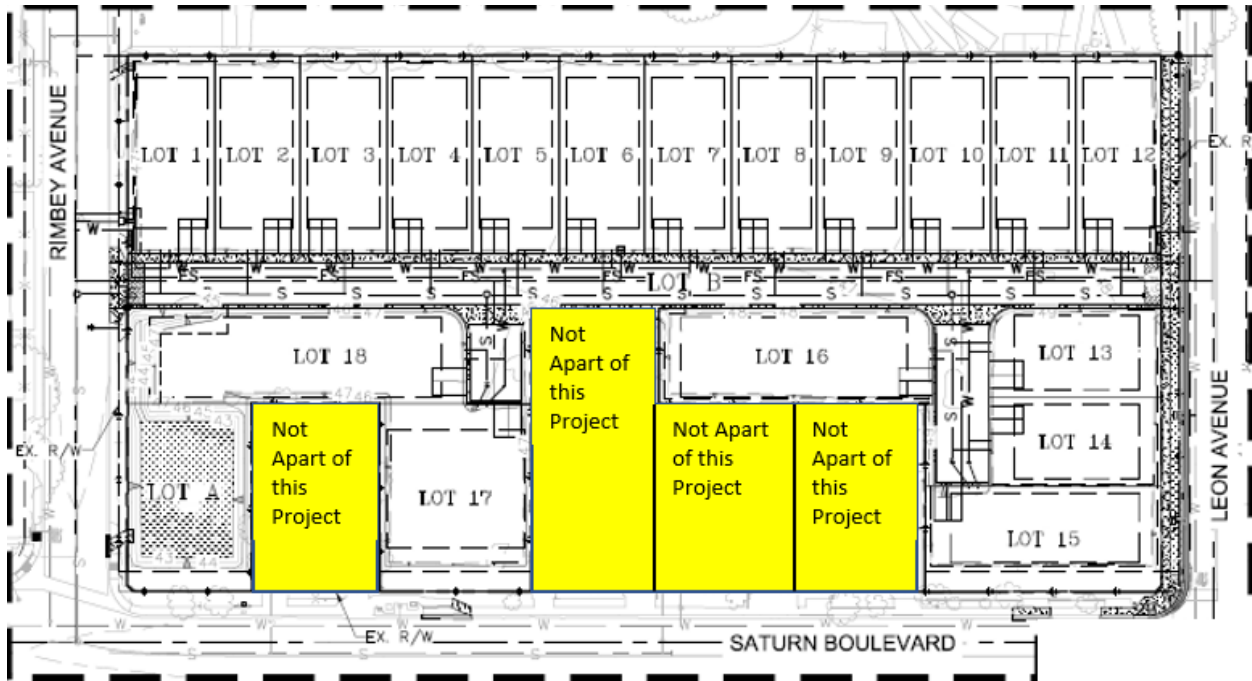


Figure 1: Illustrative Site Plan

The proposed project requests a Rezone, Planned Development Permit, Coastal Development Permit and a Vesting Tentative Map to subdivide the existing parcel into 20 lots, including 18 lots for future single-family unit development and two homeowner association (HOA) lots for private driveways and a storm water infiltration basin. The proposed residential lots would range from 5,217 to 11,094 square feet in size and would be developed after project approval with ministerial building permits in accordance with the RS-1-7 zone requirements (see "Rezone discussion below). Access to the project would be provided from a private drive with access points on Rimbey Avenue and Leon Avenue. The project includes internal project landscaping and the addition of street trees along the Rimbey Avenue and Leon Avenue frontages.

The project is conditioned to provide public improvements including the dedication of additional right-of-way along the Saturn Boulevard frontage, the dedication and improvement of existing right-of-way along the Leon Avenue and Rimbey Avenue frontages, the relocation of utility boxes and bollards encroaching into the sidewalk adjacent to Saturn Boulevard and closure of two non-utilized driveways along Saturn Boulevard with installation of curb, gutter and sidewalk. The project has also been conditioned to underground all existing on-site overhead utilities serving the subdivision.

Design Guidelines - to supplement the standard San Diego Municipal Code development regulations the project incorporates the "Saturn Boulevard Architectural Design Guide" (Attachment 13) to establish design standards for the development of the proposed 18 single-family homes. These guidelines address the overall external appearance of the development and the specific guidance regarding building forms, materials, setbacks, fencing/wall heights and architectural style is intended to guide the development of an aesthetically cohesive community, while allowing for the distinctiveness of a new subdivision in the Nestor neighborhood.

Required Approvals/Project-Issues

- Coastal Development Permit (CDP) – In accordance with [SDMC Section 126.0707](#) a Process Two CDP is required for the proposed development as the site is located in the Coastal Overlay Zone (Attachment 5 & 6).
- Vesting Tentative Map (VTM) - In accordance with [SDMC Section 125.0430](#), a Process Four VTM required to subdivide the property into 20 lots, consisting of 18 buildable lots for single family development and two non-buildable lots for private driveways and a storm water infiltration basin (Attachment 7 & 8).
- Rezone – In accordance with [SDMC Section 123.0105](#), to fully implement the Otay Mesa-Nestor Community Plan's Very Low Density Residential land use designation recommended density of 0-5 units per acre, the site would be rezoned from AR-1-2 (Agricultural-Residential) zone to RS-1-7 (Residential-Single Unit). The proposed project would result in a residential density of just under five dwelling units per acre, consistent with the community plan land use designation (Attachment 9 & 10).
- Planned Development Permit (PDP) - In accordance with [SDMC Section 126.0602](#), a Process Four PDP is required to allow a deviation from the RS-1-7 street frontage requirements in [SDMC Table 131-04D and SDMC Section 131.0442\(a\)](#), which require 50 feet of frontage on a dedicated public street for each lot. The project would create Lots 2-11 and 16 without frontage as they would be accessed from private driveways. The intent of a PDP is to provide applicants with design flexibility to accommodate an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements and community benefits (Attachment 5 & 6).

The deviations are justified based upon the site configuration. The property is constrained by existing single-family dwelling units to the west of the property; therefore, the lots are oriented to private driveways which will provide access to the Rimbey Avenue and Leon Avenue public rights-of-way. Based upon City policies and regulations, access to a public right-of-way may be provided via a private driveway; however, a private driveway shall be maintained by the HOA, which relieves the City from long-term maintenance and operation obligations while providing appropriate drive aisles and access to residents and visitors.

General Plan and Community Plan Analysis:

The proposed project would create 18 single-family lots and is consistent with the goals and policies of the [General Plan](#) and [Otay Mesa-Nestor Community Plan](#). The proposed site is designated in the General Plan as Residential and has a Community Plan land use designation of Very Low Density Residential, with a density range of 0-5 dwelling units per net acre. The proposed project would result in a residential density of just under five dwelling units per acre, consistent with the community plan land use designation.

The Otay Mesa-Nestor Community Plan recommends the maintenance of planned residential land use intensities to ensure conservation of neighborhood character. The character of the

neighborhood surrounding the proposed project site is a mixture of single-family and multifamily dwelling units located adjacent to the Godfrey G. Berry Elementary School and Berry Community Park directly west of the project site. Land use designations surrounding the site include Low Density Residential 5 to 10 dwelling unit per acre to the west, Medium Density Residential (15-<30 du/net acre) to the north, school and park to the east, and Very Low Density Residential (0-<5 du/net acre) to the south. The proposed project's single-family residential use would be consistent with the Community Plan's goal of conserving neighborhood character.

The proposed project would include public improvements along Leon Avenue to provide non-contiguous sidewalks with street trees in the parkway consistent with General Plan Mobility Element policies that call for greater walkability achieved through pedestrian friendly street, site and building design. Sidewalks would be landscaped with a variety of street and accent trees consistent with the Otay Mesa-Nestor Street Tree plan. The landscaping would also provide a buffer between pedestrians and moving vehicles Leon Avenue.

The project proposes a Planned Development Permit to deviate from the required minimum street frontage, as eleven of the eighteen residential lots have no frontage on a public right-of-way. Additionally, all residential lots are proposed to be accessed through private driveways. The private driveways provide a north and south access between Rimbey Avenue and Leon Avenues and would allow for just under five dwelling units per acre and a minimum 5,000 square feet for each residential lot, consistent with the Community Plan land use designation and strategy to ensure conservation of neighborhood character.

Community Planning Group Recommendation:

On September 12, 2018, the Otay Mesa-Nestor Community Planning Group voted 5-3-2 to recommend approval of the project with conditions (Attachment 12). These included adding the name of "Nestor" in any name for the development; include in the HOA Covenants, Conditions and Restrictions (CCR's) a stipulation that the garages be available for two cars and not converted to living space; plan a one-way entrance from Leon Avenue into the development; plan for an entrance and exit from the development onto Saturn Avenue, instead of from Rimbey Avenue; allow for additional off-street parking with the project; build a concrete block wall on the east side of the property bordering the SDUSD bus depot to suppress noise; protect the owl habitat in old silo and preserve the existing home on the corner of Saturn and Leon Avenue.

The applicant has voluntarily agreed incorporate the recommendation to include "Nestor" in any development name and the CCR parking stipulation and these have been incorporated as conditions within the project documents. The applicant has not agreed to the remaining recommended conditions. City staff has reviewed the CPG recommendations and does not support those related to proposed site access, off street parking, demolition of silo and residential structures, and traffic noise attenuation, as these aspects of the proposed project are all consistent with applicable development regulations.

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, Otay Mesa-Nestor

Community Plan, General Plan and regulations of the Land Development Code. Staff has provided draft findings and draft conditions of approval to support the proposed project. Therefore, staff recommends that the Planning Commission recommend City Council approval of the project.

ALTERNATIVES

1. Recommend approval of Rezone No. 1996524, Coastal Development Permit No. 1996526, Planned Development Permit No. 1996525, and Vesting Tentative Map No. 1996523, with modifications.
2. Recommend denial of Rezone No. 1996524, Coastal Development Permit No. 1996526, Planned Development Permit No. 1996525, and Vesting Tentative Map No. 1996523, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



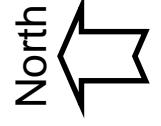
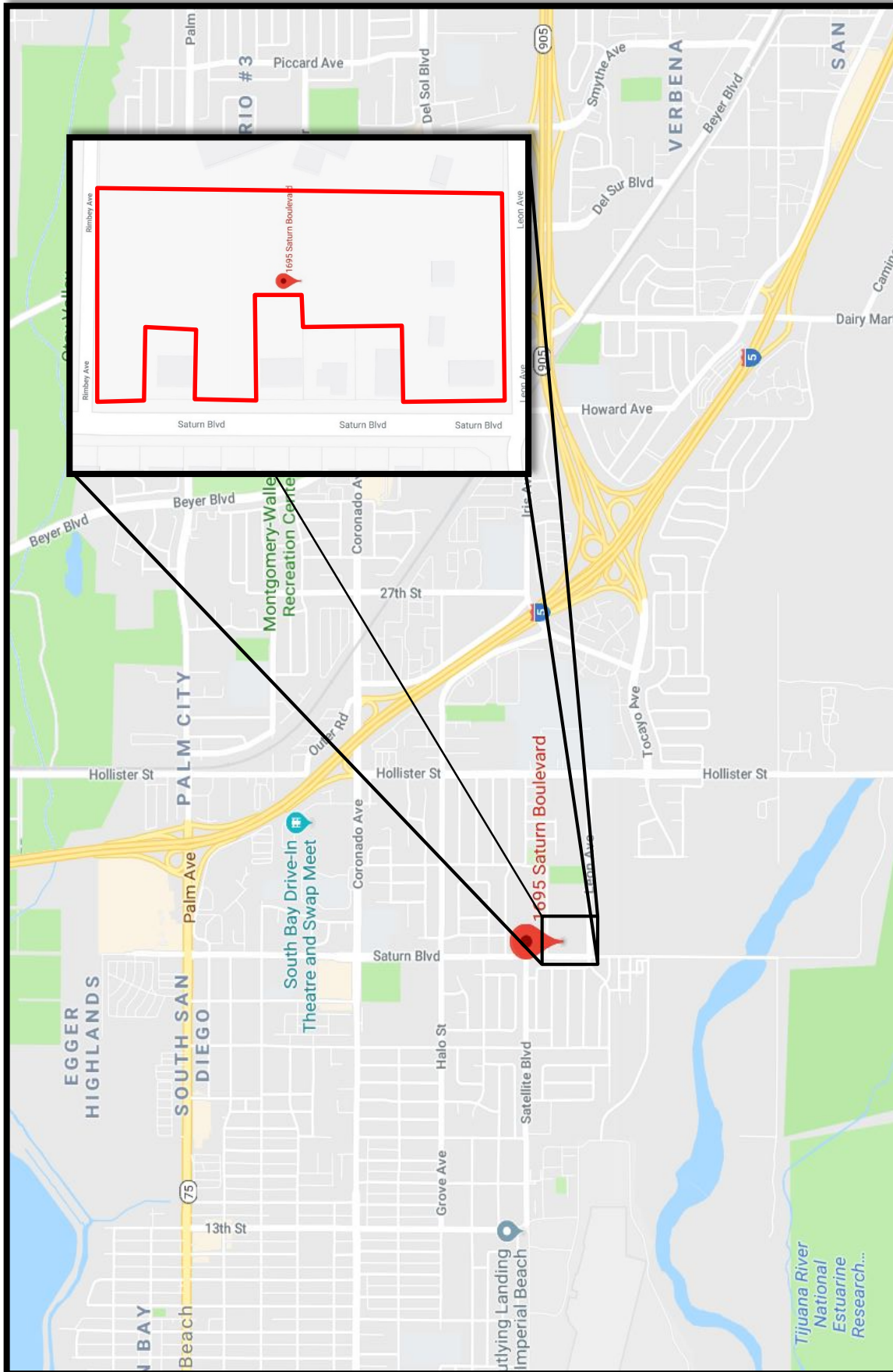
PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Bryan Hudson
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Existing Zone Map
5. Draft Permit Resolution
6. Draft Permit with Conditions
7. Draft Vesting Tentative Map Resolution
8. Draft Vesting Tentative Map Conditions
9. Draft Rezone Ordinance
10. Rezone Exhibit B-Sheet
11. Draft Environmental Resolution for MND
12. Draft Environmental Determination
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Existing Site Photos
16. Design Guidelines
17. Project Plans

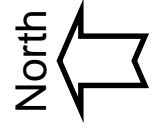


Project Location Map

1695 Saturn Boulevard – Project No. 566657

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5





Aerial Photo

1695 Saturn Boulevard – Project 566657

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5

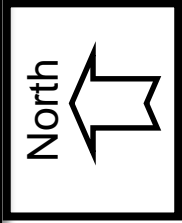




Land Use Map

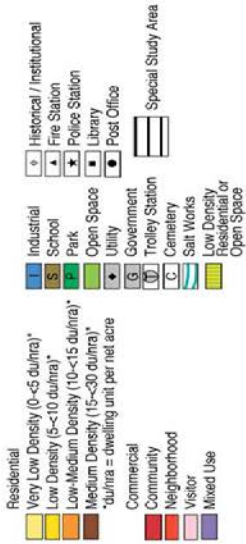
1695 Saturn Boulevard – Project No. 566657

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5



Community Land Use 2 Oray Mesa-Nestor Community Plan

FIGURE



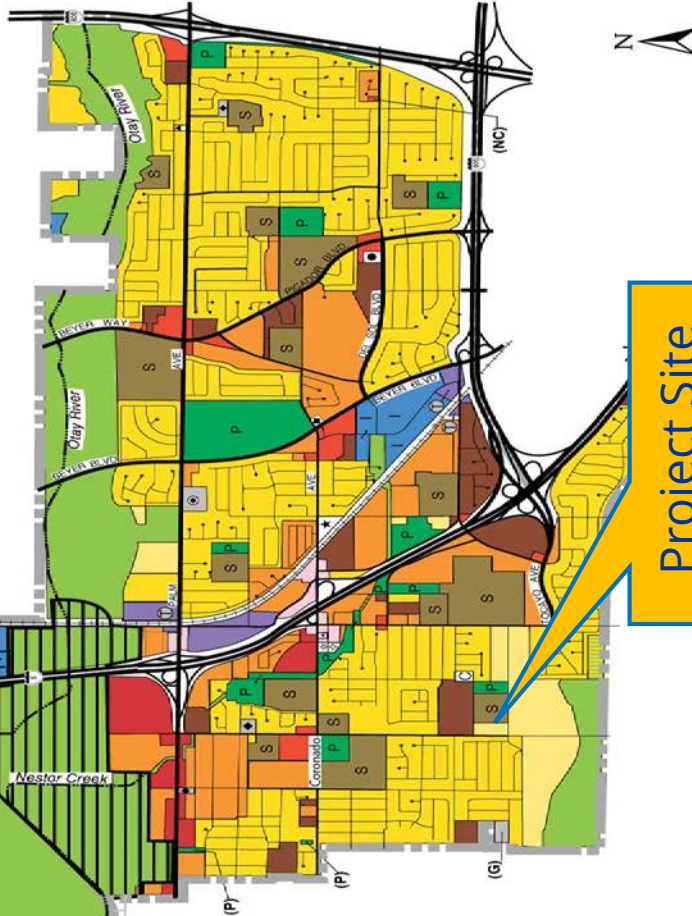
Commercial Land Use Designations

Functions	Typical Uses
Provides a wide variety of community-serving personal and retail goods, professional, financial and repair services; and recreational facilities. In strip-commercial or shopping center environments.	Those included in the Neighborhood/Commercial and Visitor Commercial designations: apparel, furniture and appliance sales; building and home supply; medical offices; automobile related services; sports (bowling, skating, miniature golf) and amusement centers.
Provides a range of necessary goods, and personal and repair services for the convenience of the immediate adjacent residential neighborhood, concentrated in individual lots or small shopping centers.	Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; barber/beauty shops, cleaners and laundromats; and automobile service stations.
Provides opportunities for visitor and locally oriented recreation, entertainment and shopping activities, usually adjacent to freeways or major streets.	Hospitals/motels; restaurants and dining establishments; specialty shops; theaters; bicycle shops; and automobile service stations.
Provides a mixture of necessary goods, retail office, service and recreational commercial uses, and encourages limited residential uses in a transit/pedestrian-oriented environment.	Those included in the Neighborhood/Commercial and Visitor Commercial designations (excluding automobile service stations, motels and other automobile-oriented uses); public institutions and civic buildings; and public or private mini-parks and plazas.

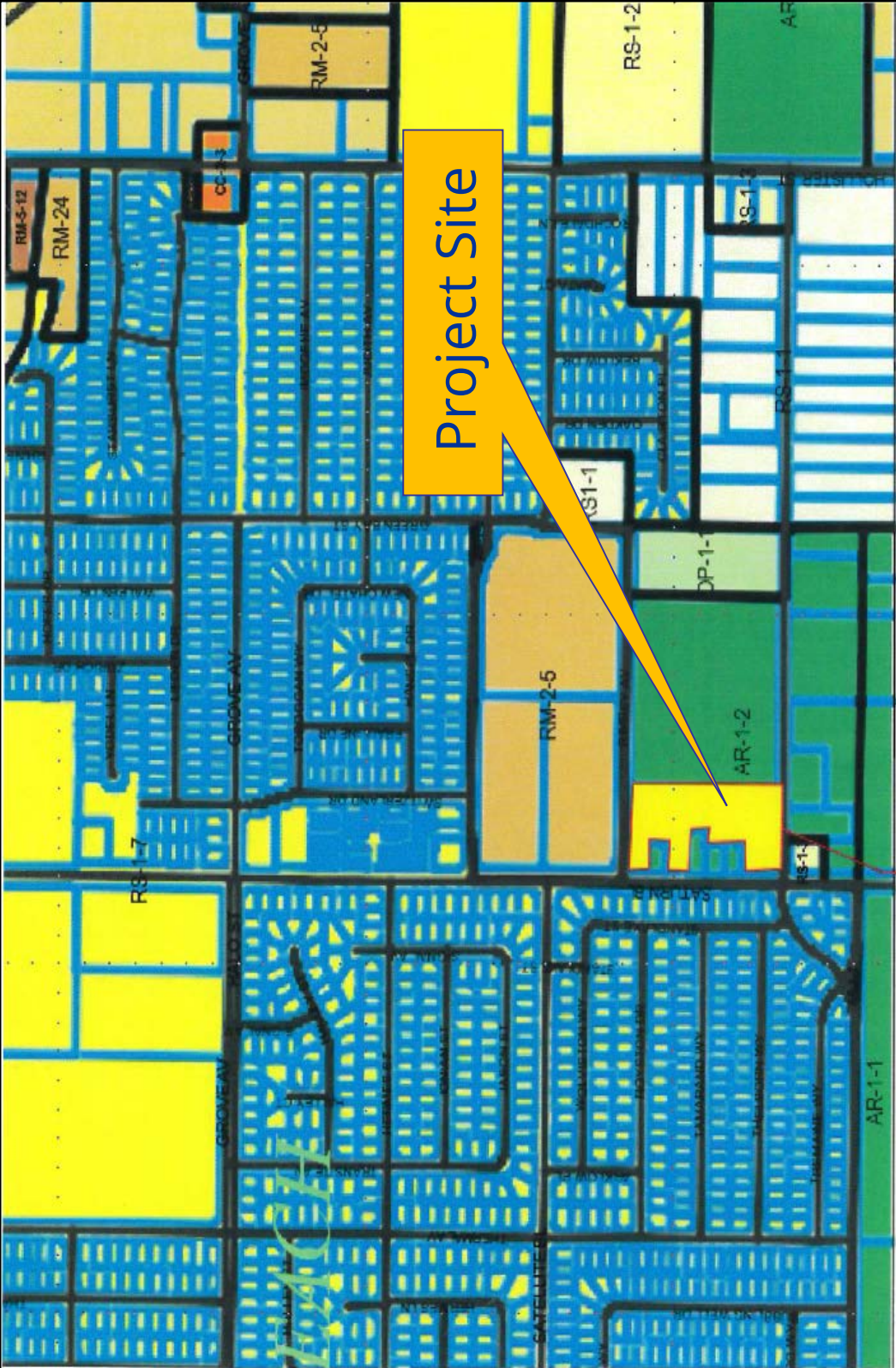
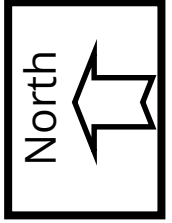
*See Appendix A, Transit Oriented Development, for a more detailed description of the Mixed Use Commercial designation.

Residential Densities

Very Low-Density 0-5 DU/s per net acre	This density occurs on the fringes of the river valleys bordering the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.
Low-Density (5-10 DU/s per net acre)	This density characterizes almost two thirds of the community, predominantly on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 6,000 square feet.
Low-Medium Density (10-15 DU/s per net acre)	This density is implemented by zoning permitting one unit per every 3,000 square feet of lot area. This density is characterized by lower intensity multifamily housing, such as duplexes, as well as mobile home parks.
Medium-Density (15-30 DU/s per net acre)	This is the highest density within the community, and it occurs in a zone permitting one unit per every 1,500 square feet of lot area.



Project Site



Zoning Map (AR-1-2)

1695 Saturn Boulevard

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5



CITY COUNCIL
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 1996525
COASTAL DEVELOPMENT PERMIT NO. 1996526
SATURN BOULEVARD - PROJECT NUMBER 566697 [MMRP]

WHEREAS, Saturn Boulevard, LLC, Owner/Permittee, filed an application with the City of San Diego for Planned Development Permit No. 1996525 and Coastal Development Permit No. 1996526 to subdivide a 3.63-acre site into 20 lots for the creation of 18 single-dwelling units and two homeowner association (HOA) lots for private driveways and a water quality infiltration basin, known as the Saturn Boulevard (Project), located at 1695 Saturn Boulevard, and legally described as Lot 8 of Voller's addition to Oneta, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 518, filed in the Office of the County Recorder of San Diego County, March 27, 1888, in the Otay Mesa-Nestor Community Plan area, in the AR-1-2 zone which is proposed to be rezoned to RS-1-7; and

WHEREAS, on June 13, 2019, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1996525 and Coastal Development Permit No. 1996526 and pursuant to Resolution No. _____-PC voted to recommend City Council approve the Permit; and

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

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1996525 and Coastal Development Permit No. 1996526:

Findings for Coastal Development Permit San Diego Municipal Code Section 126.0708:

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 3.63-acre site is located at 1695 Saturn Boulevard on an irregular shaped lot with one existing residential unit and two accessory structures to be demolished and subdivided into 20 lots consisting of 18 single-dwelling units and two homeowner association (HOA) lots. The proposed project will widen Leon Avenue, in accordance with the Otay Mesa-Nestor Community Plan designation for this two Lane Collector and will record an Irrevocable Offer of Dedication for the future widening of Saturn Boulevard. Leon Avenue currently has a non-standard asphalt sidewalk directly adjacent to Leon Avenue. The project includes the dedication and improvement of 10 feet for public right of way along Leon Avenue frontage and a 12 foot parkway with non-contiguous sidewalk 5-foot sidewalk on the widened street. The private driveways through the project between Leon and Rimbey Avenues will have a sidewalk on one side so pedestrians can travel safely through the project. The corners of Saturn and Leon and Saturn and Rimbey, adjacent to this site will also be improved with the appropriate ADA accessibility.

The Local Coastal Program does not identify the project site as within or adjacent to any existing or proposed public accessways or view corridors. There are no opportunities on the project site for coastal access or views as the site is located 0.39-mile from the Tijuana River Valley 2.36 miles from the Pacific Ocean and is surrounded on all sides by existing residential and school development.

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

The proposed project would subdivide one lot into 20 lots consisting of 18 single-dwelling units, one HOA lot for private driveways and one HOA lot for a water quality infiltration basin. The 3.63-acre project site is located at 1695 Saturn Boulevard and is developed with one single-dwelling unit and two accessory barn and silo structures that would be demolished. The site was historically used for agricultural uses and is completely disturbed with some non-native vegetation. The site does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL), Multi-Habitat Planning Area (MHPA) lands or wetlands. The project site is located in a developed neighborhood and is surrounded by existing development on all sides, including single-dwelling units to the west and south, multi-dwelling units to the north with Godfrey G. Berry Elementary School and Berry Park to

the east.

[Mitigation Negative Declaration \(MND\) No. 566657](#) has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented to mitigate potentially significant impacts to Historical Resources (Archaeology), and Tribal Cultural Resources to below a level of significance. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands

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

The 3.63-acre project site is located at 1695 Saturn Boulevard and is developed with one, single-dwelling unit and accessory structures. The Otay Mesa-Nestor Community Plan designates the site for Very Low Density residential development at a rate of 0-5 units per acre, or 0-18 units allowed onsite. The site is currently zoned AR-1-2, which allows only one dwelling unit on the existing single lot, which does not fully implement the Community Plan land use density range. The project includes a request to rezone the site to RS-1-7, which would allow a maximum of 18 dwelling units onsite, allowing full implementation of the Community Plan land use density range by providing 4.9 dwelling units per acre. The proposed site is designated in the General Plan as Residential, consistent with the 18 proposed single-dwelling units.

The proposed demolition of the existing improvements and the 18 single-dwelling units have been designed to conform with the certified Local Coastal Program. Further, the project is consistent with the recommended residential land use, design guidelines, and development standards in effect for this site per the adopted Otay Mesa-Nestor Community Plan and the City of San Diego Progress Guide and General Plan.

