



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 13, 2017 REPORT NO. HO-17-058

HEARING DATE: September 20, 2017

SUBJECT: Alamazon Lot 207, Process Three Decision

PROJECT NUMBER: [479840](#)

OWNER/APPLICANT: MK Developers, Inc.

### SUMMARY:

Issue: Should the Hearing Officer approve the construction of a new single family dwelling unit at 11407 Alamazon Street within the Rancho Peñasquitos Community Planning area?

### Staff Recommendation(s):

1. ADOPT Addendum to Mitigated Negative Declaration No. 479840 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit 1688236.

Community Planning Group Recommendation: On June 7, 2017, the Rancho Peñasquitos Community Planning Board voted 11-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: Mitigated Negative Declaration (MND) No. 479840, an addendum to MND No. 6107/SCH 2003101089, was prepared for the project. MND No. 6107/ SCH 2003101089 was prepared for the original Alamazon Residences project, and adopted by the Hearing Officer on December 17, 2003. Staff reviewed the current project and determined that there are no substantial changes to the project evaluated under MND No. 6107/ SCH 2003101089, that no changes in circumstances have occurred, and that no new information of substantial importance has manifested. Therefore, an Addendum to Mitigated Negative Declaration No. 6107/ SCH 2003101089 was prepared in accordance with Section 15164 of the State California Environmental Quality Act (CEQA) guidelines and dated May 22, 2017. Public review of this addendum was not required per CEQA.

## BACKGROUND

The applicant is proposing to construct a 2,900-square-foot single-family dwelling unit with an attached 480-square-foot garage. The 0.65-acre project site is located at 11470 Alamazon Street and is currently vacant. The site is zoned RS-1-14 and designated Low-Density Residential within a Protected Single-Family Neighborhood (The Glens) in the Rancho Peñasquitos Community Plan. The Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar), and the Airport Influence Area (MCAS Miramar, Review Area 2) also apply to the property. Environmentally Sensitive Lands (ESL) exist on the site in the form of Steep Slopes and Sensitive Biology.

The site is undeveloped and supports natural vegetation (including approximately 0.6 acres of Coastal Sage Scrub), except a small disturbed area adjacent to Alamazon Street. It is bordered by undeveloped land to the north and west, a newly constructed residential property to the east, and residential properties across Alamazon Street to the south. A southern portion of the site is level adjacent to Alamazon Street, with a slope increasing to approximately 2:1 to the north.

The property at 11470 Alamazon Street was proposed for development in 2003 as part of the Alamazon Residences project. That project proposed the construction of seven residences on individual vacant parcels (Lots 205 through 211), which required the preparation of MND No. 6107/ SCH 2003101089 for potential impacts to biological resources, paleontological resources, hydrology, and water quality. Although that project was approved in 2003 and MND No. 6107/ SCH 2003101089 was adopted, the overall project was never constructed.

## DISCUSSION

### Project Description:

The applicant proposes the construction of a 2,900-square-foot single-family dwelling unit with an attached 480-square-foot garage on a site containing ESL. The project would also construct site improvements including retaining walls, hardscape, and landscaping. The project qualifies for the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program because at least 50 percent of the energy consumed on-site would be from solar power.

The two-story single-family dwelling unit is proposed on the level portion of the lot adjacent to Alamazon Street, and reaches a maximum height of 28 feet, three inches. A retaining wall that reaches an approximate maximum height of five feet is provided along the north and east side of the house.

Since the project site contains ESL, a Site Development Permit is required per San Diego Municipal Code (SDMC) [Section 143.0110](#). Site Development Permits are required where the City desires to “establish a review process for proposed development that, because of its site, location, size, or some other characteristic, may have significant impacts on resources or on the surrounding area, even if developed in conformance with all regulations” ([SDMC 126.0501](#)). SDMC 126.0502(2)(B) states that development on lots greater than 15,000 square feet containing sensitive biological resources or steep hillsides and as described in [SDMC 143.0110](#) require a Site Development Permit in accordance with Process Three, with a Hearing Officer as the decision maker. The project site contains steep hillsides, as well as sensitive vegetation in the form of Coastal Sage Scrub. The

development will be subject to the ESL regulations ([SDMC 143.0140 and 143.0142](#)), as well as the Steep Hillside Guidelines of the Land Development Manual.