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

The 3.63-acre site is located at 1695 Saturn Boulevard within an urbanized area of the Otay Mesa-Nestor, immediately west of a public elementary school and park, 0.39-mile from the Tijuana River Valley and 2.36 miles from the Pacific Ocean. This project is not located between the nearest public road and the sea or any body of water and therefore, the project complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Findings for [Planned Development Permit San Diego Municipal Code Section 126.0605](#)

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

The 3.63-acre project site is located at 1695 Saturn Boulevard and is developed with a single-dwelling unit and two accessory structures. Surrounding development includes single-dwelling units to the west and south, multi-dwelling units to the north with Godfrey G. Berry Elementary School and Berry Park to the east. The site is located in a developed, urban, residential neighborhood with agricultural uses located just south of the site in the Egger Highlands neighborhood, past the adjacent single-dwelling units on Leon Avenue. The site was historically used for agricultural uses and is completely disturbed with some non-native vegetation.

The project would demolish the existing site improvements and create 18 single-dwelling units for future development within a developed neighborhood with similar uses. The existing improvements have been evaluated and determined to not be a historic resource and are in a state of disrepair.

The Otay Mesa-Nestor Community Plan designates the site for Very Low Density residential development at a rate of 0-5 units per acre, or 0-18 units allowed onsite. The site is currently zoned AR-1-2, which allows only one dwelling unit on the existing single lot, which does not fully implement the Community Plan land use density range. The project includes a request to rezone the site to RS-1-7, which would allow a maximum of 18 dwelling units onsite, allowing full implementation of the Community Plan land use density range by providing 4.9 dwelling units per acre. The proposed site is designated in the General Plan as Residential, consistent with the 18 proposed single-dwelling units.

The project is consistent in character, density, scale and intensity with the established single-unit residential developments to the west and south and provides a transition between the medium density apartments to the north and the rural character of the agricultural uses and Egger Highlands to the south. The project would implement the goals of the Community Plan by providing a residential development that is compatible with the surrounding residential uses and strategically place additional street lights in the community. Therefore, the proposed development will not adversely affect the applicable land use plan

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

The proposed development will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The proposed subdivision will include a public right-of-way dedication and improvement of 10 feet on Leon Avenue including ADA compliant noncontiguous sidewalk. Saturn Boulevard right-of-way will provide an Irrevocable Offer of Dedication so that Saturn can be widened in the future if the existing lots adjacent to it are redeveloped. The private driveways through the project between Leon and Rimbey Avenues will have a sidewalk on one side so that pedestrians can travel safely through the project site. The corners of Saturn Boulevard and Leon Avenue and Saturn Boulevard and Rimbey Avenue, adjacent to this site will also be improved to meet ADA accessibility requirements.

The project would not result in risk from fire hazards and it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site as confirmed by the Geotechnical Investigation that was prepared for the project. [Mitigation Negative Declaration \(MND\) No. 566657](#) has been prepared for this project in accordance with CEQA guidelines. An MMRP would be implemented to mitigate potentially significant impacts to Historical Resources (Archaeology), and Tribal Cultural Resources to below a level of significance. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The 3.63-acre project site is located at 1695 Saturn Boulevard and is developed with a single-dwelling unit and two accessory structures. Surrounding development includes single-dwelling units to the west and south, multi-dwelling units to the north with Godfrey G. Berry Elementary School and Berry Park to the east. The site is located in a developed, urban, residential neighborhood with agricultural uses located just south of the site in the Egger Highlands neighborhood, past the adjacent single-dwelling units on Leon Avenue. The site was historically used for agricultural uses and is completely disturbed with some non-native vegetation.

The site is currently zoned AR-1-2 (Agricultural-Residential), which allows one unit per lot or one unit allowed on the project site. The Otay Mesa-Nestor Community plan designates the site for Very Low Density residential development at a rate of 0-5 dwelling units per acre. Because the current AR-1-2 zone does not allow full implementation of the Community Plan land use density, the project includes a request to rezone the site to RS-1-7, which is a single-family zone that allows one dwelling unit per 5,000 square feet of lot area or 18 units allowed on the project site. The site would go from 0.27 dwelling units per acre to 4.9 dwelling units per acre.

This application includes a request to deviate from San Diego Municipal Code (SDMC) [Table 131-04D and SDMC Section 131.0442\(a\)](#), which require 50 feet of frontage on a

dedicated public street for each lot. The project would create Lots 2-11 and 16 without frontage as the project would be accessed by private driveways. Deviations to the applicable development regulations of the Land Development Code are permitted with a Planned Development Permit.

The design guidelines have been implemented as a supplement to the standard San Diego Municipal Code development regulations the project incorporates the "Saturn Boulevard Architectural Design Guide" to establish design standards for the development of the proposed 18 single-family homes. These guidelines address the overall external appearance of the development and the specific guidance regarding building forms, materials, setbacks, fencing/wall heights and architectural style is intended to guide the development of an aesthetically cohesive community, while allowing for the distinctiveness of a new subdivision in the Otay Mesa - Nestor neighborhood.

The deviation is consistent with the purpose and intent of the RS-1-7 zone and the Otay Mesa-Nestor Community Plan, by allowing a more efficient use of the site to fully realize the Community Plan residential density. The deviation also encourages the orderly development of single-dwelling units in a manner consistent with the surrounding residential and school uses and the Community Plan goal to ensure the conservation of neighborhood character. With the exception of the requested street frontage deviation, the subdivision would comply with all applicable zoning and development regulations, including density, lot size and lot dimensions.

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 Planned Development Permit No. 1996525 and Coastal Development Permit No. 1996526 is granted to Saturn Boulevard, LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this solution.

APPROVED: City Attorney

By _____.

Attorney name

Deputy City Attorney

Initials~

Date~

ATTACHMENT 5

Or.Dept: INSERT~
Case No.360009
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RECORDING REQUESTED BY
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DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
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CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24007418

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CITY COUNCIL
PLANNED DEVELOPMENT PERMIT NO. 1996525
COASTAL DEVELOPMENT PERMIT NO. 1996526
SATURN BOULEVARD – PROJECT NO. 566657 [MMRP]

This Planned Development Permit No. 1996525 and Coastal Development Permit No. 1996526 is granted by the City Council of the City of San Diego to Saturn Boulevard, LLC, Permittee/Owner, pursuant to San Diego Municipal Code [SDMC] sections [126.0604](#) (Planned Development Permit) and [126.0504](#) (Coastal Development Permit). The 3.63-acre site is located at 1695 Saturn Boulevard, in the AR-1-2 zone, to be rezoned to RS-1-7, in the Coastal Overlay Zone (Non Appealable Area 2), Parking Impact Overlay Zone (Coastal) within the Otay Mesa-Nestor Community Plan. The project site is legally described as: Lot 8 of Voller's addition to Oneta, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 518, filed in the Office of the County Recorder of San Diego County, March 27, 1888.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to subdivide the site into twenty lots for the future development of eighteen single family dwelling units and two Home Owners Association (HOA) lots with private driveways and an infiltration basin, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[INSERT Approval Date]**, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-family residence and two detached accessory structures to allow subdivision of the site into 18 single-dwelling unit lots and two HOA lots for the future construction of 18 residential units. HOA Lot A would be for an infiltration basin and HOA Lot B would be for the private driveways.
- b. Deviation from the San Diego Municipal Code;
 - Street Frontage - A deviation from San Diego Municipal Code (SDMC) Section 131.0431(b) Table 131-04D, to allow for Lots 2-11 and 16 to have no frontage on a dedicated public right of way.

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Construction of associated site improvements including storm drains, street light and landscape areas; and
- f. 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 [ENTER DATE typically 3 years, including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but

not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 566657, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 566657 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Historical Resources (Archaeology)
Tribal Cultural Resources

CLIMATE ACTION PLAN REQUIREMENTS:

14. 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.

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by making payment to the City of San Diego, of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on the terms set forth within the Inclusionary Affordable Housing Regulations.

ENGINEERING REQUIREMENTS:

16. The Owner/Permittee shall comply with all conditions of the Final Map, Vesting Tentative Map No. 1996523.

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

18. The project proposes to export no material from the project site. Any excavated material that is 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.

19. The drainage system proposed for this development is private and subject to approval by the City Engineer.

20. 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.

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

22. Prior to the issuance of any 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 building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 25 ft driveway per current City Standard, adjacent to the site on Leon Avenue.
24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 25 ft driveway per current City Standard, adjacent to the site on Rimbey Avenue.
25. Prior to the issuance of any building permit, the Owner/Permittee shall ensure the closure of non-utilized two (2) driveways adjacent to site on Saturn Boulevard with current City Standard curb, gutter and sidewalk and restore parkway to original condition, satisfactory to the City Engineer.
26. Prior to the issuance of any building permit, the Owner/Permittee shall ensure the relocation of the utility boxes and bollards encroaching into the sidewalk adjacent to site on Saturn Boulevard and Leon Avenue, as shown on the approved Exhibit 'A', satisfactory to the City Engineer.
27. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City a 12-foot wide Irrevocable Offer of Dedication for Right-of-Way purposes adjacent to site on Saturn Boulevard, as shown on the approved Exhibit 'A', satisfactory to the City Engineer.
28. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve an additional 5.0 feet adjacent to the site on Rimbey Avenue, as shown on the approved 'Exhibit A', to the satisfaction of the City Engineer.
29. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve a triangular area at the northwest corner of the property, the corner of Leon Avenue and Saturn Boulevard, as shown on the approved 'Exhibit A', to the satisfaction of the City Engineer.
30. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve a triangular area at the northeast corner of the property, the corner of Rimbey Avenue and Saturn Boulevard, as shown on the approved 'Exhibit A', to the satisfaction of the City Engineer.
31. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
32. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlets in the Rimbey Avenue Right-of-Way.
33. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for landscape and irrigation in the Rimbey Avenue, Saturn Boulevard, and Leon Avenue Right-of-Way.

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

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

LANDSCAPE REQUIREMENTS:

36. 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.
37. 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.
38. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).
39. 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.

40. 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.

GEOLOGY REQUIREMENTS:

41. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
42. 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

PLANNING/DESIGN REQUIREMENTS:

43. 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.
44. Accessory structures, including trash enclosures, shall be architecturally compatible in style and building materials with the primary buildings on the premises.
45. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
46. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

47. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
48. Prior to any work starting in the City of San Diego street right-of-way, the Owner/Permittee shall obtain a public right-of-way permit for traffic control, satisfactory to the City Engineer.

49. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 10 feet for public right of way purposes along the project's Leon Ave frontage and assure by permit and bond the construction of a 12-foot parkway with non-contiguous 5-foot wide sidewalk, satisfactory to the City Engineer.
50. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of directional curb ramps at the northeast corner of Leon Ave and Saturn Blvd, satisfactory to the City Engineer.
51. As part of the improvements along Leon Avenue, provide a 2:1 portland cement concrete curb and gutter transition from proposed sidewalk to existing AC sidewalk, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

52. Prior to issuance of any construction permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed private sewer connecting to public sewer in Rimbey Avenue, satisfactory to the City Engineer.
53. All proposed public sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Sewer Design Guide and City regulations, standards and practices pertaining thereto.
54. All on-site sewer facilities will be private, satisfactory to the City Engineer.
55. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check, satisfactory to the City Engineer.
56. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities, satisfactory to the City Engineer.

INFORMATION ONLY:

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

ATTACHMENT 6

APPROVED by the City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: 566657

Date of Approval: TBD

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Bryan Hudson
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.

Saturn Boulevard, LLC
Owner/Permittee

By _____
NAME
TITLE

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

CITY COUNCIL
RESOLUTION NUMBER R-_____
VESTING TENTATIVE MAP NO. 1996523
SATURN BOULEVARD, PROJECT NO. 566657 [MMRP]

WHEREAS, Saturn Boulevard, LLC, Subdivider, and Jonathan Raab Rydeen, Engineer, submitted an application to the City of San Diego for Vesting Tentative Map No. 1996523 to subdivide a 3.63-acre site into 20 lots for the creation of 18 single-dwelling units and two homeowner association (HOA) lots for private driveways and water quality infiltration basin. The project site is located at 1695 Saturn Boulevard, in the AR-1-2 zone which is proposed to be rezoned to RS-1-7, in the Otay Mesa-Nestor Community Plan area. The property is legally described as: Lot 8 of Voller's addition to Oneta, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 518, filed in the Office of the County Recorder of San Diego County, March 27, 1888 and

WHEREAS, the map proposes the subdivision of a 3.63-acre site into 20 lots for the creation of 18 single-dwelling units and two HOA lots for private driveways and water quality infiltration basin; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

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

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 1996523, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1996523:

Findings for Tentative Map San Diego Municipal Code Section 125.440:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The proposed Vesting Tentative Map would subdivide one lot into 20 lots comprised of 18 residential single-dwelling units, one HOA lot for private driveways and one HOA lot for a water quality infiltration basin. The 3.63-acre project site is located at 1695 Saturn Avenue and is developed with one single-dwelling unit and two accessory barn and silo structures that would be demolished. The site was historically used for agricultural uses and is completely disturbed with some non-native vegetation and no Environmentally Sensitive Lands (ESL) located on or adjacent to the site. The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides, including residential uses and the Godfrey G. Berry Elementary School.

The project would implement the land use designation and goals of the Otay Mesa-Nestor Community Plan by providing a residential development that is compatible with the surrounding residential and school uses. The Otay Mesa-Nestor Community Plan designates the site for Very Low Density residential development at a rate of 0-5 dwelling units per acre. The proposed density is 4.9 dwelling units per acre which conforms to this designation. One strategy of the community plan is to maintain planned residential development land use intensities to ensure conservation of neighborhood character and to not permit rezones to higher densities inconsistent with the community's land use designations. This proposal follows this strategy and complies with the land use plan accordingly. The Community Plan goal to strategically place additional street lights in the community would also be met as the project includes the provision of one street light.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The site is currently zoned AR-1-2 (Agricultural-Residential), which allows one unit per lot or one unit allowed on the project site. The Otay Mesa-Nestor Community plan designates the site for Very Low Density residential development at a rate of 0-5 dwelling units per acre. Because the current AR-1-2 zone does not allow full implementation of the Community Plan land use density, the project includes a request to rezone the site to RS-1-7, which is a single-family zone that allows one dwelling unit per 5,000 square feet of lot area or 18 units allowed on the project site. The site would go from 0.27 dwelling units per acre to 4.9 dwelling units per acre. The rezone will allow full implementation of the recommended Community Plan residential density and is compatible with the surrounding residential and school and uses.

This application includes a request to deviate from San Diego Municipal Code (SDMC) [Table 131-04D and SDMC Section 131.0442\(a\)](#), which require 50 feet of frontage on a dedicated public street for each lot. The project would create Lots 2-11 and 16 without frontage as the project would be accessed by private driveways. Deviations to the applicable development regulations of the Land Development Code are permitted with a Planned Development Permit.

The design guidelines have been implemented as a supplement to the standard San Diego Municipal Code development regulations the project incorporates the "Saturn Boulevard Architectural Design Guide" to establish design standards for the development of the proposed 18 single-family homes. These guidelines address the overall external appearance of the development and the specific guidance regarding building forms, materials, setbacks, fencing/wall heights and architectural style is intended to guide the development of an aesthetically cohesive community, while allowing for the distinctiveness of a new subdivision in the Otay Mesa - Nestor neighborhood.

The deviation is consistent with the purpose and intent of the RS-1-7 zone and the Otay Mesa-Nestor Community Plan, by allowing a more efficient use of the site to fully realize the Community Plan residential density. The deviation also encourages the orderly development of single-dwelling units in a manner consistent with the surrounding residential and school uses and the Community Plan goal to ensure the conservation of neighborhood character. With the exception of the requested street frontage deviation, the subdivision would comply with all applicable zoning and development regulations, including density, lot size and lot dimensions.

3. The site is physically suitable for the type and density of development.

The 3.63-acre project site is located at 1695 Saturn Boulevard, and is developed with a single dwelling unit and two detached accessory structures. The site was historically used for agricultural uses and is completely disturbed with some non-native vegetation. The project site is surrounded by existing residential uses and Godfrey G. Berry Elementary School.

Topographically, the site elevations vary from approximately 45 to 50 feet with the highest elevations at the southwestern portion of the site and the lowest elevations in the northwestern portion of the site. In addition, the project site is located in a developed area currently served by existing public services and utilities.

The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south. The project site is generally flat with elevations near mean sea level. The site is not located within or adjacent to a floodplain or floodway area, Multi-Habitat Planning Area (MHPA) lands, ESL, riparian habitat or wetlands and no sensitive species were observed on-site. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site as confirmed by the Geotechnical Investigation that was prepared for the project. Therefore, the site is physically suitable for the type and density of the proposed development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed Vesting Tentative Map would subdivide one lot into 20 lots comprised of 18 residential single-dwelling units, one HOA lot for private driveways and one HOA lot for a water quality infiltration basin. The 3.63-acre project site is located at 1695 Saturn Avenue and is developed with one single-dwelling unit and two accessory barn and silo structures that would be demolished. The site was historically used for agricultural uses and is completely disturbed with some non-native vegetation. The site does not contain nor is adjacent to any ESL, MHPA or wetlands. The project site is located in a developed neighborhood and is surrounded by existing development on all sides, including single-dwelling units to the west and south, multi-dwelling units to the north with Godfrey G. Berry Elementary School and Berry Park to the east.

[Mitigation Negative Declaration \(MND\) No. 566657](#) has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented to mitigate potentially significant impacts to Historical Resources (Archaeology), and Tribal Cultural Resources to below a level of significance. Therefore, the design of the subdivision or and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The subdivision will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance

with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The project would not result in risk from fire hazards and it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site as confirmed by the Geotechnical Investigation that was prepared for the project.

[MND No. 566657](#) has been prepared for this project in accordance with CEQA guidelines. An MMRP would be implemented to mitigate potentially significant impacts to Historical Resources (Archaeology), and Tribal Cultural Resources to below a level of significance. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The 3.63-acre project site is located at 1695 Saturn Boulevard, that is served by all utilities and improved rights-of-way. All existing easements on the site would remain and are not impacted by the subdivision. The Vesting Tentative Map create 18 single family lots for future residential development and two HOA lots and would dedicate public right-of-way, including roadway travel lane widenings, parkway improvements, and underground existing overhead utilities.

The proposed subdivision will include a public right-of-way dedication of ten (10) feet on Leon Avenue to provide a widening of Leon with an ADA-compliant noncontiguous sidewalk. The Saturn Boulevard right-of-way will provide an irrevocable offer of dedication so that Saturn can be widened in the future if the existing lots adjacent to it are redeveloped. The private driveways through the project between Leon and Rimbey Avenues will have a sidewalk on one side so that students or other pedestrians can travel safely through the project. The corners of Saturn and Leon and Saturn and Rimbey, adjacent to this site will also be improved with the appropriate ADA accessibility. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed subdivision of a 3.63-acre parcel into 18 single family lots for future residential development and 2 HOA lots will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and would be developed in accordance with the SDMC requirements for setbacks and height to allow natural ventilation and light between structures. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments,

placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The subdivision would create 18 single-dwelling units for future development consistent with the Otay Mesa-Nestor Community Plan land use designation. The City of San Diego is in a housing crisis, and new single-family homes on this in-fill site will be adjacent to a public school and park. Additionally, the site has been determined to require archeological monitoring, though the CEQA process, however no other environmental impacts have been identified.

All necessary public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the proposed project. At ministerial building permit issuance, the applicant will be required to comply with the SDMC affordable housing requirements, and pay the required Development Impact Fee (DIF) for project impacts to public facilities, as required by the San Diego Municipal Code.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council Vesting Tentative Map No. 1868551, hereby granted to Saturn Boulevard, LLC subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOT, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

ATTACHMENT 7

(R-[Reso Code])

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007418

CITY COUNCIL
ADOPTED BY RESOLUTION NO. R-_____ ON _____
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1996523
SATURN BOULEVARD - PROJECT NO. 566697 [MMRP]

GENERAL

1. This Vesting Tentative Map will expire _____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Vesting Tentative Map No. 1996523, Planned Development Permit No. 1996525, Coastal Development Permit No. 1996526.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate construction permits. The Subdivider shall provide written confirmation from the applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
7. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on Rimbley Avenue.
8. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention devises(s), on each water service (domestic, fire and irrigation), in a

manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service immediately adjacent to the right of way.

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

12. Prior to the expiration of the Vesting Tentative Map, a Final Map to subdivide the property into 20 lots (18 residential and 2 HOA) shall be recorded with the County Recorder's office.
13. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerks of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

14. The Final Map shall be based on the field survey and all lot corners must be marked with durable survey monument pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

16. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
17. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
18. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES

19. Prior to the recording of the Final Map, the Subdivider shall provide CC&R's for the operation and maintenance of all private water and sewer facilities, in a manner, satisfactory to the City Engineer.

GEOLOGY

20. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical investigation report or update letter that specifically address the proposed construction. The Owner/Subdivider shall submit a geotechnical investigation report or update letter that specifically address the proposed construction. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology section of the Development Services Department, prior to issuance of any construction permits.
21. The Owner/Subdivider 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 Development Services Department prior to exoneration of the bond and grading permit close-out.

TRANSPORTATION

22. Prior to the issuance of any building permit, the Owner/Subdivider shall provide an Irrevocable Offer of Dedication of 12-feet for public right of way purposes, along the perimeter of Saturn Boulevard's frontage, satisfactory to the City Engineer.
23. Prior to recordation of the final map, the Owner/Subdivider shall dedicate five feet for the public right of way purposes, along Rimbey Avenue's frontage, satisfactory to the City Engineer.

INFORMATION:

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007418

Rezone Ordinance

(O-INSERT-)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 3.63 ACRES LOCATED 1695 SATURN BOULEVARD WITHIN THE OTAY MESA-NESTOR COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-2 INTO THE RS-1-7, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0431 AND REPEALING ORDINANCE NO. 18451 (NEW SERIES), ADOPTED JANUARY 1, 2000, OF THE ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS THE SAME CONFLICT HEREWITH.

WHEREAS, Saturn Boulevard, LLC, requested to rezone 3.63 -acres of land from AR-1-2 zone into RS-1-7 (Single-Family Residential) zone in the Otay Mesa-Nestor Community Plan area; and

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

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

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 3.63-acres located 1695 Saturn Boulevard, and legally described as to subdivide 20 lots for an in-fill development of 18 single family dwelling units and two HOA lots for

private driveways and water quality infiltration basin. The project site is located 1695 Saturn Boulevard, in the AR-1-2 zone, in the Otay Mesa-Nestor Community Plan area. The property is legally described as: Lot 8 of Voller's addition to Oneta, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 518, filed in the Office of the County Recorder of San Diego County, March 27, 1888, in the Otay Mesa-Nestor Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-3879 filed in the office of the City Clerk as Document No. OO-88-0307, are rezoned from the AR-1-2 Agricultural-Residential-Community Zone into the RS-1-7 (Single-Family Residential) zone, as the zone described and defined by San Diego Municipal Code 131.0431. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 18451 (New Series), adopted January 1, 2020, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4 The provisions of this ordinance shall not be applicable within the Coastal Zone until the thirtieth day following the date the California Coastal Commission certifies this ordinance as a Local Coastal Program amendment. If this ordinance is not certified or is certified with suggested modifications by the California Coastal Commission, the provisions of this ordinance shall be null and void.

Tb(@4Tb)

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Deputy City Attorney

BH/ST

Date~

Or.Dept: INSERT~

Case No.INSERT PROJECT NUMBER~

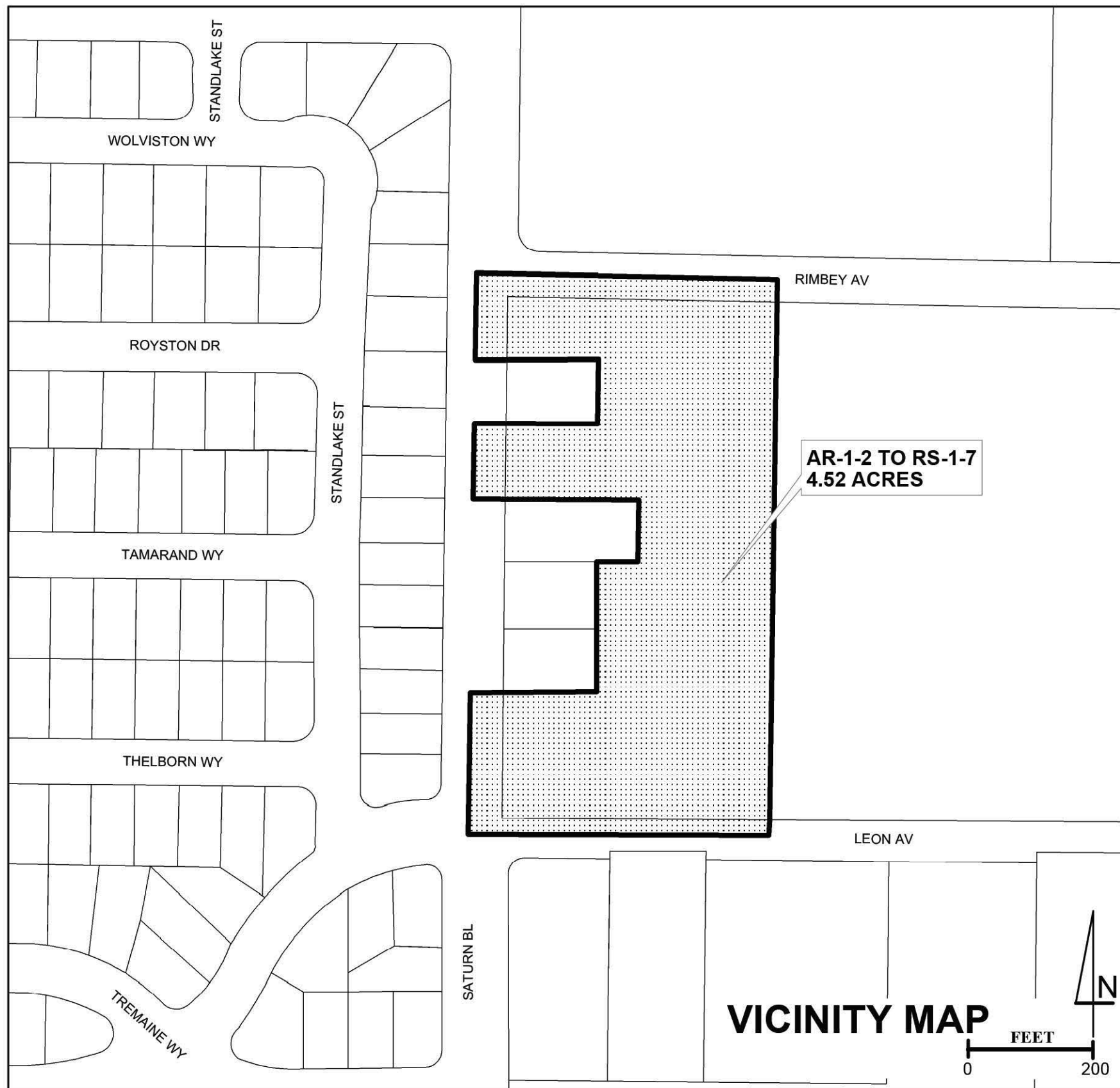
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PROPOSED REZONING



LOT 8* DOC 53496

ORDINANCE NO. _____
EFF. DATE ORD. _____
ZONING SUBJ. TO _____
BEFORE DATE _____
EFF. DATE ZONING _____
MAP NAME AND NO. _____

REQUEST **RS-1-7**
PLANNING COMM.
RECOMMENDATION
CITY COUNCIL
ACTION

CASE NO. **566657**

DEVELOPMENT SERVICES MANAGER

B-4340

APN: 634-092-01

(146-1740) 2-14-18 ldj

CITY COUNCIL
RESOLUTION NUMBER R-_____
MITIGATED NEGATIVE DECLARATION NO. 566657
SATURN BOULEVARD, PROJECT NO. 566657 [MMRP]

WHEREAS, on August 14, 2017, Saturn Boulevard, LLC, submitted an application to the Development Services Department for a Rezone, Vesting Tentative Map, Coastal Development Permit and Planned Development Permit for the Saturn Boulevard (Project); and

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

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

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 566657 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101. City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of O-_____ rezoning the site from the existing AR-1-2 Zone into the RS-1-7 Zone.

By: _____
[NAME], [DEPUTY CITY ATTORNEY]

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Rezone, Vesting Tentative Map, Coastal Development Permit, and Planned Development Permit

PROJECT NO. 566657

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.566657 shall be made conditions of Rezone, Vesting Tentative Map, Coastal Development Permit, and Planned Development Permit as may be further described below.

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

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

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

B. GENERAL REQUIREMENTS – PART II: Post Plan Check (After permit issuance/Prior to start of construction)

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

Qualified Archaeologist, Qualified Native American Monitor

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – (858) 627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at (858) 627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 566657 and /or Environmental Document No. 566657 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

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

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Historical Resources (Archaeology)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to

Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

2. When Monitoring Will Occur

a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review

of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing

activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the land owner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface distribution THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV- Discovery of Human Remains shall be followed.
 - e. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Tribal Cultural Resources

Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology).

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

DATE OF NOTICE: March 18, 2019

PUBLIC NOTICE OF A DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24007418

The City of San Diego Development Services Department has prepared a draft Mitigated Negative Declaration Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration has been placed on the City of San Diego web-site at <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. **Your comments must be received by April 8, 2019**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Morgan Dresser, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

- Project Name: SATURN BOULEVARD
- Project No. 566657 / SCH No. N/A
- Community Plan Area: Otay Mesa Nestor
- Council District: 8

Project Description: A request for a REZONE from AR-1-2 to RS-1-7, VESTING TENTATIVE, a COASTAL DEVELOPMENT PERMIT, and PLANNED DEVELOPMENT PERMIT for the demolition of a single-dwelling unit and detached accessory structures and the construction of an eighteen single-dwelling unit subdivision and two homeowner association (HOA) lots. HOA Lot A would be for an infiltration basin and HOA Lot B would be for the private drives. Various site improvements would also be constructed that include associated hardscape and landscape. Allowable deviations from applicable development regulations with respect to street frontage are being requested. The developed 3.6-acre project site is located at 1695 Saturn Boulevard. The Otay Mesa Nestor Community Planning identifies the land use designation as Very Low Density (0-5 dwelling units per acre) and the zone as AR-1-2. The project site is also within the Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Brown Field- Review Area 2), Federal Aviation Authority (FAA) Part 77 Noticing Area (NOLF Imperial Beach), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Coastal). (LEGAL DESCRIPTION: Lot 8 of Voller's Addition to Oneota, According to Map thereof No. 518.). **The site is not included on any Government Code listing of hazardous waste sites.**

Applicant: Saturn Boulevard, LLC., 2770 Caulfield Drive, San Diego, California 92154

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **HISTORICAL RESOURCES (ARCHAEOLOGY) AND TRIBAL CULTURAL RESOURCES.**

Availability in Alternative Format: To request this Notice, the draft Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Morgan Dresser at (619) 446-5404. The draft Mitigated Negative Declaration and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either a Compact Disk (CD), a hard-copy of the draft Mitigated Negative Declaration, or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Bryan Hudson at (619) 446-5333.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on March 18, 2019.

Gary Geiler
Deputy Director
Development Services Department



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 566657

SCH No. N/A

SUBJECT: **Saturn Boulevard:** A request for a REZONE from AR-1-2 to RS-1-7, VESTING TENTATIVE, a COASTAL DEVELOPMENT PERMIT, and PLANNED DEVELOPMENT PERMIT for the demolition of a single-dwelling unit and detached accessory structures and the construction of an eighteen single-dwelling unit subdivision and two homeowner association (HOA) lots. HOA Lot A would contain an infiltration basin and HOA Lot B would be for the private drives. Various site improvements would also be constructed that include associated hardscape and landscape. An allowable deviation from the applicable development regulations with respect to street frontage is being requested. The developed 3.6-acre project site is located at 1695 Saturn Boulevard. The Otay Mesa Nestor Community Planning identifies the land use designation as Very Low Density (0-5 dwelling units per acre) and the zone as AR-1-2. The project site is also within the Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Brown Field- Review Area 2), Federal Aviation Authority (FAA) Part 77 Noticing Area (NOLF Imperial Beach), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Coastal). (LEGAL DESCRIPTION: Lot 8 of Voller's Addition to Oneota, According to Map thereof No. 518.) APPLICANT: Saturn Boulevard, LLC.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area(s): **Historical Resources (Archaeology)**, and **Tribal Cultural Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative

Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

B. GENERAL REQUIREMENTS – PART II: Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION

(MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Archaeologist, Qualified Native American Monitor

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – (858) 627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at (858) 627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 566657 and /or Environmental Document No. 566657 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

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

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Historical Resources (Archaeology)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall

verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
2. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site

graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in

the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the land owner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface distribution THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
- 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
- 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. **Night and/or Weekend Work**

A. If night and/or weekend work is included in the contract

- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
- 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV- Discovery of Human Remains shall be followed.
 - e. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Tribal Cultural Resources

Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology).

VI. PUBLIC REVIEW DISTRIBUTION:

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

CITY OF SAN DIEGO

Mayor's Office

Councilmember Bry, District 1

Council Member Campbell, District 2

Council Member Ward, District 3
Council Member Montgomery, District 4
Council Member Kersey, District 5
Council Member Cate, District 6
Council Member Sherman, District 7
Council Member Moreno, District 8
Council President Gomez, District 9
Development Services Department
 EAS
 Planning Review
 Engineering Review
 Geology
 Transportation
 Landscaping
 DPM
 PUD- Water and Sewer
Planning Department
 Long Range Planning
 Facilities Financing
 Park and Recreation
Environmental Services Department
Library - Government Documents (81)
San Diego Central Library (81A)
Otay Mesa-Nestor Branch Library (81 W)
City Attorney (93C)

OTHER ORGANIZATIONS, GROUPS AND INTERESTED INDIVIDUALS


Historical Resources Board (87)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Clint Linton (215 B)
Frank Brown- Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-S)
Clint Linton, Iipay Nation of Santa Ysabel
Lisa Cumper, Jamul Indian Village
Jesse Pinto, Jamul Indian Village
Otay Mesa Nestor Community Planning Group (228)
California Department of Parks and Recreation (229)
Theresa Acerro (230)

Robin Shifflet (231)
 Otay Mesa Chamber of Commerce (231A)
 San Diego County Parks Department (232)
 Janay Kruger (233)
 Marilyn Ponseggi (234)
 Otay Mesa Planning Committee (235)
 Janet Vadakkumcherry (236)

VII. RESULTS OF PUBLIC REVIEW:

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

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


E. Shearer-Nguyen
Senior Planner
Development Services Department

March 18, 2019
Date of Draft Report

Date of Final Report

Analyst: M. Dresser

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

INITIAL STUDY CHECKLIST

1. Project title/Project number: Saturn Boulevard / 566657
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Morgan Dresser / (619) 446-5404
4. Project location: 1695 Saturn Boulevard, San Diego, California 92154
5. Project Applicant/Sponsor's name and address: Saturn Boulevard, LLC, 2770 Caulfield Drive, San Diego, California 92154
6. General/Community Plan designation: Residential / Very Low Density Residential (0-5 DU/AC)
7. Zoning: AR-1-2
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A request for a REZONE from AR-1-2 to RS-1-7, a VESTING TENTATIVE MAP to subdivide one lot into twenty lots, a COASTAL DEVELOPMENT PERMIT and PLANNED DEVELOPMENT PERMIT for the demolition of a single dwelling unit and two detached accessory structures and the construction of eighteen single-dwelling units. The site would be subdivided into twenty lots, eighteen for single dwelling units, and two for homeowner association (HOA) lots. HOA Lot A would be 8,053-square-feet for an infiltration basin and HOA Lot B would be 25,822-square-feet for the private drives. The eighteen residential lots would range in size from 5,217 to 11,094-square feet. Various site improvements would also be constructed.

The Land Development Code Section §126.0602(b), allows projects to request deviations from applicable development regulations in accordance with a Planned Development Permit (PDP). Deviations requested by the project include:

- Street frontage - A deviation from San Diego Municipal Code (SDMC) Section 131.0431(b) Table 131-04D, to allow for lots 2-11 and 16 to have no frontage on a dedicated public right of way, where 50 feet of frontage is required.

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

Grading would entail approximately 5,596 cubic yards of cut with a maximum cut depth of five feet.

9. Surrounding land uses and setting:

The 3.6-acre project site is located at 1695 Saturn Boulevard, and is developed with a single-dwelling unit and two detached accessory structures. The project site is situated generally north of Leon Avenue, east of Saturn Boulevard and south of Rimbey Avenue. Vegetation on-site is varied and consists of non-native landscaping flora. The project site is surrounded by existing residential uses and Godfrey G. Berry Elementary School. Topographically, the site elevations vary from approximately 45 to 50 feet with the highest elevations at the southwestern portion of the site and the lowest elevations in the northwestern portion of the site. In addition, the project site is located in a developed area currently served by existing public services and utilities.

The project site is designated Very Low Density (0-5 dwelling units per acre) and zoned AR-1-2 per the Otay Mesa Nestor Community Planning area. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Coastal), the Airport Influence Area (Review Area 2), and the Federal Aviation Administration Part 77 Noticing Area.

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

California American Water

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

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego engaged in consultation with the Lipay Nation of Santa Ysabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area. Both tribes were notified via email on April 10, 2018 and both tribes responded within the 30-day formal notification period requesting consultation, which occurred on April 11, 2018. Both Native American Tribes concurred with staff's determination and the consultation process was concluded.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

I. AESTHETICS – Would the project:

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

There are no designated scenic vistas or view corridors identified in the Otay Mesa Nestor Community Plan. The project is compatible with the surrounding development. Therefore, the project would not have a substantial adverse effect on a scenic vista. No impact would result.

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

The project is situated within a developed residential neighborhood. The project is not located within or adjacent to a state scenic highway and would not substantially damage such scenic resources. Therefore, no impacts would result.

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

The project site is developed with a single-family dwelling unit and accessory structures and is generally surrounded by single-family residential units. The project is compatible with the surrounding development and permitted by the General Plan, community plan land use designations. The project would not substantially degrade the existing visual character or quality of the site and its surroundings; therefore, impacts would be less than significant.

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

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

The project would comply with Municipal Code Section 142.0730 (Glare Regulations) that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The structures would consist of wood siding, wood shingles, adobe and concrete blocks, brick, stucco, concrete or natural stone. The project would have a less than significant glare impact.

- II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment

Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project::

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

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

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

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

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ☐ ☐ ☐ ☒

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

- d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

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

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

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

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

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☐ ☒

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

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

The project proposes a rezone from AR-1-2 (1 dwelling unit per acre) to RS-1-7 (0-5 dwelling units per acre). The site is designated in the General Plan as Residential and has a Community Plan land use designation of Very Low Density Residential with a density range of 0-<5 dwelling units per acre. The proposed rezone would result in a density consistent with the General Plan and the community plan land use designations. The project would construct eighteen single-family residences within a developed neighborhood with similar uses. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS, and would not obstruct implementation of the RAQS. As such, no impacts would result.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ☐ ☐ ☒ ☐

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

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

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

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

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ☐ ☐ ☒ ☐

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

- d) Create objectionable odors affecting a substantial number of people? ☐ ☐ ☒ ☐

Short-term (Construction)

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

Long-term (Operational)

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

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- ☐ ☐ ☐ ☒

The project site is developed with a single-dwelling unit, accessory structures and associated hardscape and landscape. Onsite landscaping is non-native and the project site does not contain any sensitive biological resources on site nor does it contain any candidate, sensitive or special status species. No impacts would occur.

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

The project site is urban developed within a residential setting. No such habitats exists on or near the project site. Refer to Response IV (a), above. The project site does not contain any riparian habitat or other identified community, as the site currently supports non-native landscaping. No impacts would occur.

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

There are no wetlands or water of the United States on or near the site. No impacts would occur.

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

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

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ☐ ☐ ☐ ☒

Refer to response IV (a), above. The project site is designated Very Low Density (0-5 dwelling units per acre) per the Otay Mesa Nestor Community Planning area. The project is located on a partially developed residential site and there are no local policies or ordinances protecting biological resources that apply to the project site. Therefore, no impacts would occur.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☐ ☒

The project is located in a developed urban area and is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA) and no other adopted conservation plans affect the subject site. The project would not conflict with any local conservation plans. Therefore, no impacts would occur.

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? ☐ ☒ ☐ ☐

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

Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

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

The existing structures were built in 1929 and are proposed to be demolished. Therefore, in order to determine whether a significant impact to a potentially historic resource (built environment) would occur, qualified Plan-Historic staff reviewed a Historical Resources Research Report (1695 Saturn Boulevard) prepared by Moomjian 2017, which documented five historic structures within the project's APE. Additional information consisting of building records, notice of completion, chain of title, and a photographic survey were also reviewed. City staff determined that the properties and/or structures are not individually designated resources and are not located within a designated historic district. Furthermore, the properties do not meet designation criteria as significant resources under any adopted criteria. No impact would result.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

☐
☒
☐
☐

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area is located within an area identified as sensitive on the City of San Diego Historical Resources Sensitivity Maps. In addition, several previously recorded historic and prehistoric sites have been identified in the project vicinity. Based on this information, further review by City staff of archaeological maps in the Entitlements Division indicated that archaeological resources have been identified within close proximity of the project site. Based on this information, there is a potential for buried cultural resources to be impacted through implementation of the project. Therefore, an archaeological survey report was prepared by Brian F. Smith & Associates, Inc. (June 12, 2018), which included literature review, record search, Native American Consultation, and completion of a pedestrian field survey of the parcel along with a Native American monitor from Red Tail Monitoring & Research, Inc. on June 1, 2018, per the City's requirements. The results and conclusions of the technical report are summarized below.

A total of 12 previous investigations have been conducted within a one-half mile of the site, none of which have occurred within the project's area of potential effect (APE). The records search did not indicate the presence of any previously recorded cultural resources within the APE; however, a total of 11 recorded sites were identified within a one-half mile of the property. A Sacred Lands File search did not identify the presence of sacred sites or locations of religious or ceremonial importance within the search radius.

Both the Tiajuana and Otay rivers and associated drainages have been sources of fresh water for humans for thousands of years. The brackish water marsh at the mouth of the Tiajuana Slough to

the west of the project has provided hunting and foraging resources for both prehistoric and historic peoples. The coastal mesas and wetland areas were important hunting and gathering areas for local human inhabitants in prehistoric times. Because the San Diego areas experienced an arid climate for at least 9,000 years, sources of fresh water attracted plants, animals, as well as humans who depended upon the plants, animals, and fresh water to survive. With the Tiajuana and Otay rivers representing large fresh water resources, the area became a focal point of human activity.

The pedestrian field survey was conducted by walking transects in 10-meter intervals across the project site. Although survey conditions were good, survey visibility conditions were limited (a20 percent) due to existing structures, landscaping (non-native grasses and weeds), hardscape, modern trash, building materials, and piles of dirt. During the survey, particular attention was paid to areas with exposed ground surfaces; no archaeological artifacts or deposits were identified related to the prehistoric or historic land use. However, given the location of the project site's proximity to the Tiajuana and Otay rivers, which have resulted in cultural resources XXXXX FOUND WHAT, there is a potential for cultural resources to exist on the project site. Therefore, monitoring during ground-disturbing activities is required.

Therefore, a Mitigation Monitoring Reporting Program, as detailed within Section V of the MND, would be implemented. With implementation of the historical resources monitoring program, potential impacts on historical resources would be reduced to less than significant.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

According to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is underlain by Old Paralic Deposits, which has a high sensitivity level for fossil resource potential (paleontological resources). Grading operations would entail approximately 5,596 cubic yards of cut with a maximum cut depth of five feet. Therefore, the project would not exceed the City's Significance Determination Thresholds. No impact would result.

- d) Disturb and human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☐ ☒

The site is currently developed and has been modified in the past by the existing development. In the unlikely event remains are located, the project would comply with the Public Resources Code requirements for handling remains. Thus, no impacts to human remains would occur.

VI. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐☐☒☐

The closest known active faults are the Newport Inglewood, alt 1 and alt 2 and Rose Canyon Fault located approximately 3.25 miles from the project site. The site is not traversed by an active, potentially active, or inactive fault and is not within an Alquist-Priolo Fault Zone. The project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and standard construction practices, to be verified at the building permit stage, in order to ensure that would reduce impacts to people or structures to an acceptable level of risk. Therefore, impacts would be less than significant.

- ii) Strong seismic ground shaking?

☐☐☒☐

The site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would reduce the potential impacts associated with seismic ground shaking to an acceptable level of risk. Therefore, impacts would be less than significant.

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

☐☐☒☐

Liquefaction generally occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. According to the site specific geotechnical investigation, the site would have a very low risk of liquefaction due to the lack of shallow depth groundwater and the relatively dense underlying sedimentary materials. Therefore, risk of liquefaction would be considered low. The project would be required to comply with the California Building Code that would reduce impacts to people or structures to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

- iv) Landslides?

☐☐☒☐

According to the site specific geotechnical investigation, evidence of landslides or slope instability was not observed on the project site. Due to the topography, the absence of significant nearby slopes or hills, and the planned site grading, the potential for landslides is considered low. Implementation of proper engineering design and utilization of standard construction practices, to

be verified at the building permit stage, would ensure that the potential for impacts would be reduced to an acceptable level of risk. Impacts would be less than significant.

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

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

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

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

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☐ ☐ ☒ ☐

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

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☐ ☒

The project site is located within an area that is already developed with existing infrastructure (i.e., water and sewer lines) and does not propose any septic system. In addition, the project does not

require the construction of any new facilities as it relates to wastewater, as services are available to serve the project. No impact would occur.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

Climate Action Plan

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that the City will undertake to achieve its proportional share of state greenhouse gas (GHG) emissions reductions. The purpose of the CAP Consistency Checklist is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA.

The CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of the CAP Consistency Checklist may rely on the CAP for the cumulative impact analysis of GHG emissions. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

A project-specific CAP Consistency Checklist has been completed for the project, and its requirements would become conditions of project approval. As detailed in the project-specific CAP Consistency Checklist Step 1, the project is consistent with the allowed uses per the General Plan and Community Plan land use designations for the project site. Additionally, the Community Plan designation was used to determine the SANDAG Series 12 growth projections; therefore, the project is consistent with the SANDAG Series 12 growth projections. The project is consistent with the growth projections and land use assumptions used in the CAP. Furthermore, completion of Step 2 of the CAP Checklist demonstrates that the project would be consistent with applicable strategies and actions for reducing GHG emissions. This includes features consistent with the energy and water efficient building strategy, as well as bicycling, walking, transit, and land use strategies. Thus, the project is consistent with the CAP.

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

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

Refer to Section VII (a). Impacts would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? ☐ ☐ ☒ ☐

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☒ ☐

As noted in previous response VIII (a), no health risks related to the storage, transport, use, or disposal of hazardous materials would result from the implementation of the project. The project would not be associated with such impacts. Therefore, impacts would be less than significant.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒

Godfrey G. Berry Elementary School is located within a quarter mile from the project site. The project would not emit hazardous materials, substances, or waste. No impacts would occur.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites available on the California EPA website. Based on the searches conducted, no contaminated sites are on or adjacent to the project site. Furthermore, the project site was not

identified on the DTSC Cortese List. Therefore, the project would not create a significant hazard to the public or the environment. No impacts would result.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- ☐ ☐ ☐ ☒

The project site is located within the Airport Influence Area (Review Area 2), as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP) for Brown Field Municipal Airport, the project would not result in a safety hazard residing in the project area. The project would comply with the noise, safety, and airspace protection compatibility requirements of Section 132.1510 through 132.1525 of the Land Development Code (LDC). The proposed development would not penetrate the FAA notification surface and is nor proposed at greater than 200 feet above grade. Therefore, the proposal is not required to notify the FAA per Section 132.1520(c). Additionally, the project site is not within a designated Accident Potential Zone (APZ) as identified in the Brown Field ALUCP and would, therefore, not subject people working or residing within the project area to a significant safety hazard.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- ☐ ☐ ☐ ☒

Refer to response VIII(e) above. The project site is not in proximity to any private airstrip. Therefore, no impacts will occur.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- ☐ ☐ ☐ ☒

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

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- ☐ ☐ ☐ ☒

The project is located within a developed residential neighborhood. There are no wildlands or other areas prone to wildfire within the vicinity of the project site. Therefore, the project would not expose people or structures to wildland fires. No impacts would occur.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

Potential impacts to existing water quality standards associated with the project would include minimal short-term construction-related erosion/sedimentation and no long-term operational storm water discharge. According to the City's Storm Water Requirements Applicability Checklist, the project is considered to be a Priority Development Project and therefore required to prepare a Storm Water Quality Management Plan (REC Consultants, Inc. 2018) to identify and implement required best management practices (BMPs) for storm water pollutant control (BMP Design Manual Chapter 5, Part 1 of Storm Water Standards). The BMPs to be included in the project per the SWQMP consist of an on-site infiltration basin that would act as a combined pollutant control and hydromodification control. This requirement would be implemented during construction and post-construction, which have been reviewed by qualified staff and would be re-verified during the ministerial process. Adherence with the standards would ensure that water quality standards are not violated and also preclude a cumulatively considerable contribution to water quality; therefore, a less than significant impact would result.

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

The project does not require the construction of wells or the use of groundwater. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project is located in an urban neighborhood where all infrastructures exist. The project would connect to the existing public water system. No impact would result.

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

A site-specific Drainage Study was prepared by REC Consultants, Inc. (February 2018). Currently, the site has a drainage path located at the northeastern boundary of the project site and discharges at 6.46 cubic feet per second. Although the proposed project would use the same point of discharge as the existing conditions, the project includes one biofiltration basin, which would treat runoff prior to discharging from the site. Under the developed condition, discharge would occur at 6.83 cubic feet per second; however, with the addition of the bioretention basin, the flow would be reduced to 5.08

cubic feet per second. Overall, the project would result in a net decrease of peak flow discharge from the project site by approximately 1.38 cubic feet per second.

There are no streams or rivers located on-site and thus, no such resources would be impacted through the proposed grading activities. Although grading would be required for the project, the project would implement BMPs to ensure that substantial erosion or siltation on or off-site would not occur. Impacts would be less than significant.

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

Refer to XI(c), the project would not significantly alter the overall drainage pattern for the site or area, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Impacts would be less than significant.

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

The project would be required to comply with all City storm water standards during and after construction. Appropriate best management practices would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

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

Refer to Section IX (a). The project would be required to comply with all City storm water standards both during and after construction, using appropriate best management practices that would ensure that water quality is not degraded. Impacts would be less than significant.

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

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

- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? ☐ ☐ ☐ ☒

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

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community? ☐ ☐ ☐ ☒

The project would construct eighteen single-family residences within a developed neighborhood of similar residential uses. The project is consistent with the General Plan, Community Plan's land use designations. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. Thus, the project would not result in an impact related to physically dividing an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☐ ☒

The project proposes a rezone from AR-1-2 (1 dwelling unit per acre) to RS-1-7 (0-5 dwelling units per acre). The site is designated in the General Plan as Residential and has a Community Plan land use designation of Very Low Density Residential with a density range of 0-<5 dwelling units per acre. The proposed rezone would result in a density consistent with the General Plan and the community plan land use designations. The project would construct eighteen single-family residences within a developed neighborhood with similar uses.

The Land Development Code Section §126.0602(b), allows projects to request deviations from applicable development regulations in accordance with a Planned Development Permit (PDP). Deviations requested by the project include:

1. Street frontage - A deviation from San Diego Municipal Code (SDMC) Section 131.0431(b) Table 131-04D, to allow for lots 2-11 and 16 to have no frontage on a dedicated public right of way, where 50 feet of frontage is required.

Construction of the project would occur within an urbanized neighborhood with similar development. Furthermore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, community plan) adopted for the purpose of avoiding or mitigating an environmental effect. No impact would result.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? ☐ ☐ ☐ ☒

The project is located within a developed residential neighborhood and would not conflict with any applicable habitat conservation plan or natural community conservation plan. The project would not conflict with the City's Multiple Species Conservation Plan (MSCP), in that the site is not located within or adjacent to the Multi-habitat Planning Area (MHPA). No impact would occur.

XI. MINERAL RESOURCES – Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒

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

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☐ ☒

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

XII. NOISE – Would the project result in:

- a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

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

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

Noise Ordinance. No significant long-term impacts would occur, therefore impacts would be less than significant.

- b) Generation of, excessive ground borne vibration or ground borne noise levels? ☐ ☐ ☒ ☐

Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. As described in Response to XII (a) above, potential effects from construction noise would be reduced through compliance with the City's Noise Ordinance. Impacts would be less than significant.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐

The project would not significantly increase long-term noise levels. The project would not introduce a new land use, or significantly increase the intensity of the allowed land use. Post-construction noise levels and traffic would not substantially increase as compared to the existing residential use. Therefore, no substantial permanent increase in ambient noise levels is anticipated. A less than significant impact would occur.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? ☐ ☐ ☒ ☐

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

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

There are no airports located within or adjacent to the project site, with the closest airport being Brown Field Municipal Airport. The project site is located within the Airport Influence Area (Review Area 2), and FAA Part 77 Noticing Area, however, the risk of aircraft related noise exposure associated with the implementation of the project is considered low. Therefore, no impacts would occur.

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

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

XIII. POPULATION AND HOUSING – Would the project:

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

The project site is located in an established residential neighborhood and is surrounded by similar development. The project site currently receives water and sewer service from the City and California American Water, and no extension of infrastructure to new areas is required. As such, the project would not induce substantial population growth in the area. Impacts would be less than significant.

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

The project would demolish an existing single-dwelling unit and detached accessory structures to construct eighteen single-dwelling residential units. Therefore, no such displacement would occur. No impacts would occur.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
- ☐ ☐ ☐ ☒

See response XIII(b) above. No impacts would result.