Project Analysis:

The project site is located within an urbanized community. The 0.65-acre site is located in the RS-1-14 zone and is currently vacant. The purpose and intent of the RS zones ([SDMC 131.0403](#)) is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

The project site contains steep slopes, with Sensitive Vegetation in the form of Diegan Coastal Sage Scrub. Pursuant to the ESL Regulations and the Steep Hillside guidelines, the development area would be located within the front 25 percent of the lot adjacent to the street in order to minimize impacts to the environmentally sensitive lands. The remainder of the parcel will be placed within a covenant of easement to protect environmentally sensitive lands.

The proposed project complies with the RS-1-14 zone and applicable regulations of the SDMC, including setbacks, floor area ratio, landscaping, parking and height. No deviations are requested.

Community Plan Analysis:

The Rancho Peñasquitos Community Plan designates the site as Low Density Residential (0-1 dwelling units/acre). The property is within the Glens Neighborhood of the Rancho Peñasquitos Community Plan and zoned RS-1-14. The site contains ESL in the form of sensitive biological resources and steep hillsides.

The Neighborhood Element of the Community Plan identifies the Glens Neighborhood as having a predominant architectural style of Spanish mission, Old West ranch style and Early Californian homes. The Element recommends that the existing quality of development in the area be maintained and that the scale and character of new development be compatible with the neighborhood.

Adjacent developments include a variety of architectural styles. The project incorporates an asphalt shingle pitched roof commonly used in the homes throughout the neighborhood, and the exterior walls will be finished with stucco. The project has been designed with a variety of architectural planes to create visual interest from the street, and includes landscaping to complement the surrounding area. The project meets the height limits of both the community plan and zoning code for single family homes and is consistent with the bulk and scale of the newer homes in the area.

The Residential Element and the Urban Design Guidelines of the community plan state that new development should maximize the preservation of open space and hillside areas and that existing topography should be considered to minimize impacts to hillside areas. The project meets these requirements by containing all grading within the front 25 percent of the lot, which is already predominantly flat. All cut from grading will remain on-site, and the remaining 75 percent of the lot

will be left in a natural steep hillside state, placed within a covenant of easement as a condition of approval. The Residential Element also states that the density of new residential development should be based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas. By placing the dwelling unit at the lowest part of the lot, the project is consistent with this recommendation of the Residential Element.

Environmental Analysis:

MND No. 479840, an addendum to MND No. 6107/SCH 2003101089, prepared for the project identified potential impacts to Water Quality, Biological Resources and Paleontological Resources, and prepared a Mitigation, Monitoring, and Reporting Program (MMRP). With implementation of the MMRP, these impacts would be reduced to below a level of significance.

Water Quality: MND No. 6017 identified potential water quality impacts related to residential activities at the site (soils, sediments, fertilizers, erosion, etc.) The Water Quality Study prepared by Will Rogers and Associates, dated March 2017) and Drainage Study prepared by Bajoua Engineering, dated September 2016 states that the project will be required to comply with all storm water quality standards during and after construction, and that appropriate Best Management Practices (BMP) will be utilized. Implementation of these BMP would preclude any significant environmental impacts.

Biological Resources: The biology report prepared by Klutz Biological Consulting dated March 13, 2017 states that the project must mitigate for the loss of 0.05 acres of Diegan Coastal Sage Scrub habitat. Appropriate mitigation would be to pay into the City's Habitat Acquisition Fund at an amount determined by staff to be sufficient to accomplish mitigation.

Paleontological Resources: The Geotechnical Investigation prepared for the site (Belfast Engineering, May 18, 2016) identified that the site is underlain by the Santiago Peak formation, which is assigned a moderate paleontological resource rating. Appropriate mitigation is monitoring during construction activities.

The development adheres to SDMC Section 143.0142(g) in that erosion control measures including retaining walls and drainage swales would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control Best Management Practices as required by the City of San Diego Storm Water Standards.

The proposed development is consistent with the Steep Hillside Guidelines for development within steep slopes, which allow for a 25 percent development area. The remaining 75 percent of the parcel will be placed within a covenant of easement to restrict further encroachment into environmentally sensitive areas. Sensitive resources will be preserved. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

CONCLUSION

The proposed project conforms to all of the development standards of the Rancho Peñasquitos Community Plan and SDMC including structure height, setbacks, floor area ratio, landscape, and



architectural design. Therefore, the development will be in conformity with the land use plan and complies with all regulations.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 479840 and ADOPT the Mitigation Monitoring and Reporting Program, and APPROVE Site Development Permit 1688236, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 479840 and DO NOT ADOPT the Mitigation Monitoring and Reporting Program, and DENY Site Development Permit 1688236, if the findings required to approve the project cannot be affirmed.