XIV. PUBLIC SERVICES

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

- i) Fire protection
- ☐ ☐ ☒ ☐

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

- ii) Police protection ☐ ☐ ☒ ☐

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

- iii) Schools ☐ ☐ ☒ ☐

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

- iv) Parks ☐ ☐ ☒ ☐

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

- v) Other public facilities ☐ ☐ ☒ ☐

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

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐

The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing governmental facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. Impacts would be less than significant.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ☐ ☐ ☒ ☐

Refer to XV (a) above. The project does not propose recreation facilities nor require the construction or expansion of any such facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? ☐ ☐ ☒ ☐

The City of San Diego Traffic Impact Study Manual does not require a Traffic Impact Study for projects that conform to the community plan and generates less than 1,000 average daily trips (ADT). Per the City of San Diego's Transportation General Manual, the trip rate for a single-family unit in an urbanized area is 10 ADT per dwelling unit. Therefore, the project is expected to generate approximately 180 ADT.

Based on the estimated increase of ADT from the project site when compared to existing land uses, the project is not expected to substantially adversely affect the performance of surrounding street segments and intersections. Therefore, the project would not conflict with the applicable City of San Diego regulations establishing thresholds of effectiveness for the circulation system around the project site, resulting in a less than significant impact.

The project does not propose any changes to the public transit system, bicycle lanes, or pedestrian circulation. Therefore, impacts would be less than significant.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? ☐ ☐ ☒ ☐

Refer to response XVI (a). The project would not generate substantial additional vehicular traffic and would not adversely affect any mode of transportation in the area. Therefore, the project would not result in conflict with any applicable congestion management program, level of service standards or travel demand measures. Impacts are considered less than significant, and no mitigation measures are not required.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ☐ ☐ ☐ ☒

The project is located within the Airport Influence Area (Review Area 2), as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). However, the project structures would not exceed 30 feet in height. Additionally, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks in that the project would be consistent with the General Plan and land use plans. No impacts would result.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☐ ☒

The project would not alter existing circulation patterns. No design features or incompatible uses that would increase potential hazards are proposed. The project would not affect emergency access to the project site or adjacent properties. Access would be provided to the project site via Rimbey Avenue and Leon Avenue. Driveway design for the project is consistent with City design requirements to ensure safe ingress/egress from the properties. Additionally, the project site is located within an existing residential neighborhood. The project is a compatible use that would not create hazardous conditions. No impacts would result.

- e) Result in inadequate emergency access? ☐ ☐ ☐ ☒

The project is consistent with the community plan designation and would not result in inadequate emergency access. The project design would be subject to City review and approval for consistency with all design requirements to ensure that no impediments to emergency access occur. No impacts would result.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☐ ☒

The project would not alter the existing conditions of the project site or adjacent facilities with regard to alternative transportation. Construction of the project would not result in design measures or circulation features that would conflict with existing policies, plan, or programs supporting alternative transportation. No impacts would result.

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

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ☐ ☐ ☐ ☒

The project would not cause a substantial adverse effect to tribal cultural resources, as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. No impact would result.

- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.
- ☐ ☒ ☐ ☐

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

Tribal Cultural Resources could potentially be impacted through project implementation. Therefore, to determine significance of the Tribal Cultural Resources, staff consulted with the Lipay Nation of Santa Isabel and the Jamul Indian Village, tribes traditionally and culturally affiliated with the project area in accordance with the requirements of Public Resources Code 21080.3.1. These tribes were notified via email on April 10, 2018 and both tribes responded within the 30-day formal notification period requesting consultation.

During the consultation, no additional Tribal Cultural Resources were identified. Both Tribes concurred with staff's determination of archaeological monitoring with a Native American monitor present during ground-disturbing activities (as described in Section V(b), Cultural Resources), furthermore, supplementary mitigation measures were not necessitated; thus, concluding the consultation process.

Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed within Section V of the Mitigated Negative Declaration would be implemented. With implementation of the monitoring program, potential impacts on tribal cultural resources would be reduced to a less than significant level.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). California American Water would provide water service to the project site. Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impacts would be less than significant.

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

See XVII (a) above. Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities. Impacts would be less than significant.

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

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

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ☐ ☐ ☒ ☐

The project does not meet the CEQA significance threshold of 500 residential units, requiring the need the preparation of a water supply assessment. The site currently receives water service from California American Water, and adequate services are available to serve the project without requiring new or expanded entitlements. Impacts would be less than significant.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐

Construction of the project would not adversely affect existing wastewater treatment services. Adequate services are available to serve the site without requiring new or expanded facilities. Impacts would be less than significant.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ☐ ☐ ☒ ☐

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal needs. Construction debris and waste would be generated from the demolition of the existing single-family residence and accessory structures and construction of eighteen single-family residential units. All construction waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project. Long-term operation of the proposed residential unit is anticipated to generate typical amounts of solid waste associated with residential use. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6)) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts are considered to be less than significant.

- g) Comply with federal, state, and local statutes and regulation related to solid waste? ☐ ☐ ☒ ☐

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

XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ☐ ☒ ☐ ☐

As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Historical Resources (Archaeology) and Tribal Cultural Resources. As such, mitigation measures have been incorporated to reduce impacts to less than significant as outlined within the Initial Study.

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

☐☒☐☐

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

- c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐☐☒☐

The demolition of the existing single-dwelling unit and construction of a new single-dwelling unit is consistent with the setting and with the use anticipated by the City. It is not anticipated that demolition or construction activities would create conditions that would significantly directly or indirectly impact human beings. Impacts would be less than significant.

INITIAL STUDY CHECKLIST REFERENCES

I. Aesthetics / Neighborhood Character

- ___ City of San Diego General Plan
☒ Community Plans: Otay Mesa Nestor Community Plan

II. Agricultural Resources & Forest Resources

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

III. Air Quality

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

IV. Biology

- ___ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
 ___ Community Plan - Resource Element
 ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
 ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
 ___ City of San Diego Land Development Code Biology Guidelines
 ___ Site Specific Report:

V. Cultural Resources (includes Historical Resources)

- ___ City of San Diego Historical Resources Guidelines
☒ City of San Diego Archaeology Library
 ___ Historical Resources Board List
 ___ Community Historical Survey:
 ___ Site Specific Report: Phase I Cultural Resources Survey for 1695 Saturn Boulevard, prepared by Brian F. Smith & Associates (June 12, 2018)

VI. Geology/Soils

- ☒ City of San Diego Seismic Safety Study
 ___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
☒ Site Specific Report: Geotechnical Evaluation Study, Saturn Boulevard, LLC, prepared by EEI Engineering Solutions, (December 15, 2017)

Supplemental Percolation Study, Proposed Single-Family Residential Subdivision Development, prepared by EEI Engineering Solutions (February 28, 2017)

Geotechnical Addendum, Response to Plan Check Comments for Proposed Residential Development Saturn Boulevard, prepared by EEI Engineering Solutions (April 20, 2018)

Feasibility of Onsite Stormwater Infiltration, Proposed Single-Family Residential Subdivision Development, prepared by EEI Engineering Solutions (September 26, 2018)

VII. Greenhouse Gas Emissions

☒ Climate Action Plan Consistency Checklist

VIII. Hazards and Hazardous Materials

☒ San Diego County Hazardous Materials Environmental Assessment Listing
☐ San Diego County Hazardous Materials Management Division
☐ FAA Determination
☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
☐ Airport Land Use Compatibility Plan
☐ Site Specific Report:

IX. Hydrology/Drainage

☐ Flood Insurance Rate Map (FIRM)
☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
☒ Site Specific Report: Drainage Study for 1695 Saturn Boulevard, prepared by REC Consultants, Inc. (April 28, 2017, updated February 5, 2018)

Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) Saturn Boulevard Single Family Residential Project, prepared by REC Consultants, Inc. (August 1, 2018)

X. Land Use and Planning

☒ City of San Diego General Plan
☒ Community Plan
☒ Airport Land Use Compatibility Plan
☒ City of San Diego Zoning Maps
☐ FAA Determination
☐ Other Plans:

XI. Mineral Resources

☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps
☐ Site Specific Report:

XII. Noise

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

XIII. Paleontological Resources

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

XIV. Population / Housing

- ___ City of San Diego General Plan
- ___ Community Plan
- ___ Series 11/Series 12 Population Forecasts, SANDAG
- ___ Other:

XV. Public Services

- ___ City of San Diego General Plan
- ___ Community Plan

XVI. Recreational Resources

- ___ City of San Diego General Plan
- ___ Community Plan
- ___ Department of Park and Recreation
- ___ City of San Diego - San Diego Regional Bicycling Map
- ___ Additional Resources:

XVII. Transportation / Circulation

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

XVIII. Utilities

___ Site Specific Report:

XIX. Water Conservation

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

XX. Water Quality

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

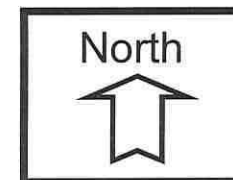
___ Site Specific Report:

Revised: February 2018



Project Location Map

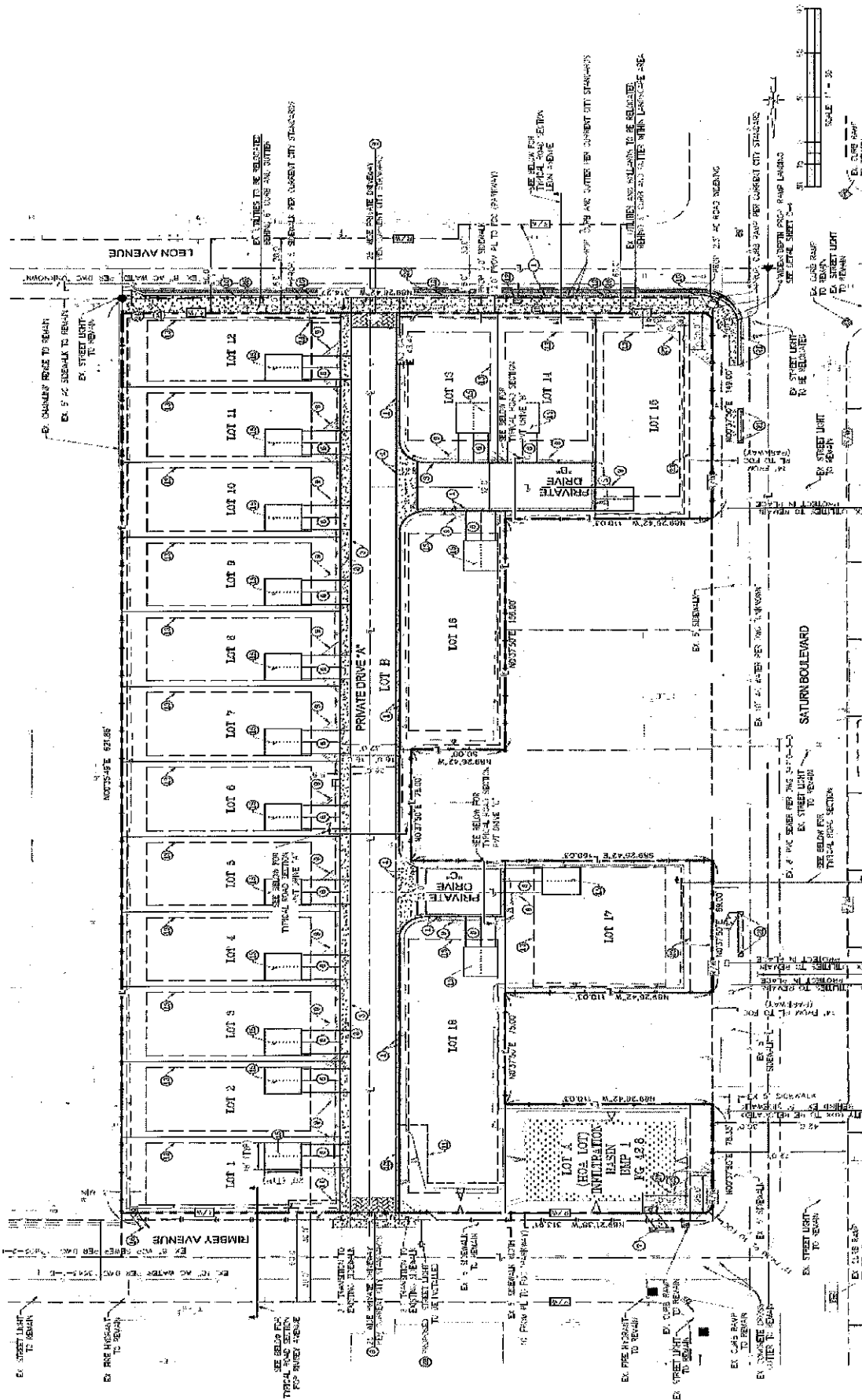
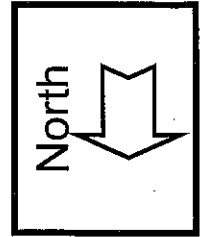
Saturn Blvd– 1695 Saturn Boulevard
PROJECT NO. 566657





Site Plan

Saturn Blvd—1695 Saturn Boulevard
PROJECT NO. 566657



**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
September 12, 2018**

Members Present:

District 1 John C. Swanson
 District 4 Patty Swanson
 District 5 Sabine Prather
 District 7 Robert Broomfield
 District 9 Jacki Farrington
 District 10 Bob Mikloski
 District 11 Albert Velasquez
 District 13 Brian McGonagill
 District 15 Walt Zumstein
 District 16 Bobby Hicks

Members Absent:

District 2 Sam Mendoza
 District 6 Maria Mendoza
 District 8 Edgar Gonzalez
 District 12 Carlos Sanchez
 District 14 Johnny E. Swanson

Vacant District Seats:

District 3

Guests Present: See the OMNCPG Secretary for the sign-in sheet.

1. **Call to Order/Introduction of Members:** Otay Mesa-Nestor Community Planning Group (OMNCPG) Chair Alberto Velasquez called the meeting to order at 6:35 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of minutes:** A motion was made by Walt Zumstein to approve the minutes of the August 8, 2018 OMNCPG meeting. Motion approval was unanimous.
3. **Non-Agenda Public Comments:**
 - a. Bill Bolstad, of Father Joe Villages, introduced the site of their proposed new facility on 1010 Outer Road, currently an 88-room motel. It will undergo construction and renovation to provide affordable and permanent supportive housing on the site, and they propose a grand opening at the end of 2019. Contact Bill.Bolstad@neighbor.org.
 - b. There was a question about public access to the creek pathway at Nestor United Methodist Church, which was directed to the developer contact information on the City website under the Otay Mesa Nestor Community Planning Group.
 - c. Walt Zumstein requested that Alison Moss with SANDAG return to speak with the OMNCPG concerning the Border to Bayshore Bikeway project through Nestor area.
4. **SDPD Community Relations:** Officer Aida Liufau, aliufau@pd.sandiego.gov, 619-424-0412.
 - a. Officer Liufau reported that Girl's Squad starts its third year on Sept 20th with six returning girls, six new girls and one graduate former member returning as a mentor.
 - b. Officer Liufau mentioned the grand opening of the Cesar Solis Park in Oceanview Hills.
 - c. October 3 is the next Coffee with a Cop at the Otay Nestor Public Library. More information will be announced shortly.
 - d. Captain Sharki was also in attendance, and stated that the SDPD are addressing problems related to homelessness.
 1. He also mentioned Vision Zero, aimed to eliminate fatalities in vehicle collisions.
 - e. He also also mentioned about issues regarding under-staffing of the SDPD, and staffing relief will happen with additional draftees, once 50 academy attendees have graduated.

- f. He fielded questions about oversized vehicle parking at night or speeding late at night. Advised to email Officer Liufau directly with these complaints. The more complaints are not burdensome but instead highlight repetitive problems.

5. **Council District 8 Report:** District 8 Representative Vivian Moreno, Council Representative, 619-236-6688 vmoreno@sandiego.gov

- a. Ruth Martin stated that there is a free legal clinic once a month in the South Bay, and residents can call the District 8 offices for an appointment.
- b. She said the Cesar Solis Park will have a grand opening soon, and handed out a flyer.

6. **Sub-Committee Reports:**

- a. Volunteer Code Compliance, By-Laws, and Parks and Recreation sub-committees: No reports.
- b. The Project Review Subcommittee reported on their review of Project #566657: Saturn Blvd – PTS. This Saturn Boulevard development project is an infill single-family residential development on Saturn Blvd., between Rimbey Avenue and Leon Avenue. The project consists of approximately 3.6 acres which will provide 18 single-family homes within a 20-lot subdivision.

The Project Review Subcommittee sub-committee recommended approval of the project to the OMNCPG, with five recommendations as follows:

- 1. Include the name of Nestor in any name for the development.
- 2. Include in HOA CCR's a stipulation that the garages be available for two cars and not converted to living space.
- 3. Plan a one-way entrance from Leon Avenue into the development.
- 4. Plan for an entrance and exit from the development onto Saturn Avenue, instead of from Rimbey Avenue.
- 5. Allow for additional off-street parking within project.

Voting results: Voted four in favor, one against, two abstained.

7. **Action Item:** Project #566657: Saturn Blvd – PTS. This Saturn Boulevard development project is an infill single-family residential development on Saturn Blvd., between Rimbey Avenue and Leon Avenue. The project consists of approximately 3.6 acres which will provide 18 single-family homes within a 20-lot subdivision. The project application includes the request for approval of a Rezone from AR-1-2 to RS-1-7, a Vesting Tentative Map (VTM), a Coastal Development Permit (CDP) and a Planned Development Permit (PDP). Contact: Jeanette Temple, Senior Land Use Consultant, Atlantis Group Land Use Consultants, 619-523-1930, jtemple@atlantissd.com.

Walt Zumstein made a motion to approve project as submitted by the developer.

Voting results: Two in favor; five opposed; two abstained. Motion failed.

Bobby Hicks then made a motion to approve the development as follows:

- a. Include the name of Nestor in any name for the development.
- b. Include in HOA CCR's a stipulation that the garages be available for two cars and not converted to living space.
- c. Plan a one-way entrance from Leon Avenue into the development.
- d. Plan for an entrance and exit from the development onto Saturn Avenue, instead of from Rimbey Avenue.
- e. Allow for additional off-street parking within project.

His motion also added these additional conditions:

- a. Build a concrete block wall on east side of property bordering the SDUSD Bus Depot to suppress noise.
- b. Protect the owl habitat in old silo.
- c. Preserve the existing home on the corner of Saturn and Leon Avenues.

Voting results: Five in favor; three opposed; two abstained. Motion passed.

8. Community Planning Group Election:

- a. One District seat is vacant on the OMNCPG.
- b. An election to fill this District seat was conducted at this meeting in accordance with the OMNCPG By-Laws.
- c. The three-member Election Sub-committee of Patty Swanson, Bob Mikloski and Brian McGonagill conducted the election.
- d. Community member Armond Moore has applied and qualified for candidacy in accordance with the OMNCPG By-Laws.

Election results: Ten in favor; none opposed. Armond Moore has been elected to fill the vacant District 3 seat.

9. Chair's report: No report.

10. City Planner's Report: Elizabeth Ocampo Vivero, Senior Planner, 619-236-6301 eocampo@sandiego.gov. No report.

11. Adjournment: Jackie Farrington made a motion to adjourn at 7:49 p.m. The vote was unanimous.

Respectively submitted by John C. Swanson, Secretary



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 448-5000

Ownership Disclosure Statement

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

Project No. For City Use Only

Saturn Boulevard

Project Address:

1695 Saturn Boulevard, San Diego, CA 92154

Part I: To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Project Title: _____	Project No. (For City Use Only) _____
----------------------	---------------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print): <u>Saturn Blvd. LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>2770 Caulfield Dr.</u> City/State/Zip: <u>San Diego, CA 92154</u> Phone No: <u>619-535-8855</u> Fax No: _____ Name of Corporate Officer/Partner (type or print): <u>David W. Larson</u> Title (type or print): <u>Managing Member</u> Signature: <u>[Signature]</u> Date: <u>7/17/17</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____

SATURN BOULEVARD, LLC

MEMBERS: DAVID W. LARSON;

ROBIN W LARSON AND FRANCES M LARSON as Trustees of the Wayne and Frances
Larson Family Trust dated February 23, 2004; and

DAVID B LARSON AND GILEE A LARSON as Trustees of the David and Gilee Larson Family
Trust, dated December 22, 2006

MATTHEW C LARSON

STEPHEN R LARSON



Site Photographs – Looking South

1695 Saturn Boulevard – Project No. 566657

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5





Site Photographs – Looking Southeast

1695 Saturn Boulevard – Project No. 566657

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5



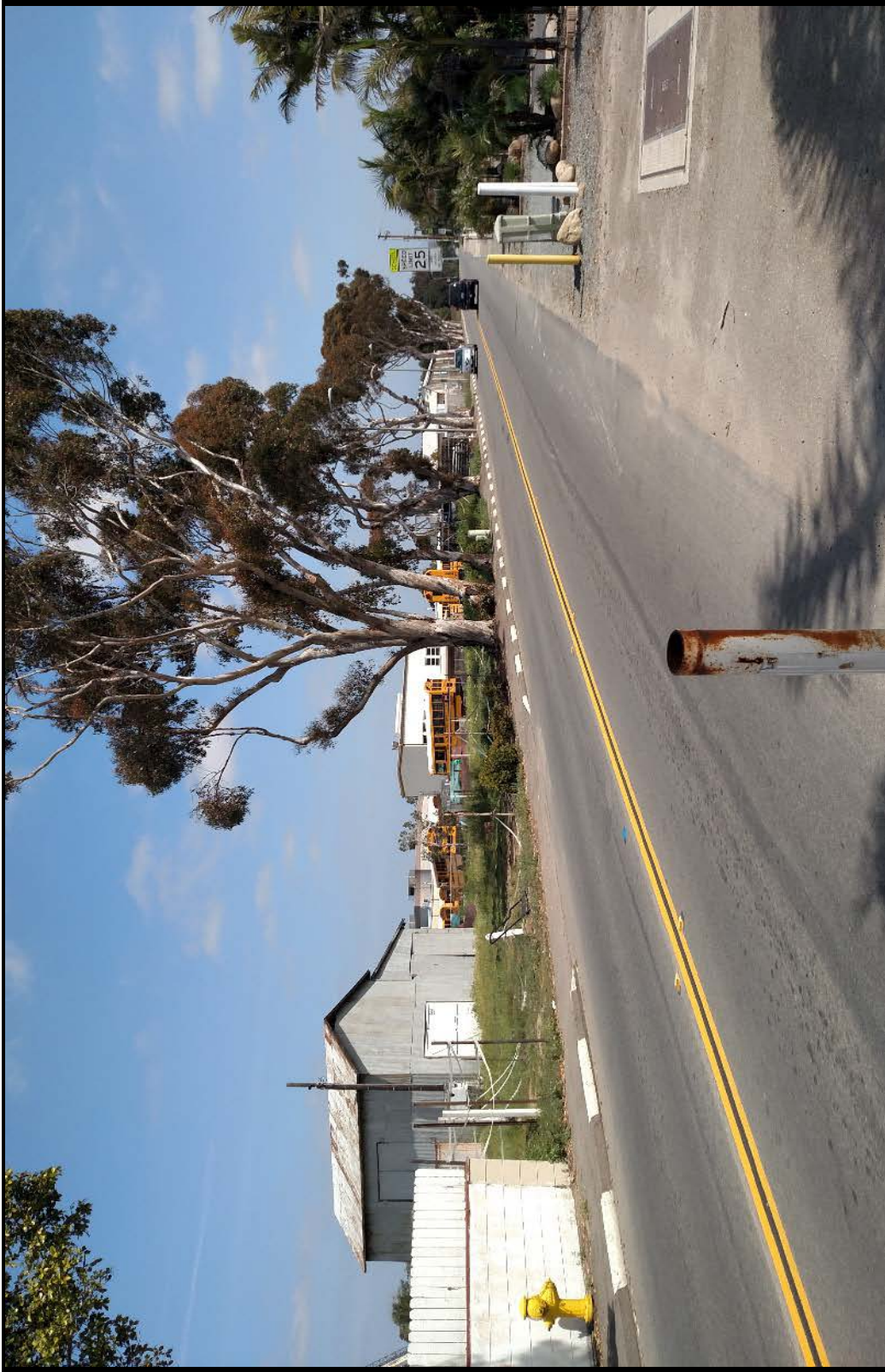


Site Photographs – Looking Northwest

1695 Saturn Boulevard – Project No. 566657

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5





Site Photographs – Looking Northeast

1695 Saturn Boulevard – Project No. 566657

Located on the east side of Saturn Boulevard, north of Leon Avenue, South of Rimbey Avenue, approximately 0.9-mile west of Interstate 5



SATURN BOULEVARD ARCHITECTURAL DESIGN GUIDE

DRAFT OCTOBER 2018



PREPARED FOR: DAVID LARSON
PALM AVENUE REALTY
619-535-8855

PREPARED BY: JEANNETTE TEMPLE
ATLANTIS GROUP
619-523-1930

SATURN BOULEVARD

ARCHITECTURAL DESIGN GUIDE

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I. INTRODUCTION

The Architectural Design Guide and the San Diego Land Development Code establish standards for the development of the 18 single-family homes within the SATURN BOULEVARD development. These standards will help to guide the development of an aesthetically cohesive community, while allowing for the distinctiveness of a new subdivision in this Nestor neighborhood. The SATURN BOULEVARD development is conceptually depicted in Figure 1, *Saturn Boulevard Site Plan*.

The Saturn Boulevard development project is an infill single-family residential development located adjacent to Saturn Boulevard in the City of San Diego, within the Otay-Nestor Community Plan Area. The project consists of approximately 3.6- acres which will provide 18 single-family homes within a 20-lot subdivision. The project includes the approval of a Vesting Tentative Map (VTM), Coastal Development Permit (CDP) and a Planned Development Permit (PDP).

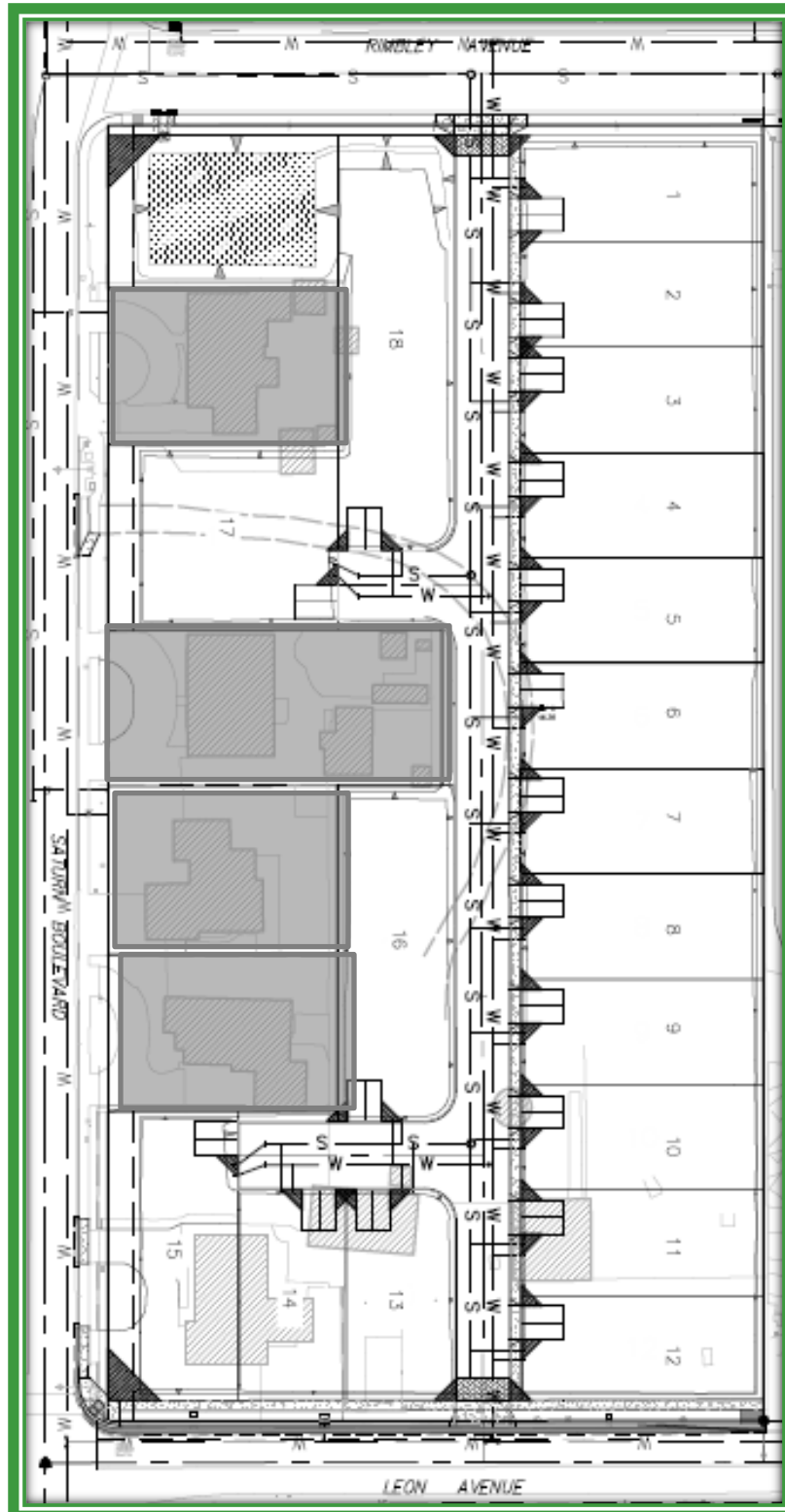
The Saturn Boulevard project is located within a single-family neighborhood, with agriculture uses to the south. The site is located adjacent to Godfrey G. Berry Elementary School, less than one-third of a mile to Berry Park and approximately two-thirds of a mile to Southwest High School

The project is framed by Rimbey and Leon Avenues, on an irregular shaped project site that does not include four existing single-family homes that face Saturn Boulevard which will remain. A Planned Development Permit is necessary for the vehicle access provided to the interior lots via a private drive. The private drive provides both north and south access from Rimbey and Leon Avenues.



Note: Picture intended for illustrative purposes only.

Figure 1
Saturn Boulevard Site Layout



II. DESIGN GUIDELINES

When followed, this Architectural Design Guide should ensure that the development of the SATURN BOULEVARD project will complement the character of the neighborhood within the Otay-Nestor Community Plan Area. This Architectural Design Guide provides general architecture development guidelines, which will enhance visual compatibility within the subdivision, ensure privacy between adjacent homes, and encourage social interaction between neighbors.

Adherence to this Architectural Design Guide will result in a high-quality residential community. These guidelines are intended to serve as implementation criteria for use by the builder, architect, landscape architect, civil engineer, and future owners of SATURN BOULEVARD. The architectural theme for the project is based upon the Otay Mesa-Nestor community and the typical single-family subdivisions in the area.

The Architectural Design Guide is to be used by developer, homeowner and City to determine the appropriateness of proposed development as it relates to the broader subdivision, and is not intended to replace the regulations of the San Diego Land Development Code.

A. ZONING

The SATURN BOULEVARD development is limited to single-family residences with permitted accessory uses, and common area and facilities as outlined in the San Diego Land Development Code. The standards outlined in Table 1 are consistent with the RS-1-7 zone, which permits development of single-family residential units on a minimum 5,000 square foot lots. Individual lot development shall be in conformance with the regulations contained in the San Diego Municipal Code (SDMC) RS-1-7 zone.

B. SITE DESIGN

1. General Development Regulations

Provided in Table 1, Residential Development Standards consistent with the RS-1-7 zone, are listed and intended for consistency should the homes be constructed in phases or by multiple builders.

TABLE 1
RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Lot Dimensions	
Lot Area	5,000 sf.
Lot Width	50 feet
Lot Depth	95 feet
Minimum Setbacks	
Front-Entry Garage	20 feet
Residential unit	15 feet
Minimum Side Yard Setbacks	
Street Side Yard	0.10 x lot width
Interior Side Yard	0.08 x lot width
Rear Yard	13 feet
Maximum Structural Height**	24/30 feet
Maximum Floor Area Ratio***	varies
Parking	2 garage spaces
Open Space Requirements	750 sq. ft. usable / 1,500 sq. ft. total

*** Maximum Structure Height determined in accordance with SDMC Section 131.0444*

****Maximum Floor Area Ratio determined in accordance with SDMC Section 131.0446*

2. Building Siting

Buildings should be located on the home lots in various configurations that depend on the lot size. All lots shall take access from the interior private drive and provide the required vehicle parking on the individual lot in enclosed garages. Setbacks shall be in conformance with Table 1.

The buildings should reflect the human scale and create an intimate and welcoming environment. Special attention should be given to the edges and entry areas to provide visual interest and to blend with the community character as a truly in-fill development.



NOTE: Elevations intended to show concept only; actual lot layout is shown on the VTM/Site Plan



NOTE: Image intended to show one concept of Spanish architectural style; actual buildings may include various design elements or reflect other styles

3. Architectural Treatments

The following architectural treatments should be considered relative to addressing

building scale and massing:

- Provide variations in the roofline and wall planes;
- Limit the occurrence of large wall surfaces through the use of openings, windows, doors, projections, recesses and/or building details;
- Incorporate features such as entrances, arcades, structural elements and building details that are proportioned to the height and width of the structure;
- Utilize awnings, eaves and building shape to create outdoor spaces that are human scale;
- Incorporate building articulation and inviting entrances to the elevations of structures which face the public right-of-way.
- Vehicle access to garages should be integrated into the building and should not be the dominant element of the structure facing the internal driveway; and

The following architectural features should be avoided:

- Uniform building heights for non-single-story structures;
- Large box shaped structures;
- Unbroken wall surfaces and glazing; and

4. Architectural Style:

Buildings should exhibit architectural design that may be influenced by Spanish, Modern, or Craftsman styles.

C. BUILDING ENVELOPES AND SETBACKS

1. Building Envelope

The building envelope for each home is established by the RS-1-7 zone, however the design of each home and any subsequent improvements should incorporate articulation and shall have orientation to the public right-of-way and private drive. Individual lot accessory uses are allowed as regulated by the San Diego Municipal Code.

2. Setbacks

The VTM and CDP/PDP Site Plan graphically depicts the lot layouts. The building envelope criteria are:

The garage must be setback a minimum of at least twenty-feet (20') from the adjacent

internal face of curb for the internal driveway. The purpose is to assure two off-street parking spaces in each residential driveway.

The interior building separation shall be a minimum of eight-feet (8').

3. Building Height Limit

No structure shall exceed a total height limit of thirty-feet (30').

D. BUILDING MATERIALS AND FEATURES

All elements of the site plan, including accessory structures should relate to and reinforce the form and organization of the primary structure. Creation of comfortable pedestrian areas and public spaces should also be included in site planning effort.

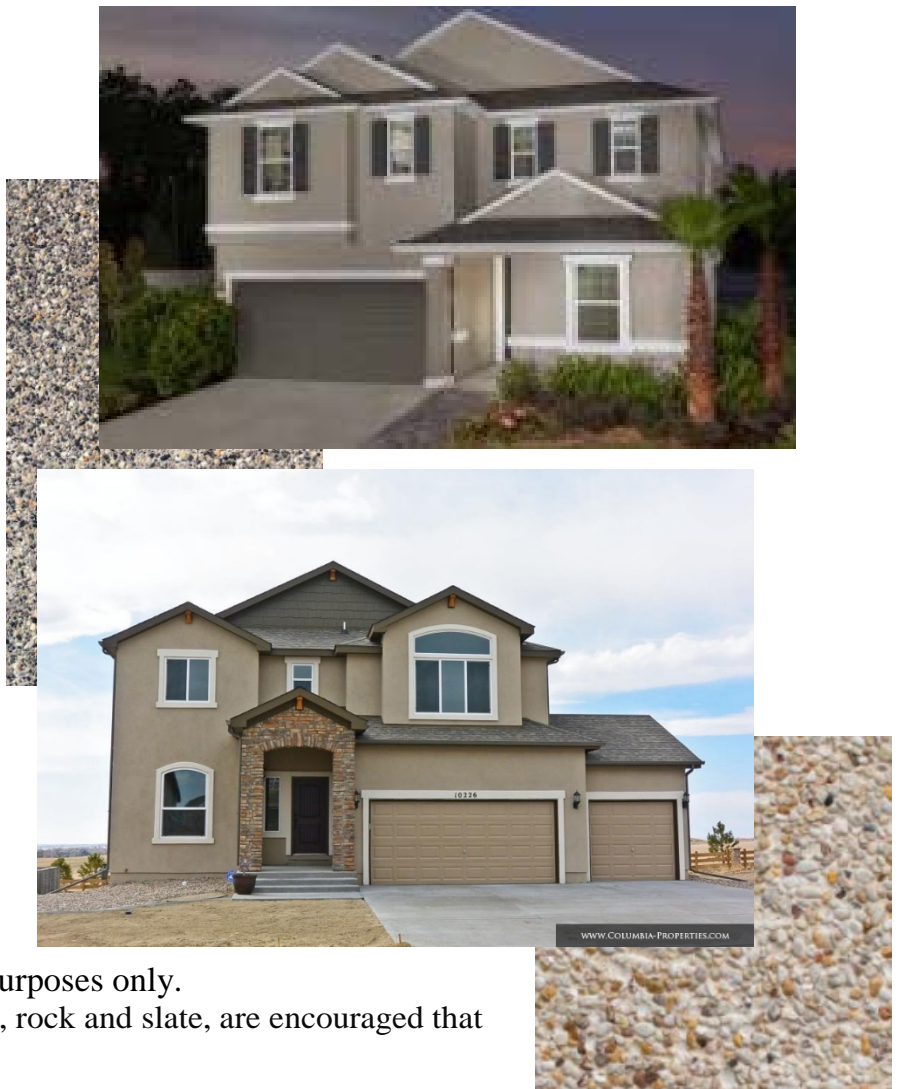
1. Exterior Surfaces

The use of natural colors and indigenous materials is strongly encouraged; however, manufactured materials may be utilized. The use of compatible materials and textures is also encouraged. The transitions between materials and textures should be carefully designed and thoughtfully handled with construction details. Similar treatment for all elevations of the structures is strongly encouraged. To that end, designs should employ the same types of materials on all elevations.

Exterior material accents should be of permanent materials. Wood trim and metal details should be stained and painted, respectively, if dictated by the architecture.

Note: Picture intended for illustrative purposes only.

Alternative materials, such as pebble, rock and slate, are encouraged that



reflect the location of the development near the Tijuana River Valley.

2. Windows and Doors

Window and door openings, as dictated by the architecture, should be recessed or framed on each elevation to accentuate the appearance of the architecture. Through recessing openings, the walls will have the appearance of depth, while creating shadows and patterns that enhance the design of each structure. Recessing of openings can be achieved through the construction of building projections and bay-windows.

The use of reflective glass is strongly discouraged.

3. Roofs

Pitched roofs should have a pitch, which is complimentary to and consistent with the structures architecture. The principal form of roofing should be hip or gable; however, alternative forms may be considered in relationship to architectural and site plans. Solar panels on any structures should be integrated into the design of the roof. Panels and frames should be compatible with the roof or wall materials or reflect an overall architectural theme or style. No plumbing or conduits are to be exposed to view. Except for solar panels, solar equipment should be screened from view from the adjacent lots and the public right-of-way.

4. Awnings

Awnings are not required but may be used as minor architectural elements; however, they must be incorporated into the overall architectural theme of the site and may not protrude outside of the building envelope.

5. Chimneys

Chimneys shall comply with the City of San Diego height restrictions for single-family homes (zoning and building codes). The chimney caps should be designed to complement the major architectural elements of the house and they must meet the minimum standards for spark arresting.

6. Skylights

Skylights should be flat and must be designed as an integral component of the roof. The skylight framing and flashing material must be compatible with the roof. Skylight glazing shall not be reflective.

7. Flashing and Sheet Metal

All exposed flashing and sheet metal should be colored to match the adjacent material or reflect an overall architectural theme or style.

8. Vents

All vent stacks and pipes must be colored to match the adjacent roof or wall materials or reflect an overall architectural theme or style.

9. Antennas and Satellite Dishes

Owners shall not install, or cause to be installed, any television, radio or citizen band (CB) antenna, satellite dish or other similar electronic receiving or broadcasting device on the exterior of any home. A satellite dish may be allowed if not larger than thirty-six inches (36") in diameter and hidden from public view. Antennas and satellite dishes shall be regulated by the homeowners association and subject to all applicable ordinances of the City of San Diego. All homes should be wired for cable reception and Internet access.

E. FENCING AND WALL HEIGHTS

1. Fencing and walls shall not exceed heights as set forth in this section and the San Diego Municipal Code. All fence and wall heights are measured vertically from the finished grade at the base of the fence or wall.
2. All retaining walls over three-feet (3') are shown on the VTM and PDP/CDP Site Plan and are subject to the section 142.0301 of the City of San Diego, Land Development Code.
3. Open fencing is encouraged, but not required, on the property line adjacent to the right-of-way. Fencing and walls not visible from the public right-of-way may be of stucco over masonry, decorative metal, natural, or manufactured stone or brick masonry, or wood. All fencing and walls must be designed in character with the architecture. Chain-link fencing materials are prohibited, except as required by the City of San Diego.
4. Fences and walls within areas not adjacent to Public rights-of-ways may have a height of six-feet (6').
5. No fence or wall shall be installed in the HOA maintained landscape areas.

F. UTILITY FRANCHISE METERS

Gas, electric, cable and other franchise meters should be located within enclosures, building recesses or behind screen walls which are integral elements of the architectural theme or style and in conformance with the utility company's standards (for further details, contact the utility company). Utility meters should be located away from public areas of the site and must be screened from the public right-of-way. The utility meters must not be located behind locked fences, walls, or gates.

G. TRASH CONTAINERS

Homes may have an architecturally integrated trash enclosure, which screens the trash containers from the abutting property, within the development, and the public right-of-way. The trash enclosure shall not be located abutting the street. Trash containers may be placed behind side yard gates and fences, if the containers are screened from the public right-of-way, or the abutting property.

H. MECHANICAL EQUIPMENT

All air-conditioning, heating, fountain, or similar equipment and soft water tanks must be screened. The enclosure must provide a visual screen from the abutting property and public right-of-way. The mechanical enclosure shall not be located in areas abutting the street. Mechanical equipment may be placed behind side yard gates and fences, if the equipment is screened from the public right-of-way, or the abutting property.

I. APPURTENANT STRUCTURES

All patio structures, balconies, trellises, sunshades, gazebos, mechanical equipment structures, decking, and other auxiliary structures should be designed in the same architectural theme or style and incorporate similar materials and colors.

J. EXTERIOR BUILDING AND SITE LIGHTING STANDARDS

Homeowners are encouraged to install quality landscaping and exterior lighting; however, the purpose of such lighting is to ensure safety and security. Lighting fixtures should minimize the amount of glare into neighboring properties and public areas. Light sources shall comply with the City of San Diego standards for low sodium bulbs. Intense and visible security or flood lighting is strictly prohibited.

All lighting must be directed away from the adjoining properties and shielded to reduce impacts to the adjacent lots. In addition, light fixtures and layouts should be designed as integral elements of the architectural theme or style of the site.

K. LANDSCAPING PLANTING AND INSTALLATION STANDARDS

The landscape and site design should be focused on enhancing the visual quality of the neighborhood and surrounding communities. The project site is located within the Coastal Lowlands Landscape District of the Community Plan area. Requirements for plant material selection are climate adaptability, drought tolerance, low to moderate maintenance and attractive appearance. All public area improvements shall conform to the City of San Diego's City-Wide Landscape Regulation and water conservation requirements. Canopy trees located along the Home Owner's Association (HOA) private driveway entrances as well as public and private street parkways; shall be maintained in a healthy growing condition at all times in accordance with Exhibit 'A'. Trees, shrubs and organic groundcovers shall provide the principal landscape image for the neighborhood. Inorganic groundcovers such as rock mulch and loose pavers are allowed within the neighborhoods front yard setback. However, no more than ten (10) percent of the front yard setback shall be occupied by inorganic groundcovers. Rock mulch should not be used within eighteen (18) inches of the edge of public walkways, either in parkways or back of sidewalk.

A Conceptual Plant Palette along public and private streets listing required street trees has been developed and is documented in Planned Development Permit Number 1996525, Sheet L-2. The Conceptual Plant Palette also lists acceptable and recommended shrubs and groundcovers for public and private areas of the neighborhood. The list, however, is not comprehensive and is not intended to restrict the use of additional shrubs and groundcover as long as they conform to the requirements of plant material selection noted earlier in this section. The images below are examples of desired public frontages within the neighborhood.

Note: Pictures intended for illustrative purposes only.

Landscaping Maintenance Responsibilities

Each homeowner shall be responsible for maintaining the site landscaping and ensuring the condition of their particular lot is clean, weed and debris free beyond the



limits of the private fenced areas associated with each home.

Landscaping within the common areas of the subdivision shall be maintained by the Homeowners Association. Consistency and conformance with the overall landscape theme is required of the Association. Selection and installation of plant materials should also consider the long-term maintenance requirements and costs as well as water conservation.

III. IMPLEMENTATION

Building and all other Permits shall be submitted, reviewed and approved by the City of San Diego, under Process One (1), by Development Services for consistency with the Community Plan, the Progress Guide & General Plan, the Municipal Code, Zoning, these Architectural Design Guidelines, the terms and conditions of the VTM, PDP & CDP (the above collectively referred to as “Laws & Regulations”) in accordance with the Laws & Regulations in effect when the VTM application was deemed complete on August 14, 2017.

FOC = FACE OF CURB
PL = PROPERTY LINE
R/W = RIGHT-OF-WAY

SHEET TITLE	PROJECT
SHEET C-1 OF 11 SHEETS	

VESTING TENTATIVE MAP #1996523, PLANNED DEVELOPMENT PERMIT #1996525,
COASTAL DEVELOPMENT PERMIT #1996526, AND REZONE #1996524
FOR 1695 SATURN BOULEVARD, SAN DIEGO, CA 92154

MAPPING NOTE:

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

DECLARATION OF COVENANTS NOTE:

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATIONS OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATIONS OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

FAA 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 CLEAR 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.

UNDERGROUND UTILITY NOTE:

NO EXISTING OVERHEAD UTILITIES LOCATED ONSITE. ALL NEW UTILITES SHALL BE UNDERGOUNDED.

SOURCE OF TOPOGRAPHY:

THE TOPOGRAPHY FOR THIS SITE IS BASED ON AN AERIAL SURVEY PERFORMED BY PHOTO GEODETIC CORPORATION ON OCTOBER 20, 2015.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP. NO. 06073C2154G DATED MAY 16, 2012

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

REFERENCE DRAWINGS:

IMPROVEMENT PLANS FOR 1651 SATURN BOULEVARD.....34710-D

PLANS FOR IMPROVEMENT OF SATURN BOULEVARD,
ILEX AVENUE RIMBEY AVENUE, IMPERIAL MANOR UNIT NO. 1...13643-D

PLANS FOR IMPROVEMENT OF THERMAL AVENUE,
TAMARAND WAY, THELBORN WAY, TREMAIN WAY, LEON
AVENUE, SANDLAKE STREET AND SATURN BOULEVARD.....14719-D

PLANS FOR THE IMPROVEMENT OF RIMBEY AVENUE
AND SATURN BOULEVARD.....13902-D

EGGER HIGHLANDS UNIT NO. 1 SATURN BOULEVARD..... 7874-D

PARCEL MAP.....MAP NO. 518

GRADING NOTES:

1. ALL GRADED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, ORPLANTED WITHIN 90 DAYS OF GRADING SHALL BE TEMPORARY REVEGATED WITH NON-IRRIGATED HYDROSEED MIX, APPLIED WITHIN 90 DAYS OF THE COMPLETION OF GRADING ACTIVITIES.
2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL PER PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SDMC 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WHITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
3. INTERIM BINDER NOTE: GRADED, DISTRUBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MAX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICVATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.

MAPPING NOTE:

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

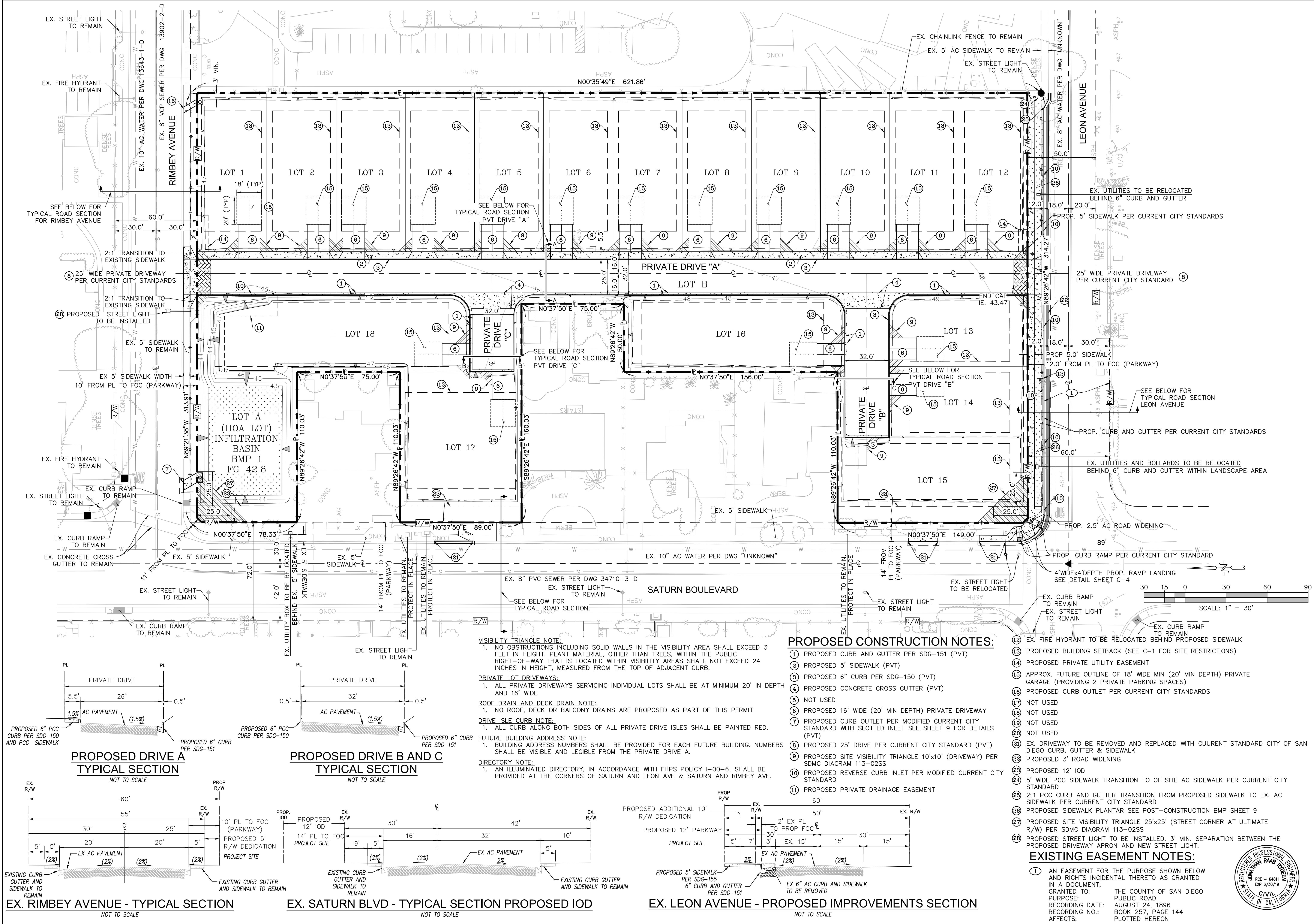
EXISTING ADJACENT/ONSITE UTILITIES:

ALL EXISTING UTILITIES ADJACENT AND ONSITE ARE UNDERGROUNDED.

ALL FUTURE UTILITIES SHALL BE UNDERGROUNDED.

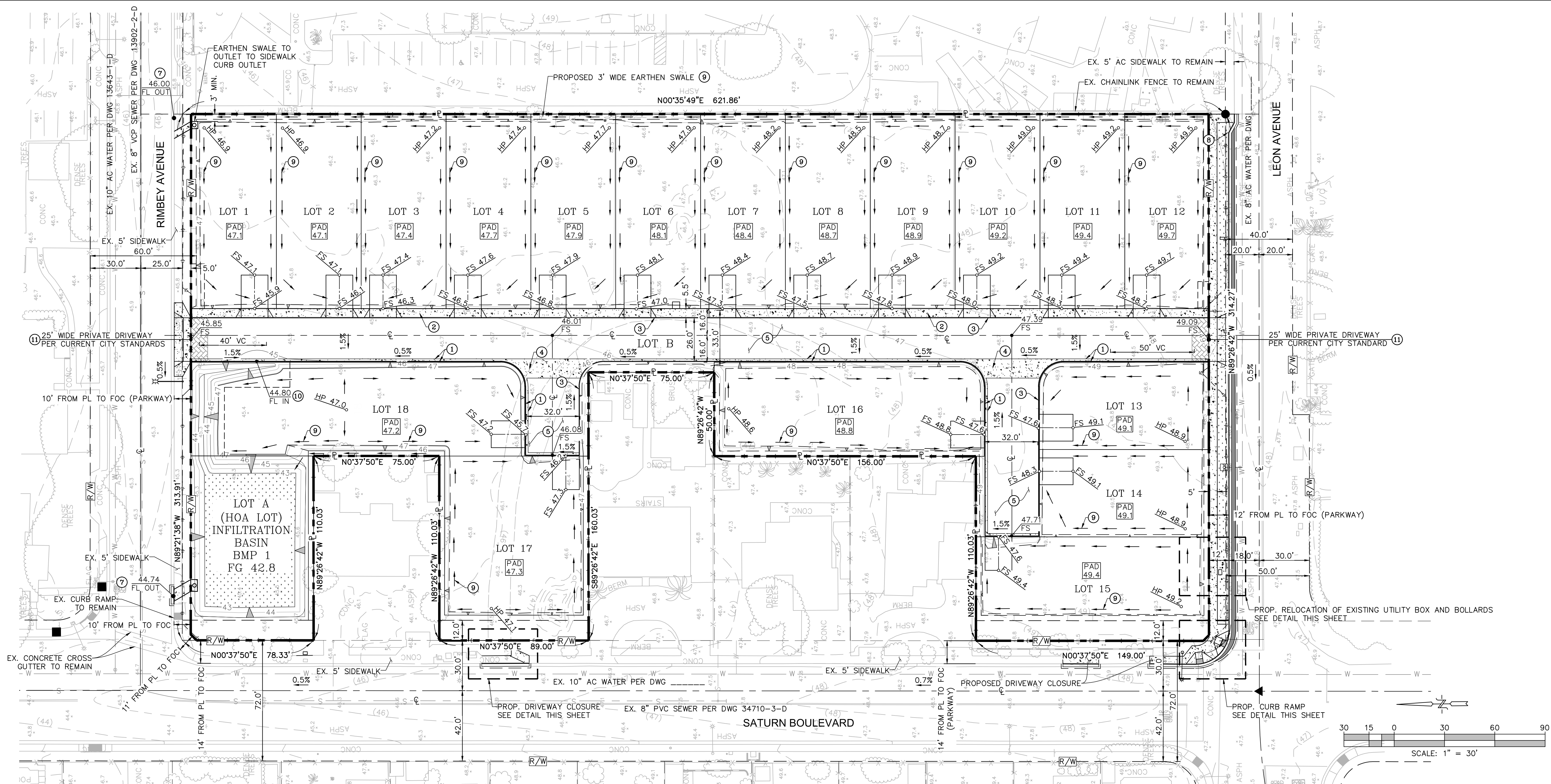


SHEET TITLE		NOTES	DATE: 1/9/18		REVISIONS	
PROJECT			SCALE: 1" = 30'		NO.	DESCRIPTION
SATURN BOULEVARD 1695 SATURN BOULEVARD SAN DIEGO, CA 92154						
					</	



Civil Engineering-Environmental Land Surveying
2442 Second Avenue
San Diego, CA 92101
Consultants, Inc. (619)232-9200 (619)232-9210 Fax

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
RCE - 6481
EXP 6/30/19

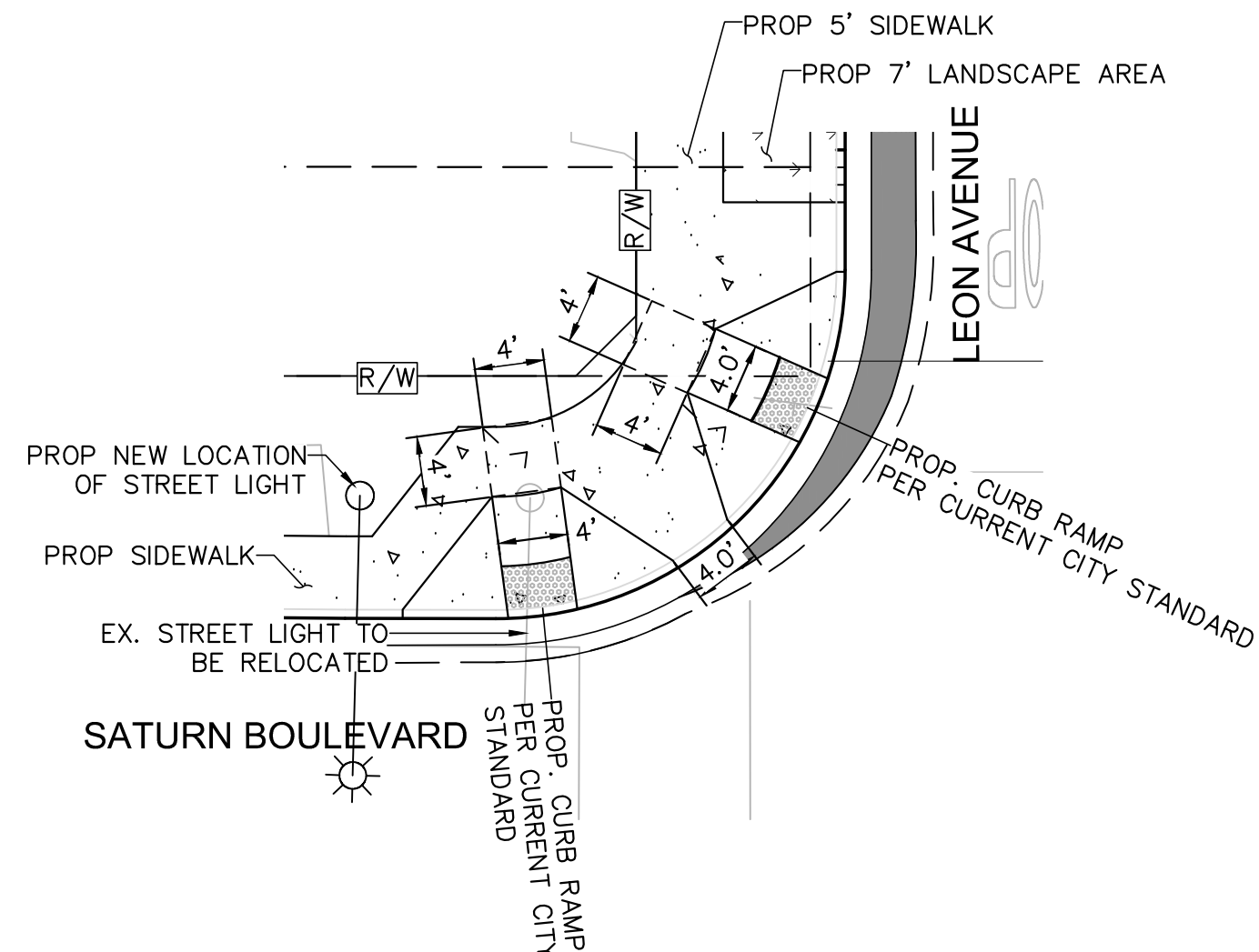
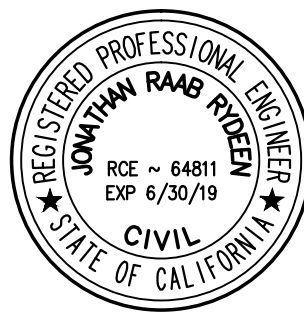


PROPOSED CONSTRUCTION NOTES:

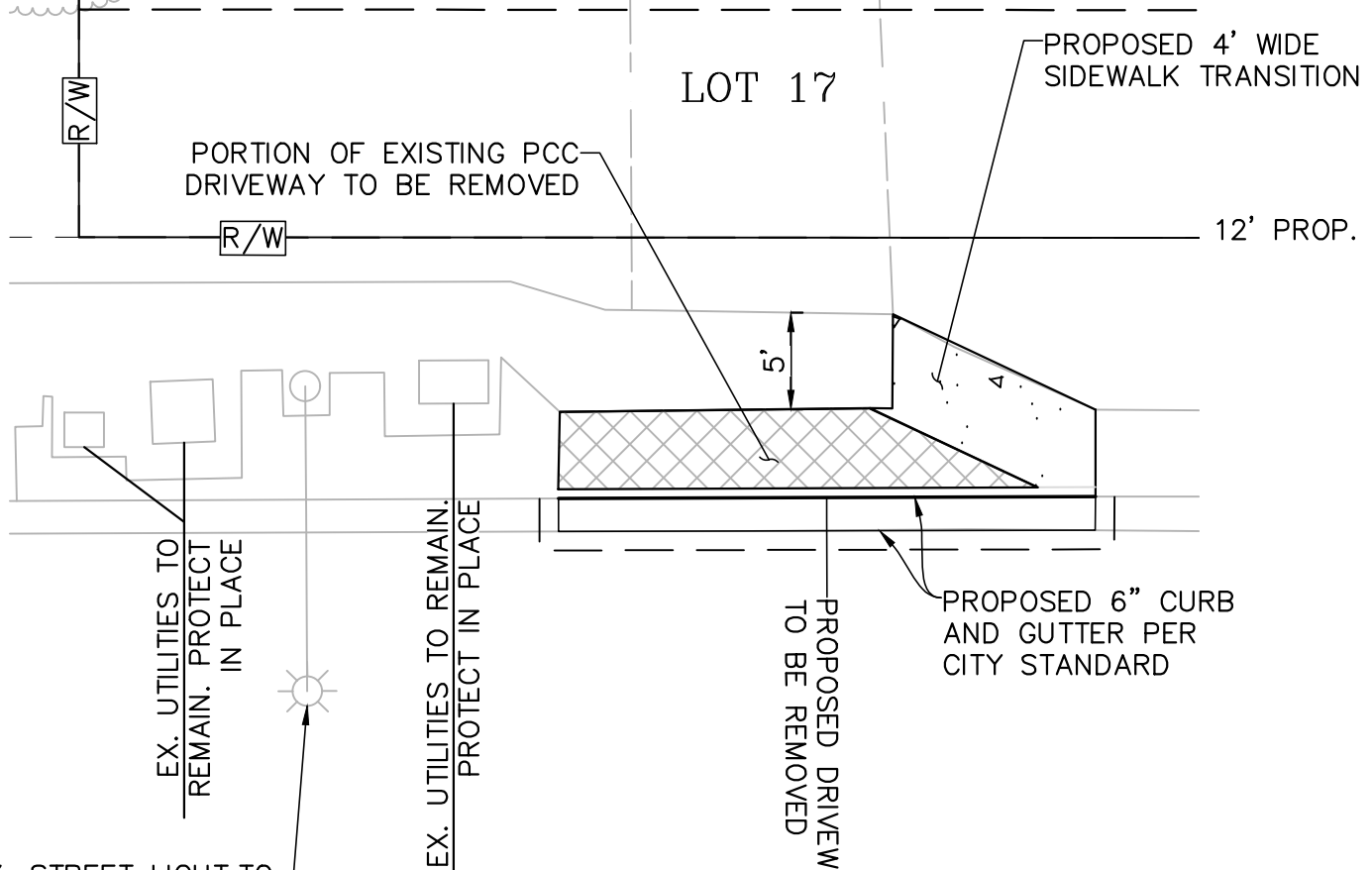
- 1. PROPOSED PRIVATE 6" CURB AND GUTTER
- 2. PROPOSED PRIVATE 5" PCC SIDEWALK
- 3. PROPOSED PRIVATE 6" CURB
- 4. PROPOSED PRIVATE CONCRETE CROSS GUTTER
- 5. PROPOSED PRIVATE 26' AC DRIVE
- 6. NOT USED
- 7. PROPOSED PRIVATE CURB OUTLET PER CURRENT CITY STANDARDS
- 8. 2:1 PCC CURB AND GUTTER TRANSITION FROM PROPOSED SIDEWALK TO EX. AC SIDEWALK PER CURRENT CITY STANDARD
- 9. PROPOSED PRIVATE EARTHEN SWALE
- 10. PROPOSED PRIVATE REVERSE CURB INLET PER D-25
- 11. PROPOSED 25' WIDE PRIVATE DRIVEWAY PER CURRENT CITY STANDARDS

NOTES:

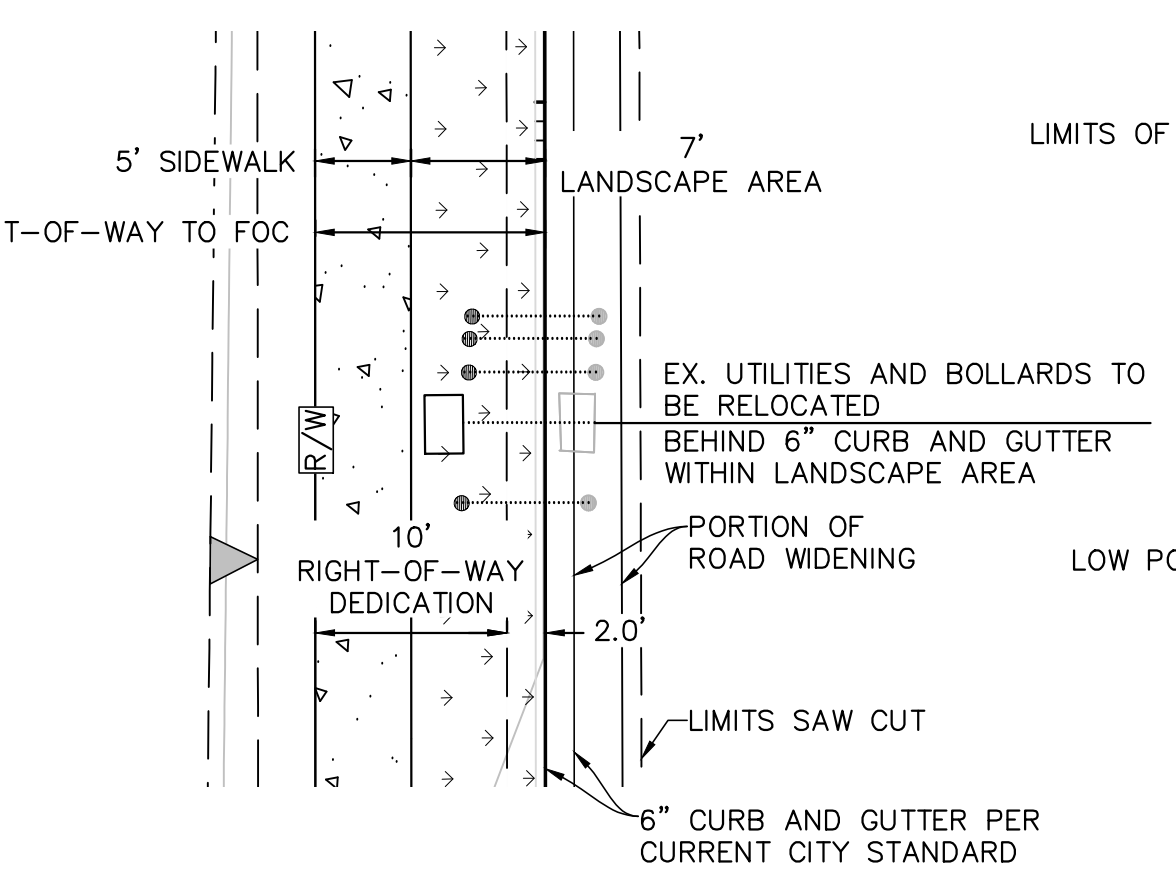
- 1. ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
- 2. MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
- 3. ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
- 4. ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



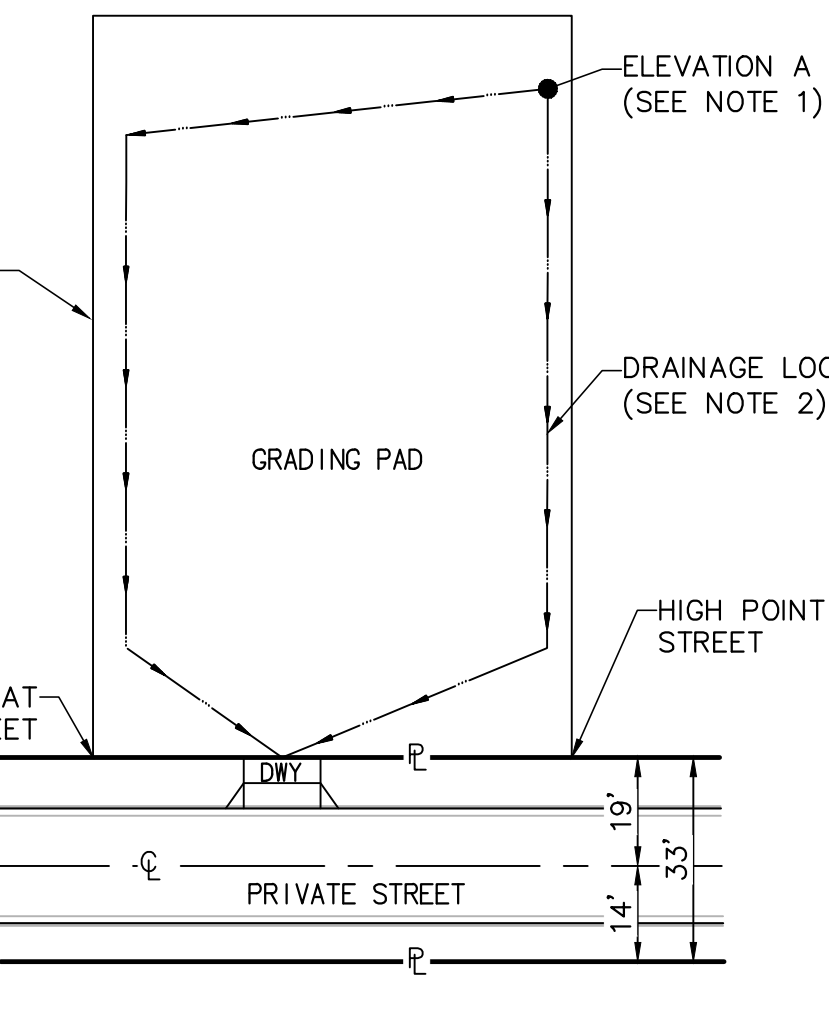
CURB RAMP DETAIL: NE CORNER OF SATURN BLVD AND LEON AVE.



PROPOSED EX. DRIVEWAY CLOSURE AND SIDEWALK TRANSITION DETAIL ALONG THE FRONTAGE OF PROPOSED LOT 17



PROPOSED RELOCATION OF EXISTING UTILITY BOX AND BOLLARDS



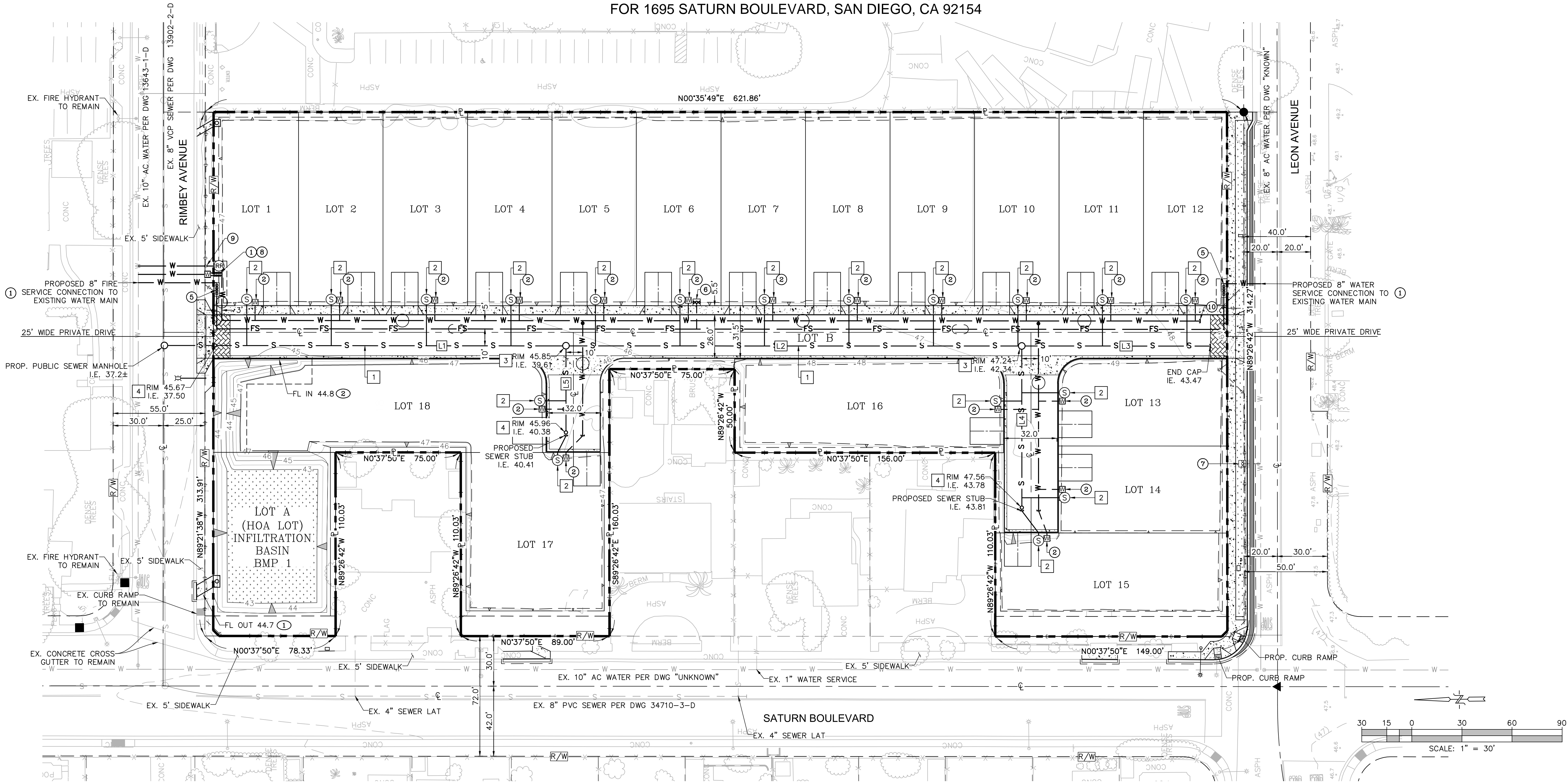
TYPICAL RESIDENTIAL PAD DRAINAGE

NO.	REVISIONS	DESCRIPTION	DATE	APP'D

Civil Engineering-Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fox Consultants, Inc.

SHEET TITLE	PRELIMINARY GRADING PLAN	DATE: 1/9/18
PROJECT	SATURN BOULEVARD 1695 SATURN BOULEVARD SAN DIEGO, CA 92154	SCALE: 1" = 30'
SHEET	C-4	DRAWN: R.J.D.
OF 11 SHEETS		CHECKED: J.R.R.

VESTING TENTATIVE MAP #1996523, PLANNED DEVELOPMENT PERMIT #1996525,
COASTAL DEVELOPMENT PERMIT #1996526, AND REZONE #1996524
FOR 1695 SATURN BOULEVARD, SAN DIEGO, CA 92154

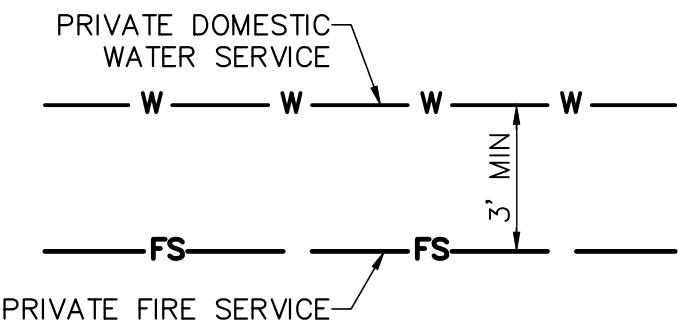


PROPOSED CONSTRUCTION NOTES:

SEWER DATA TABLE (PRIVATE)				
#	BEARING/DELTA	RADIUS	LENGTH	NOTES
L1	S 00°39'47" W	240.47'	8" PVC	
L2	S 00°36'07" W	272.92'	8" PVC	
L3	S 00°37'50" W	113.00'	8" PVC	
L4	S 89°26'42" E	98.83'	8" PVC	
L5	S 89°22'10" E	53.86'	8" PVC	

WATER DATA TABLE (PRIVATE)				
#	BEARING/DELTA	RADIUS	LENGTH	NOTES
L1	N 89°21'38" W	32.60'	6" PVC	
L2	S 00°37'50" W	216.10'	6" PVC	
L3	S 00°37'50" W	272.90'	6" PVC	
L4	S 00°37'50" W	96.92'	6" PVC	
L6	S 89°22'10" E	64.00'	6" PVC	
L7	S 89°26'42" E	108.83'	6" PVC	

FIRE WATER DATA TABLE (PRIVATE)				
#	BEARING/DELTA	RADIUS	LENGTH	NOTES
L1	N 89°21'28" W	19.56'	8" PVC	
L2	S 00°37'50" W	287.37'	8" PVC	
L3	S 00°37'50" W	315.69'	8" PVC	
L4	S 89°28'17" E	19.30'	8" PVC	



HORIZONTAL CONTROL: PRIVATE FIRE AND WATER SERVICE SEPARATION (3') MIN

NOTES:
1. THE PROJECT SITE IS LOCATED WITHIN THE CALIFORNIA AMERICAN WATER (CALAM) SERVICE SERVICE AREA. IT IS THE SOLE RESPONSIBILITY OF THE APPLICANT TO APPLY FOR WATER SERVICE WITH CALAM AND MEET CALAM'S STANDARDS.

- PRIVATE WATER / FIRE / IRRIGATION SERVICE
- 1 PROPOSED PRIVATE 8" WATER SERVICE
 - 2 PROPOSED PRIVATE 1" WATER SERVICE AND SUBMETER
 - 3 NOT USED
 - 4 NOT USED
 - 5 PROPOSED PRIVATE RPDA
 - 6 PROPOSED PRIVATE FIRE HYDRANT
 - 7 EX PUBLIC FIRE HYDRANT TO BE RELOCATED BEHIND PROPOSED CURB
 - 8 PROPOSED PRIVATE BACKFLOW PREVENTOR
 - 9 PROPOSED 2" IRRIGATION SERVICE AND METER
 - 10 PROPOSED PRIVATE WATER END PLUG

- PRIVATE SEWER SERVICE
- 1 PROPOSED PRIVATE 6" SEWER SERVICE
 - 2 PROPOSED PRIVATE 4" SEWER LATERAL
 - 3 PROPOSED PRIVATE SEWER MANHOLE
 - 4 PROPOSED PRIVATE SEWER CLEANOUT
- STORM DRAIN - SHOWN FOR REFERENCE SEE SHEET C-4
- 1 PROPOSED PRIVATE CURB OUTLET - TYPE A PER D-25
 - 2 PROPOSED PRIVATE MODIFIED CURB INLET PER D-25



REVISIONS		DATE	APP'D
NO.	DESCRIPTION		

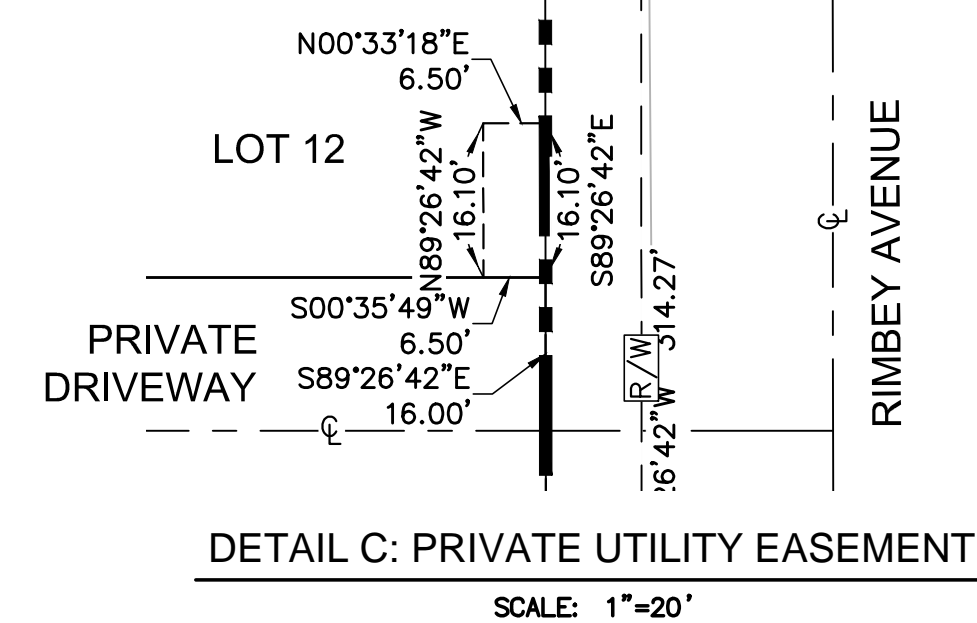
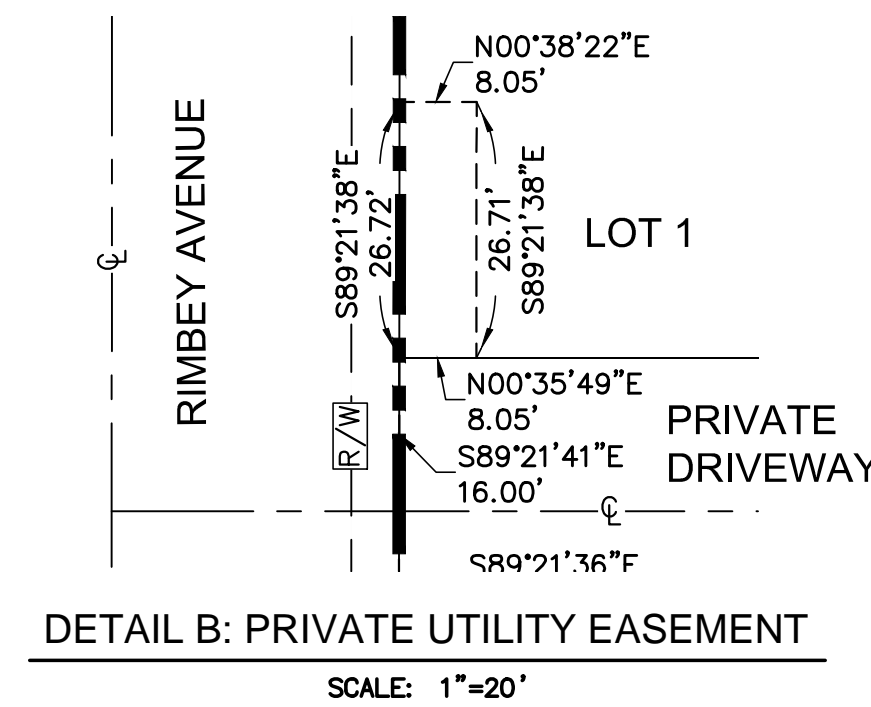
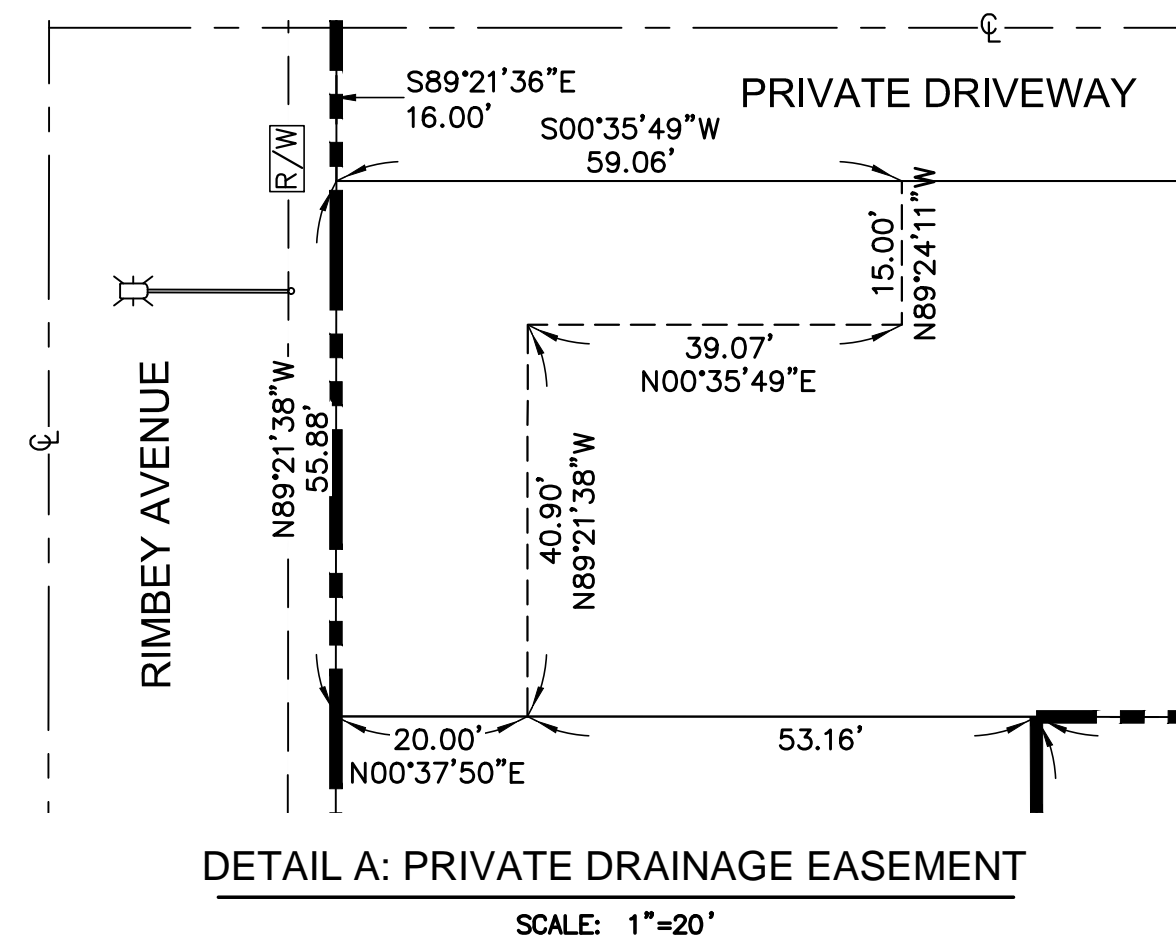
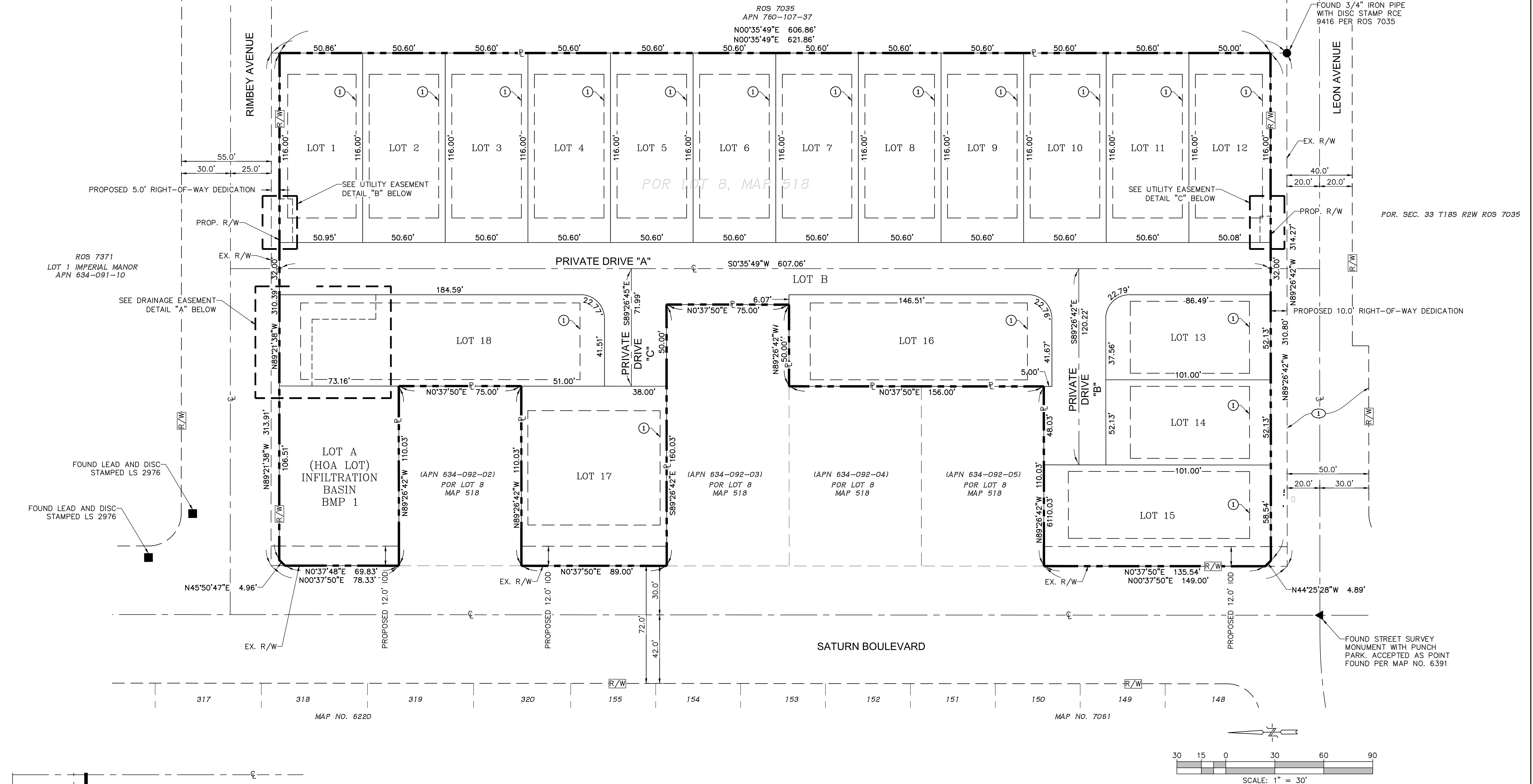
Civil Engineering-Environmental
Land Surveying

R.E.C.

2442 Second Avenue
San Diego, CA 92101
Consultants, Inc. (619)232-9200 (619)232-9210 Fax

Water and Sewer Plan		DATE:	1/9/18
PROJECT		SCALE:	1" = 30'
SHEET		DRAWN:	R.J.D.
C-5		CHECKED:	J.R.J.
OF 11 SHEETS		SATURN BOULEVARD 1695 SATURN BOULEVARD SAN DIEGO, CA 92154	

SAVE DATE: 11/15/2018 ~ ECL DATE: 11/15/2018 ~ FILE NAME: P:\ssd\1228 Saturn Blvd\Civil\1228 Saturn Blvd\1228 Saturn Blvd Preliminary Grading Plan.dwg



NOTES:

- ### ① PROPERTY SETBACKS

EXISTING EASEMENT NOTES:

- ① AN EASEMENT FOR THE PURPOSE SHOWN BELOW
AND RIGHTS INCIDENTAL THERETO AS GRANTED
IN A DOCUMENT;
GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD
RECORDING DATE: AUGUST 24, 1896
RECORDING NO.: BOOK 257, PAGE 144
AFFECTS: PLOTTED HEREON

MONUMENTATION NOTE:

INDICATES FOUND STREET SURVEY
MONUMENT AS NOTES HEREON.

INDICATES FOUND LEAD AND DISC
STAMPED LS 2976 UNLESS OTHERWISE
NOTED HEREON.

SYMBOL

▲
■
●

NO.	VERSIONS DESCRIPTION	DATE	APP'D

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Civil Engineering • Environmental
Land Surveying

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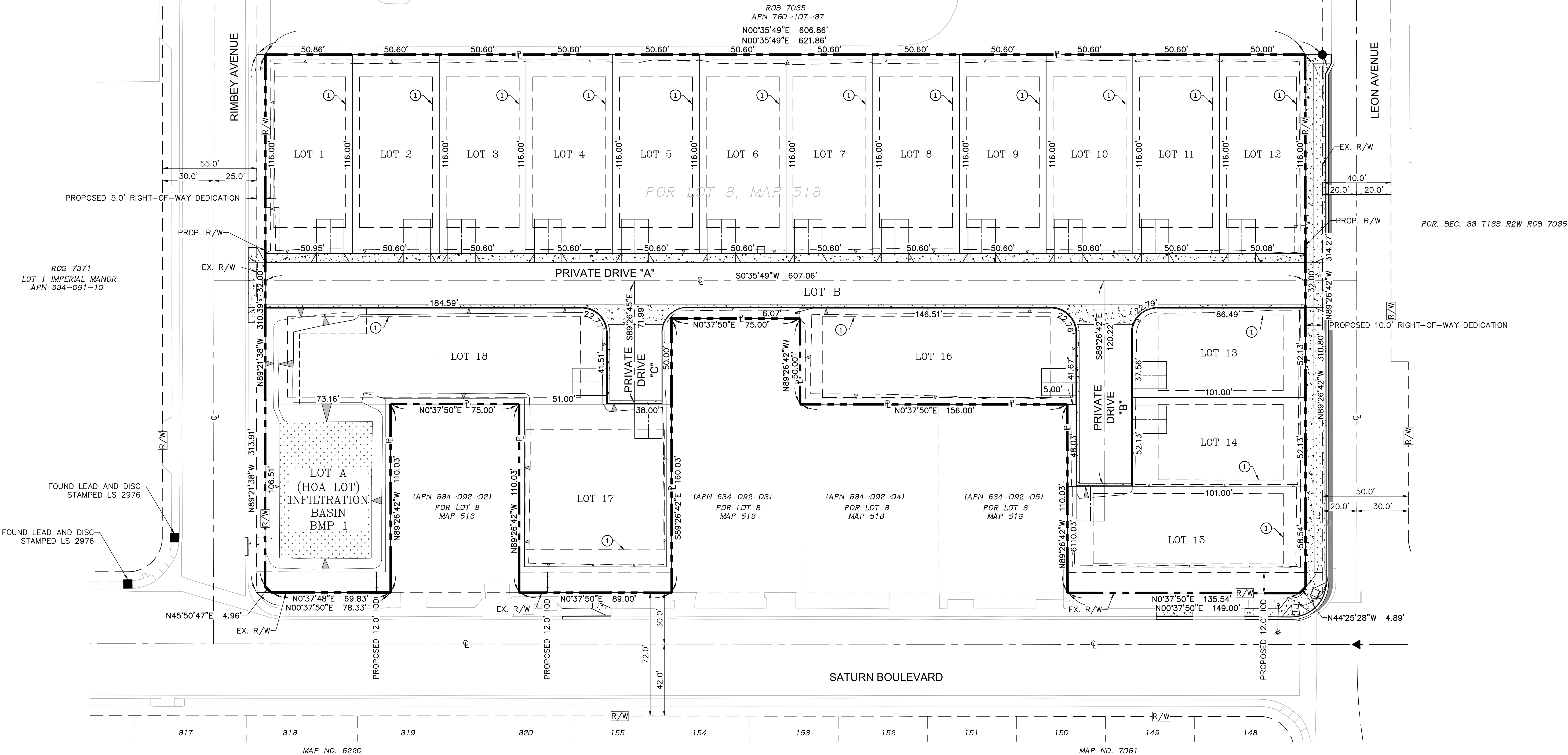
DATE:	1/9/18
SCALE:	1" = 30'
DRAWN:	R.J.D
CHECKED:	J.R.R.

proposed Lot Line and Easements

SATURN BOULEVARD
1695 SATURN BOULEVARD
SAN DIEGO, CA 92154

SHEET
C-6
OF 11 SHEETS

VESTING TENTATIVE MAP #1996523, PLANNED DEVELOPMENT PERMIT #1996525,
COASTAL DEVELOPMENT PERMIT #1996526, AND REZONE #1996524
FOR 1695 SATURN BOULEVARD, SAN DIEGO, CA 92154



OPEN SPACE/USABLE OPEN SPACE TABLE:

LOT	USABLE OPEN SPACE	OPEN SPACE
1	750 SQ FT	1,688 SQ FT
2	750 SQ FT	2,259 SQ FT
3	750 SQ FT	2,299 SQ FT
4	750 SQ FT	2,293 SQ FT
5	750 SQ FT	2,311 SQ FT
6	750 SQ FT	2,258 SQ FT
7	750 SQ FT	2,247 SQ FT
8	750 SQ FT	2,240 SQ FT
9	750 SQ FT	2,305 SQ FT
10	750 SQ FT	2,339 SQ FT
11	750 SQ FT	2,341 SQ FT
12	750 SQ FT	1,912 SQ FT
13	750 SQ FT	1,766 SQ FT
14	750 SQ FT	1,873 SQ FT
15	750 SQ FT	2,632 SQ FT
16	750 SQ FT	4,076 SQ FT
17	750 SQ FT	3,963 SQ FT
18	750 SQ FT	5,345 SQ FT
TOTAL USABLE OPEN SPACE		13,500 SQ FT
TOTAL OPEN SPACE		46,147 SQ FT

OPEN SPACE/USABLE OPEN SPACE REQUIREMENTS:

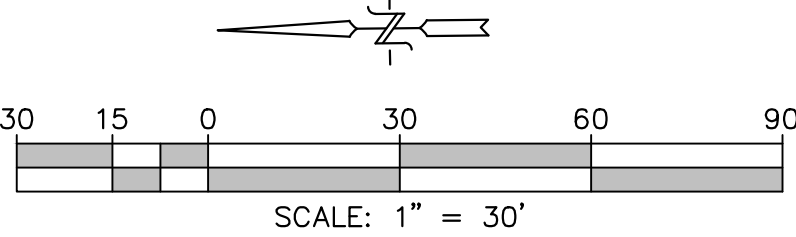
MIN. USABLE OPEN SPACE REQUIRED PER DWELLING UNIT IS 750 SQ FT
MIN. TOTAL OPEN SPACE REQUIREMENT PER DWELLING UNIT IS 1,500 SQ FT
TOTAL USABLE OPEN SPACE REQUIRED ONSITE: 13,500 SQ FT MIN.
TOTAL OPEN SPACE REQUIRED ONSITE: 27,000 SQ FT MIN.

NOTES:

- ① PROPERTY SETBACKS

LEGEND

IMPROVEMENT	SYMBOL
USABLE OPEN SPACE AREA	
OPEN SPACE AREA	

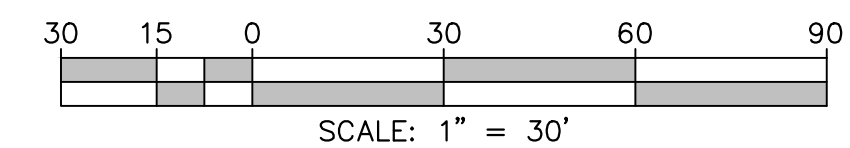


NO.	REVISIONS	DESCRIPTION	DATE	APP'D

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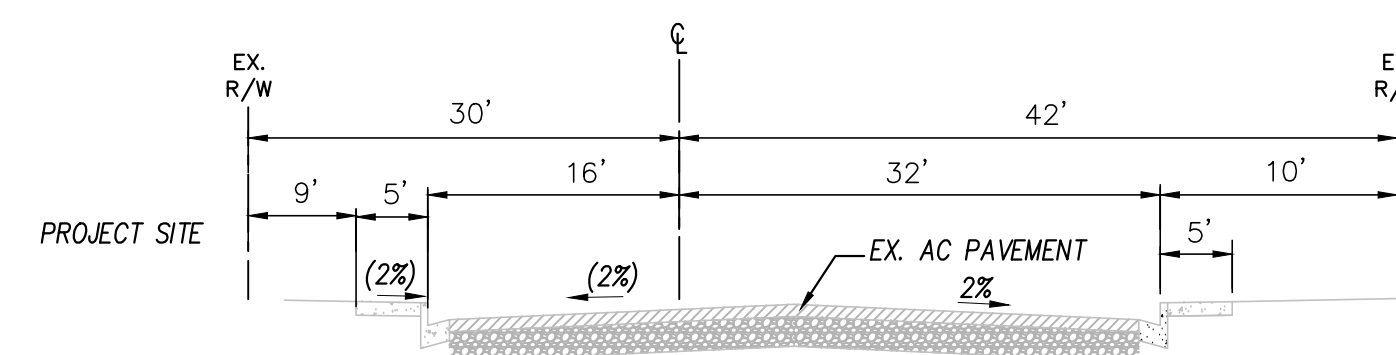
SHEET TITLE	OPEN SPACE EXHIBIT	DATE: 1/9/18
PROJECT	SATURN BOULEVARD 1695 SATURN BOULEVARD SAN DIEGO, CA 92154	SCALE: 1" = 30'
SHEET	C-7	DRAWN: R.J.D.
OF 11 SHEETS		CHECKED: J.R.R.

- 19 EXISTING TREE TO BE REMOVED
 20 EXISTING BUSH TO BE REMOVED

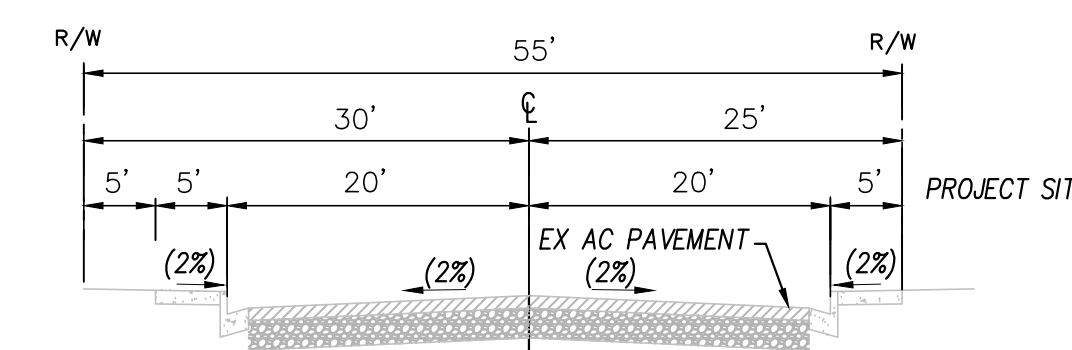


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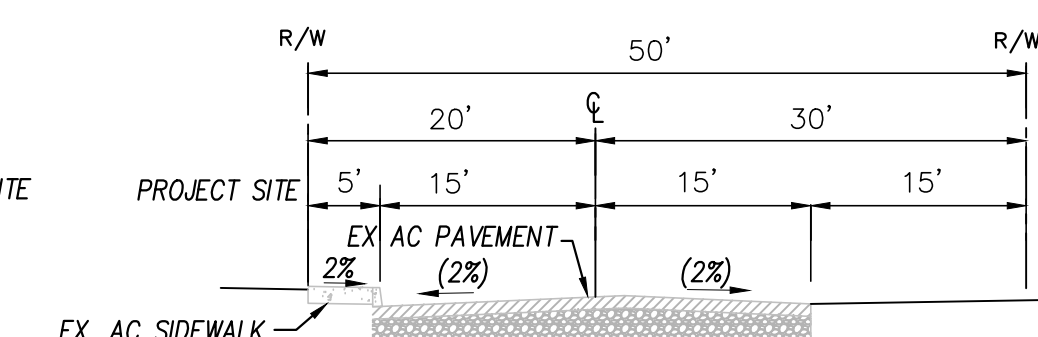
STRUCTURE #	YEAR CONSTRUCTED	SQ FT
1	—	1,480
2	—	1,400
3	—	2,748



EXISTING ROAD
SATURN BLVD - TYPICAL SECTION
NOT TO SCALE



EXISTING ROAD
RIMBEY AVENUE - TYPICAL SECTION
NOT TO SCALE



EXISTING ROAD
LEON AVENUE - TYPICAL SECTION
NOT TO SCALE

SHEET TITLE	EXISTING CONDITIONS	DATE 1/9/18
PROJECT	SATURN BOULEVARD 1695 SATURN BOULEVARD SAN DIEGO, CA 92154	SCALE: 1" = 30'
C-8		DRAWN: R-JJD
OF 11 SHEETS		CHECKED: J.R.R.

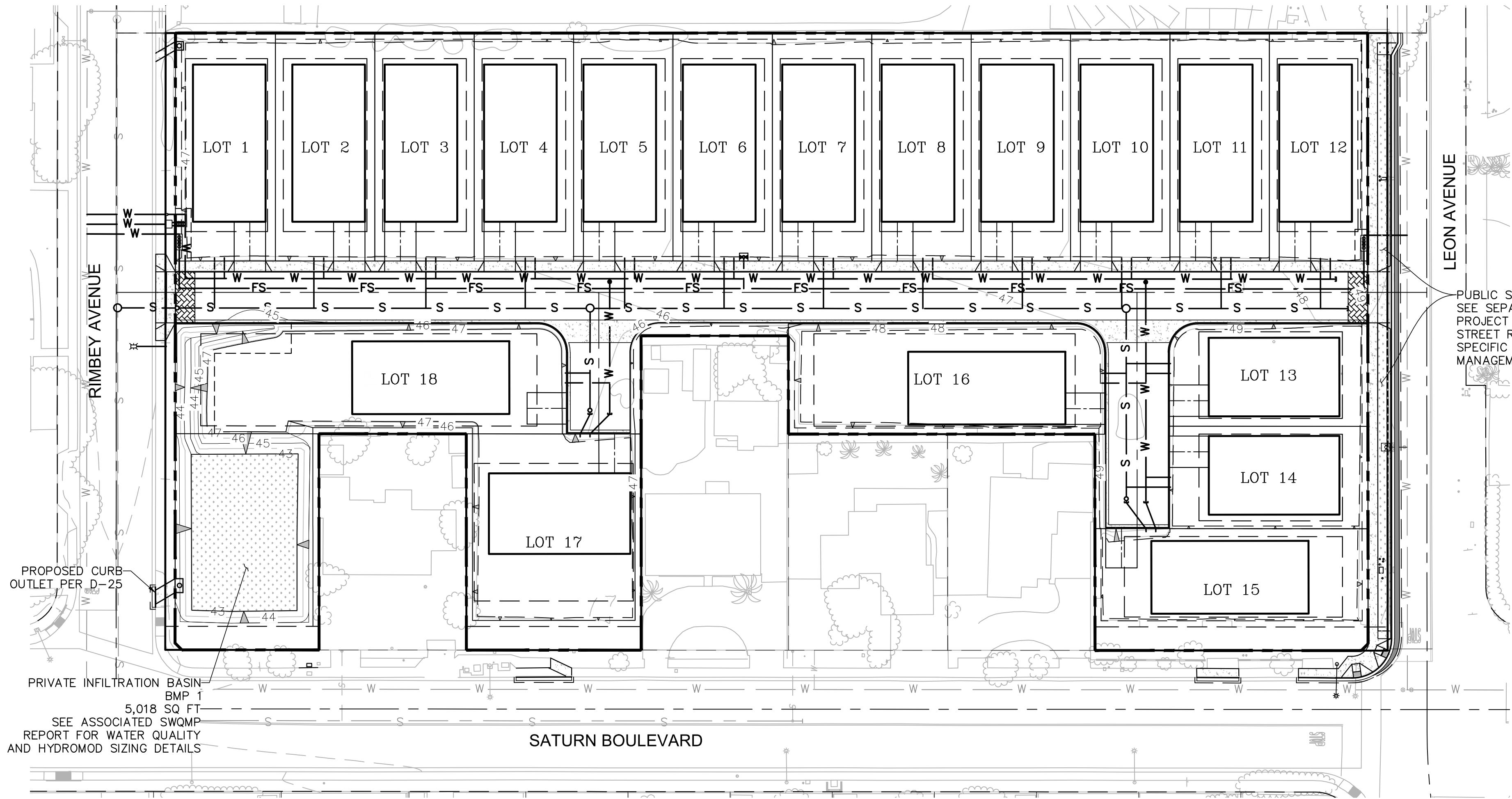
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NO.	DESCRIPTION	DATE	APP'D

VESTING TENTATIVE MAP #1996523, PLANNED DEVELOPMENT PERMIT #1996525,
COASTAL DEVELOPMENT PERMIT #1996526, AND REZONE #1996524
FOR 1695 SATURN BOULEVARD, SAN DIEGO, CA 92154



PUBLIC SIDEWALK PLANTER NOTES:

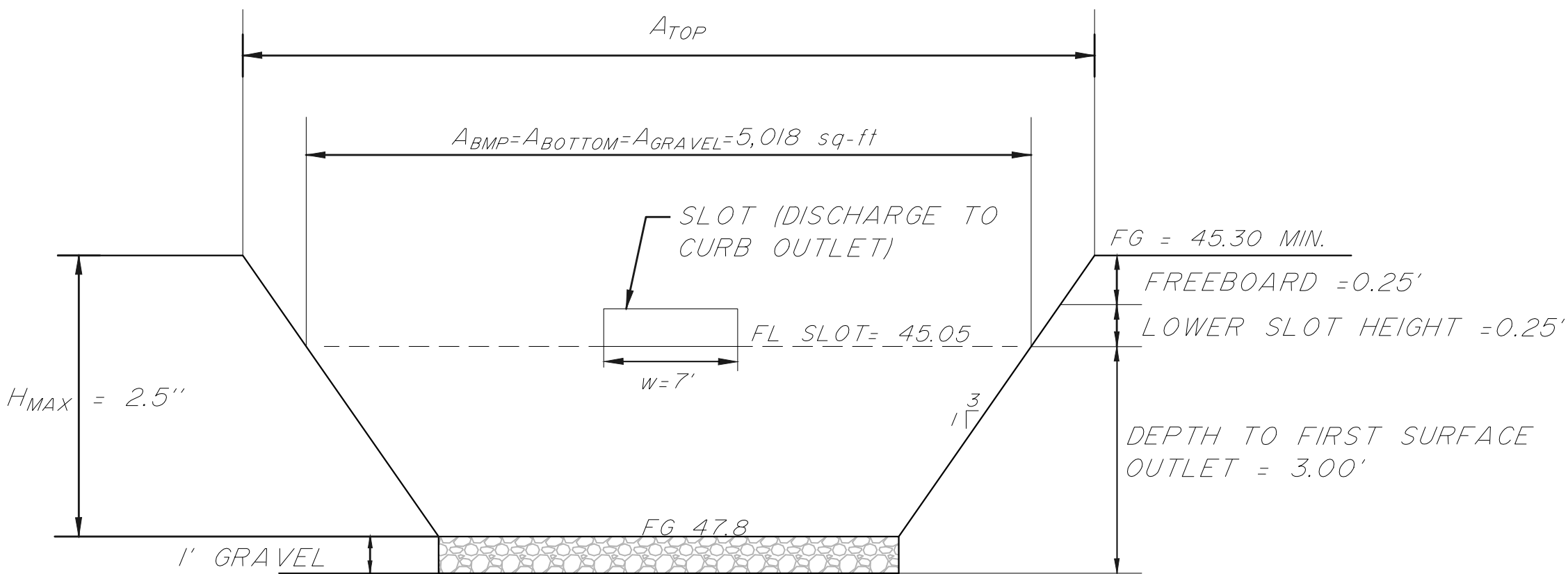
PROPOSED PROJECT WILL BE IMPLEMENTING GREEN STREET ELEMENTS FOR LEON AVENUE ROAD IMPROVEMENTS AND CAN BE REFERENCE IN PROJECT SPECIFIC STORM WATER QUALITY MANAGEMENT PLAN. DETAILS OF THE GREEN STREET ELEMENTS TO BE FINALIZED DURING MINISTERIAL PERMIT PROCESSING/FINAL ENGINEERING.

BMP-1 DRAINAGE MANAGEMENT AREA						
DMA	SUB AREA	SOIL TYPE	IMPERVIOUS (SQ FT)	PERVIOUS (SQ FT)	TOTAL AREA (SQ FT)	POC
DMA-1	C	C	71368	71260	142628	BMP-1 POC-1
	D	D	9311	13903	23214	
TOTAL		-	80679	85163	165842	-
MINIMUM INFILTRATION BASIN AREA			5,018 SF REQUIRED		5,018 SF PROVIDED	

Design Capture Volume for BMP-1			Worksheet B.2-1		
1	85th percentile 24-hr storm depth from Figure B.1-1	d=	0.49	inches	
2	Area tributary to BMP(S)	A=	3.95	acres	
3	Area weighted runoff facotr (estimate using Appendix B.1.1 and B.2.1)	C=	0.56	unitless	
4	Trees Credit Volume Note: In the SWQMP list the number of trees, size of each tree, amount of soil volume installed for each tree, contributing area to each treee and the inlet opening dimension for each tree.	TCV=	0	cubic-feet	
5	Rain barrels Credit Volume Note: In the SWQMP list the number of rain barrels, size of each rain barrel and use the captured storm water runoff.	RCV=	0	cubic-feet	
6	Calculate DCV = (3630 x C x D x A) - TCV - RCV	DCV=	3943	cubic-feet	

Simple Sizing Method for Infiltration BMPs			Worksheet B.4-1		
1	DCV (Worksheet B-2.1)	DCV=	3805	cubic-feet	
2	Estimated design infiltration rate (Worksheet D.5-1)	K _{design} =	0.265	in/hr	
3	Available BMP surface area	A _{BMP} =	5018	sq-ft	
4	Average effective depth in the BMP footprint (DCV/A _{BMP})	D _{ave} =	0.76	feet	
5	Drawdown time, T (D _{ave} *12/K _{design})	T=	34.4	hours	
6	Provide alternative calculation of drawdown time, if needed. Conclusion: DCV is fully retained (i.e., no surface discharge during the design event) and the stored effective depth draws down below 36 hours within design BMP).				
7	Provide calculations for effective depth provided in the BMP: Effective Depth = Surface ponding (below the overflow elevation) + gravel storage thickness x gravel porosity (0.4) Surface ponding = 2 ft Gravel storage thickness = 1 ft Effective Depth = 2 + (1*0.4) = 2.4 feet				

- Notes:
1. Drawdown time must be less than 36 hours. This criterion was set to achieve average annual capture of 80% to account for back to back storms (See rationale in Appendix B.4.3). In order to use a different drawdown time, BMPs should be sized using the percent capture method (Appendix B.4.2).
 2. The average effective depth calculation should account for any aggregate/media in the BMP. For example, 4 feet of stone at a porosity of 0.4 would equate to 1.6 feet of effective depth.
 3. This method may overestimate drawdown time for BMPs that drain through both the bottom and walls of the system. BMP specific calculations of drawdown time may be provided that account for BMP-specific geometry.



NOTES: BMP IS A FULL INFILTRATION BASIN, THEREFORE IT HAS NO LID ORIFICE OR UNDERDRAIN.

PRIVATE INFILTRATION BASIN DETAIL - TYPICAL SECTION

NOTES:

PRIVATE INFILTRATION BASIN HAS BEEN SIZED TO MEET CITY OF SAN DIEGO MIN. REQUIREMENTS FOR PRIORITY DEVELOPMENT PROJECT. SEE ASSOCIATED SWQMP, AND DRAINAGE STUDY FOR WATER QUALITY, HYDROMODIFICATION AND 100 YEAR DETAILS AND REQUIREMENTS

PRIVATE INFILTRATION BASIN DETAIL - TYPICAL SECTION

NOT TO SCALE

NO.	REVISIONS		DATE	APP'D
	DESCRIPTION			

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Land Surveying

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San Diego, CA 92101
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Consultants, Inc.

R.E.C.

SHEET TITLE		DATE: 1/9/18	
PROJECT		SCALE: 1" = 30'	
SATURN BOULEVARD		DRAWN: R.J.D.	
1695 SATURN BOULEVARD		CHECKED:	
SAN DIEGO, CA 92154		J.R.R.	
SHEET C-9			
OF 11 SHEETS			

SAVE DATE: 10/27/2016 ~ ELOT DATE: 11/15/2016 ~ FILE NAME: P:\Xcadd\1229 Saturn Blvd\Civil\Primary Grading Plan\Post-Construction BMP Plan.dwg

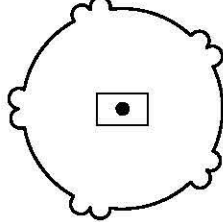
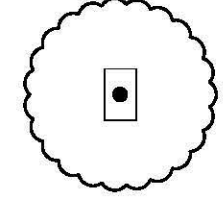
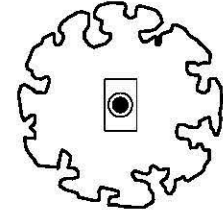
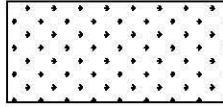
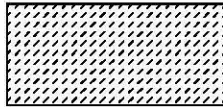


VESTING TENTATIVE MAP NO. 1996523, COASTAL DEVELOPMENT PERMIT NO. 1996526,
PLANNED DEVELOPMENT PERMIT NO. 1996525, REZONE NO. 1996525

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL. LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 10 FEET WATER ; 10 FEET FOR SEWER
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAYS (ENTRIES) - 5 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE TYPE OF SYSTEM SHALL BE A COMBINATION OF IN-LINE DRIP TUBING FOR FLAT AREAS AND SLOPED AREAS LESS THAN 8' WIDE AND MP ROTATORS FOR SLOPED AREAS GREATER THAN 8' WIDE.
4. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(A)].
5. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA OR PRIVATE HOMEOWNER PER THE KEY PLAY ON SHEET L-1. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
6. ROOT ZONE NOTE: A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER LDC 142.0403 (b)(5).
7. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF COMPOSTED MULCH.
8. ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES WITHIN 6' OF HARDSCAPE.
9. ALL EXISTING SHRUBS NOT SHOWN ON THIS PLAN ARE TO BE REMOVED. ANY EXISTING SHRUBS TO REMAIN ARE NOTED ON THIS PLAN.
10. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).
11. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
12. FENCES AND WALLS THAT ARE GENERALLY PARALLEL TO THE PUBLIC RIGHT-OF-WAY AND EXCEED 100 FEET IN LENGTH SHALL BE ARTICULATED WITH VERTICAL ELEMENTS SPACED AT NO MORE THAN 25 FEET ON CENTER. THE VERTICAL ELEMENTS SHALL BE MADE AN INTEGRAL PART OF THE FENCE OR WALL AND SHALL BE A MINIMUM OF 12 INCHES WIDE.
13. NO OBSTRUCTIONS INCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT ARE LOCATED WITHIN VISIBILITY TRIANGLES SHALL NOT EXCEED 24 INCHES IN HEIGHT , MEASURED FROM THE TOP OF THE ADJACENT CURB.
14. NO TREES OR SHRUBS EXCEEDING 3 FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY WATER AND SEWER FACILITIES.

CONCEPTUAL PLANT PALETTE

	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE (WUCOLS-Z3)	MATURE HEIGHT	MATURE WIDTH	REMARKS
	<u>SATURN BOULEVARD - BROAD CANOPY STREET TREE SUCH AS:</u>								
	CALODENDRUM	CAPENSE	CAPE CHESTNUT	15 GAL.	PER PLAN	MED	20'-40'	40'	RESTRICTED TO SATURN BLVD.
	<u>RIMBEY AVENUE AND LEON AVENUE - BROAD CANOPY STREET TREES SUCH AS:</u>								
	MAGNOLIA	GRANDIFLORA 'ST. MARY'	ST. MARY'S MAGNOLIA	15 GAL.	PER PLAN	MED	20'-25'	25'	RESTRICTED TO RIMBEY AVE. AND LEON AVE.
	METROSIDEROS	EXCELSUS	NEW ZEALAND CHRISTMAS TREE	15 GAL.	PER PLAN	MED	30'-40'	30'-40'	RESTRICTED TO RIMBEY AVE. AND LEON AVE.
	<u>PRIVATE STREET - BROAD CANOPY STREET TREES SUCH AS:</u>								
	CERCIDIUM	'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL.	PER PLAN	V LOW	35'	30'	RESTRICTED TO PRIVATE STREET
	QUERCUS	ILEX	HOLLY OAK	15 GAL.	PER PLAN	LOW	30'-60'	30'-60'	RESTRICTED TO PRIVATE STREET
	RHUS	LANCEA	AFRICAN SUMAC	15 GAL.	PER PLAN	LOW	20'-30'	20'-35'	RESTRICTED TO PRIVATE STREET
	LAURUS	NOBILIS 'SARATOGA'	SWEET BAY	15 GAL.	PER PLAN	LOW	20'-30'	15'-25'	RESTRICTED TO PRIVATE STREET
	OLEA	EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15 GAL.	PER PLAN	LOW	25'-30'	25'-30'	RESTRICTED TO PRIVATE STREET
	<u>BIO-RETENTION BASIN SHRUBS AND GRASSES SUCH AS:</u>								
	ACHILLEA	'MOONSHINE'	MOONSHINE FERN LEAF YARROW	1 GAL.	3' O.C.	LOW	1'-2'	2'-3'	
	CAREX	PRAEGRACILIS	CLUSTERED FIELD SEDGE	2" PLUGS	10" O.C.	MED	12"	18"	
	JUNCUS	PATENS	CALIFORNIA GRAY RUSH	1 GAL.	2' O.C.	LOW	2'	2'	
	LEYMUS	CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	1 GAL.	30" O.C.	LOW	2'-3'	2'-3'	
	MUHLENBERGIA	RIGENS	DEER GRASS	1 GAL.	3' O.C.	LOW	4'	4'	
	<u>H.O.A. MAINTAINED OPEN SPACE</u>								
	<u>SHRUBS SUCH AS:</u>								
	AGAVE	SPP.	AGAVE SPECIES	5 GAL.	ACCENT	LOW	3'-4'	3'-4'	
	ALOE	SPP.	ALOE SPECIES	1 GAL.	3' O.C.	LOW	2'-4'	2'-4'	
	ARISTIDA	PURPUREA	PURPLE THREE AWN	1 GAL.	2' O.C.	V LOW	2'	2'	
	ASCLEPIAS	FASCICULARIS	NARROW LEAF MILKWEED	1 GAL.	3' O.C.	V LOW	1.5'-3'	1'-2'	
	CISTUS	X PURPUREUS	ORCHID ROCKROSE	5 GAL.	4' O.C.	LOW	4'	4'	
	ENCELIA	CALIFORNICA	CALIFORNIA ENCELIA	1 GAL.	4' O.C.	V LOW	3'	4'	
	EPILOBIUM	CALIFORNICA 'CATALINA'	CALIFORNIA FUCHSIA	5 GAL.	4' O.C.	LOW	3'	4'-5'	
	ERIOGONUM	FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL.	3' O.C.	V LOW	1'-3'	4'	
	EREMOPHILA	HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU BUSH	5 GAL.	3' O.C.	LOW	2'-3'	3'	
	GALVEZIA	SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL.	3' O.C.	V LOW	2'-3'	3'	
	LANTANA	'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	3' O.C.	V LOW	2'-3'	3'-4'	
	LEYMUS	CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	1 GAL.	30" O.C.	LOW	2'-3'	2'-3'	
	MUHLENBERGIA	RIGENS	DEER GRASS	1 GAL.	3' O.C.	LOW	4'	4'	
	RHAMNUS	CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	5' O.C.	V LOW	4'-6'	4'-6'	
	RHAPHIOLEPIS	UMBELLATA 'MINOR'	YEDDO HAWTHORN	5 GAL.	3' O.C.	LOW	3'-4'	3'-4'	
	RHUS	INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	10' O.C.	V LOW	3'-10'	3'-10'	
	SALVIA	CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE	5 GAL.	4' O.C.	V LOW	3'-5'	5'-8'	
	<u>GROUNDCOVERS SUCH AS:</u>								
	SALVIA	BEE'S BLISS	BEE'S BLISS SALVIA	1 GAL.	4' O.C.	LOW	8"	8"	
	BACCHARIS	PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL.	4' O.C.	LOW	8"-24"	6'	
	PORTULACARIA	AFRA 'PROSTRATE FORM'	PROSTRATE ELEPHANT'S FOOD	1 GAL.	3' O.C.	LOW	6"	3'-6"	
	ROSMARINUS	OFF. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	30" O.C.	V LOW	1.5'	3'-5'	
	SENECIO	MANDRALISCAE	BLUE PICKLE	1 GAL.	12" O.C.	LOW	1'	2'	

WATER USE CALCULATIONS

Project Title							
Evapotranspiration (Eto)	44.2	Water Efficient Landscape Worksheet			Residential		
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Zone 1	0.2	Drip	0.81	0.25	15,080	3,723	102,038
Zone 2	0.5	MP ROTATOR	0.75	0.67	4,268	2,845	77,974
				Totals	19,348	6,569	180,011
Special Landscape Areas							
Zone A				1	-	-	-
Zone B				1	-	-	-
Zone C				1	-	-	-
				Totals	-	-	-
						ETWU Total	180,011
MAWA Formula = (ETo) x (0.62) x [(0.55 x LA) + (1 - .55) X SLA]]						MAWA	291,617
						% of MAWA	62%
ETAF Caculations							
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area		6,569	Total ETAF x Area		6,569		
Total Area		19,348	Total Area		19,348		
Average ETAF		0.34	Sitewide ETAF		0.34		

PREPARED BY:

NAME: IN-SITE LANDSCAPE ARCHITECTURE
ADDRESS: 2850 WOMBLE RD.
SUITE 100-403
SAN DIEGO, CA 92106
PHONE: (619) 795-7603
FAX:

REVISION	DATE	DESCRIPTION
REVISION 8:		
REVISION 7:		
REVISION 6:	11-15-18	
REVISION 5:	10-01-18	
REVISION 4:	09-24-18	
REVISION 3:	05-22-18	
REVISION 2:	12-21-17	
REVISION 1:	05-29-17	
ORIGINAL :	04-29-16	1ST CITY SUBMITTAL

SHEET TITLE:

CONCEPTUAL LANDSCAPE LEGEND

SHEET NO. L-2 OF 12

PTS#

TBD

PROJECT# 16104



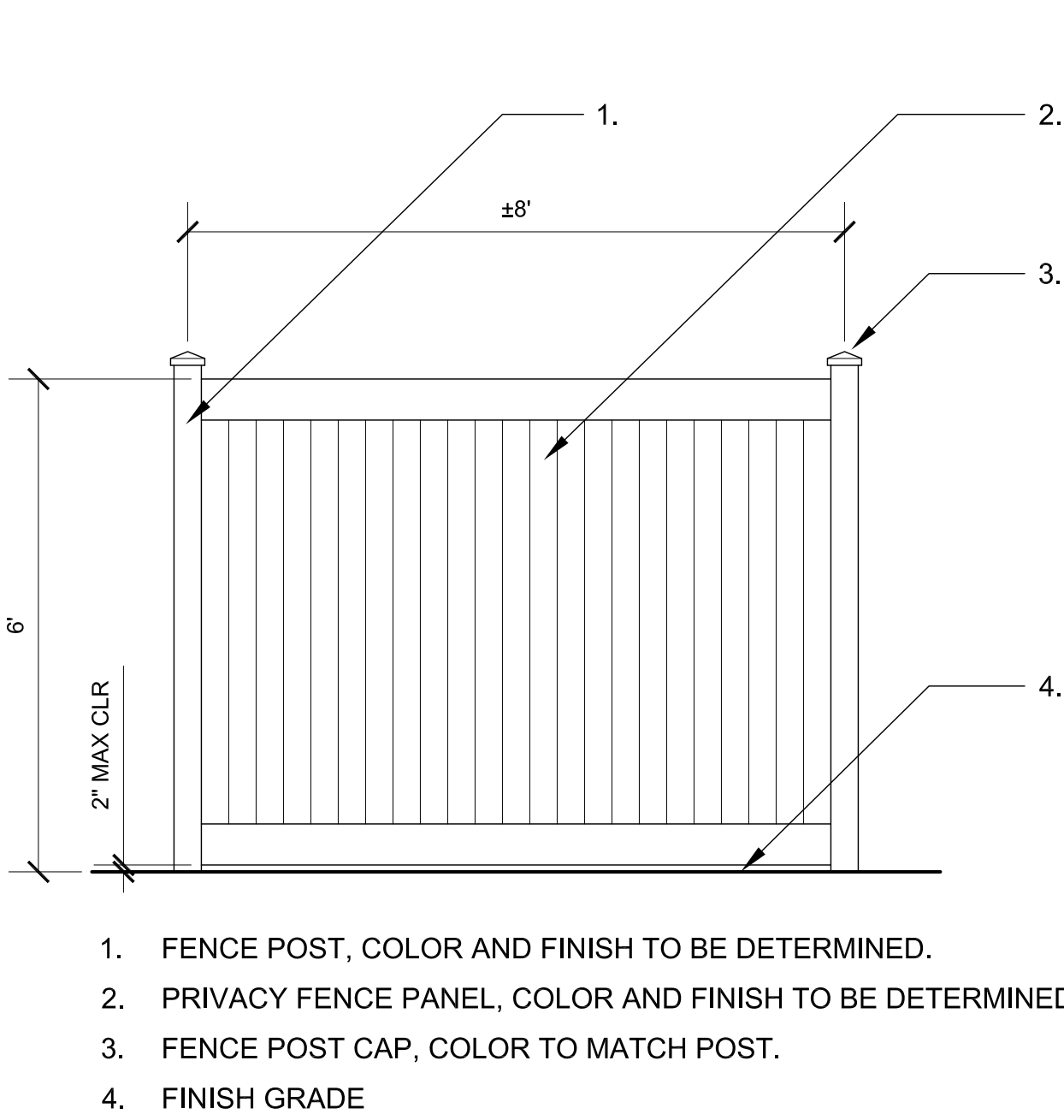
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PALM AVENUE REALTY
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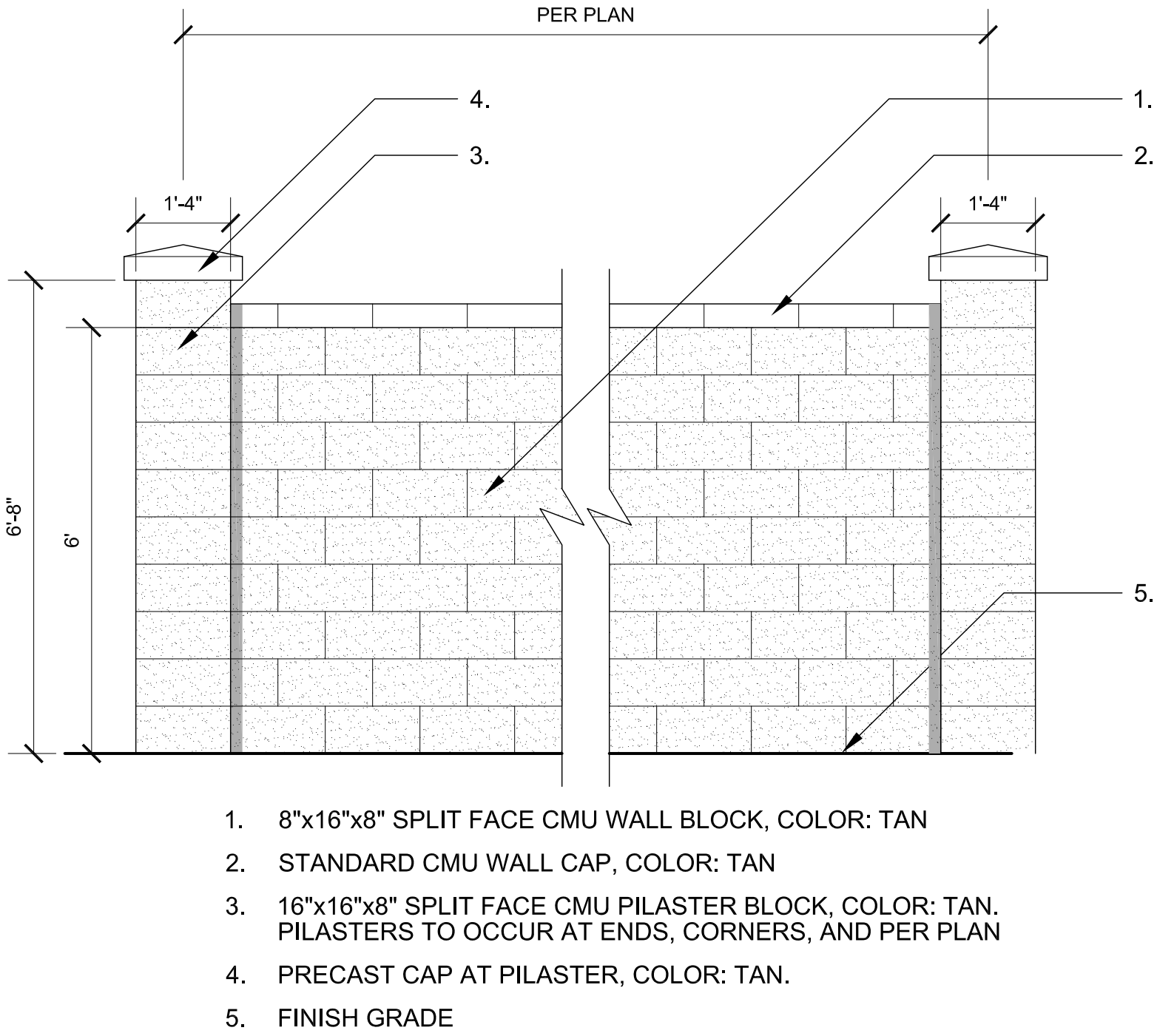
VESTING TENTATIVE MAP NO. 1996523, COASTAL DEVELOPMENT PERMIT NO. 1996526,
PLANNED DEVELOPMENT PERMIT NO. 1996525, REZONE NO. 1996525



PRIVACY FENCE
NATURAL WOOD OR VINYL

C-01

SCALE: 1/2" = 1'-0"



CMU WALL & PILASTER
SPLIT FACE CMU BLOCK WITH CAP

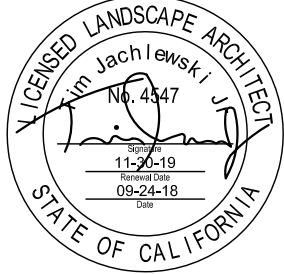
C-02

SCALE: 1/2" = 1'-0"

PREPARED BY:	
NAME:	IN-SITE LANDSCAPE ARCHITECTURE
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	SUITE 100-403
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REVISION 8:	
REVISION 7:	
REVISION 6:	11-15-18
REVISION 5:	10-01-18
REVISION 4:	09-24-18
REVISION 3:	05-22-18
REVISION 2:	12-21-17
REVISION 1:	05-29-17
ORIGINAL :	04-29-16 1ST CITY SUBMITTAL
SHEET TITLE:	
WALL AND FENCE ELEVATIONS	
SHEET NO.	L-3 OF 12
PTS#	TBD
PROJECT#	16104



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