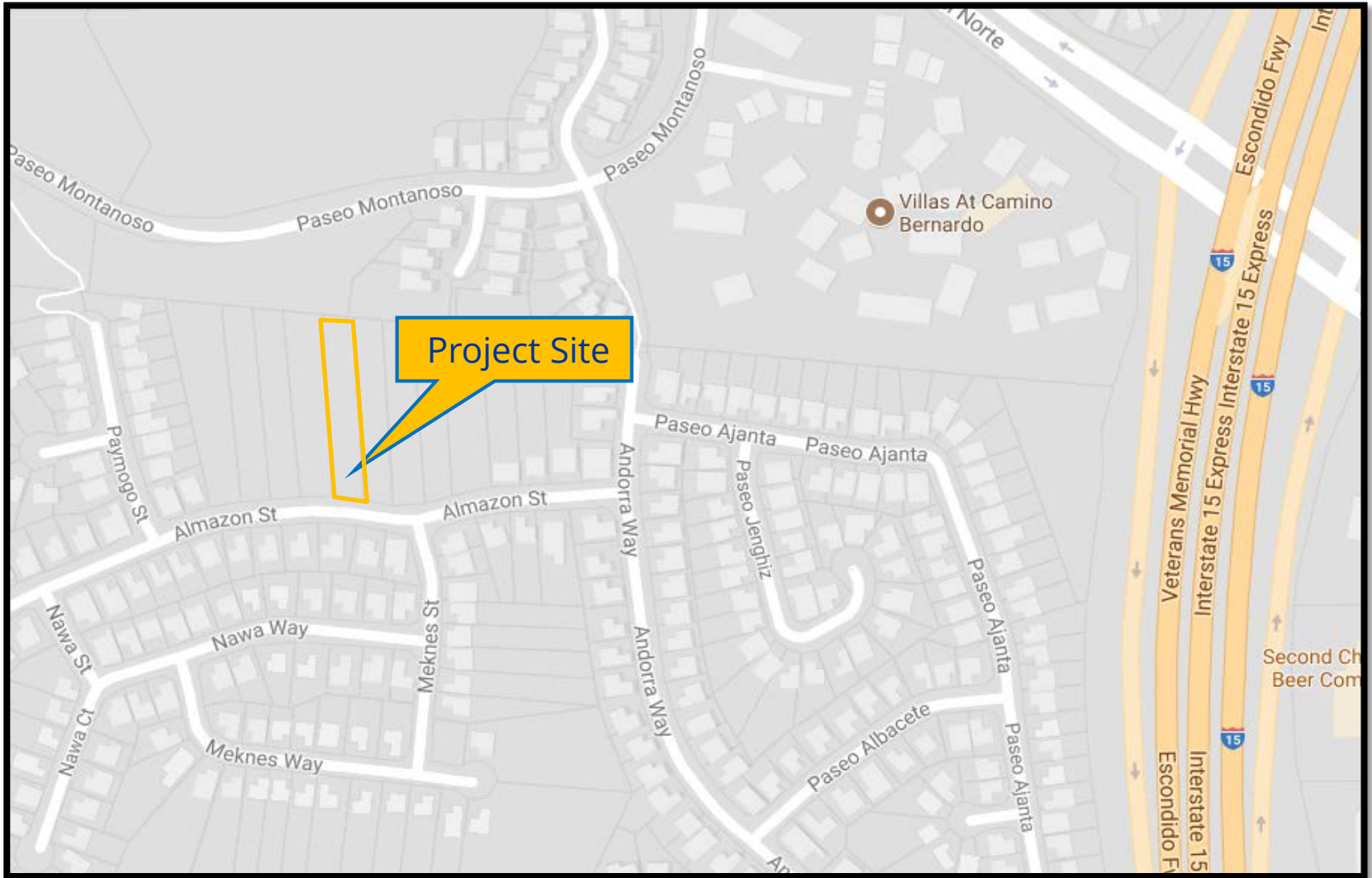
Respectfully submitted,



Karen Bucey, Development Project Manager

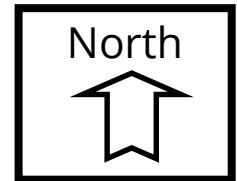
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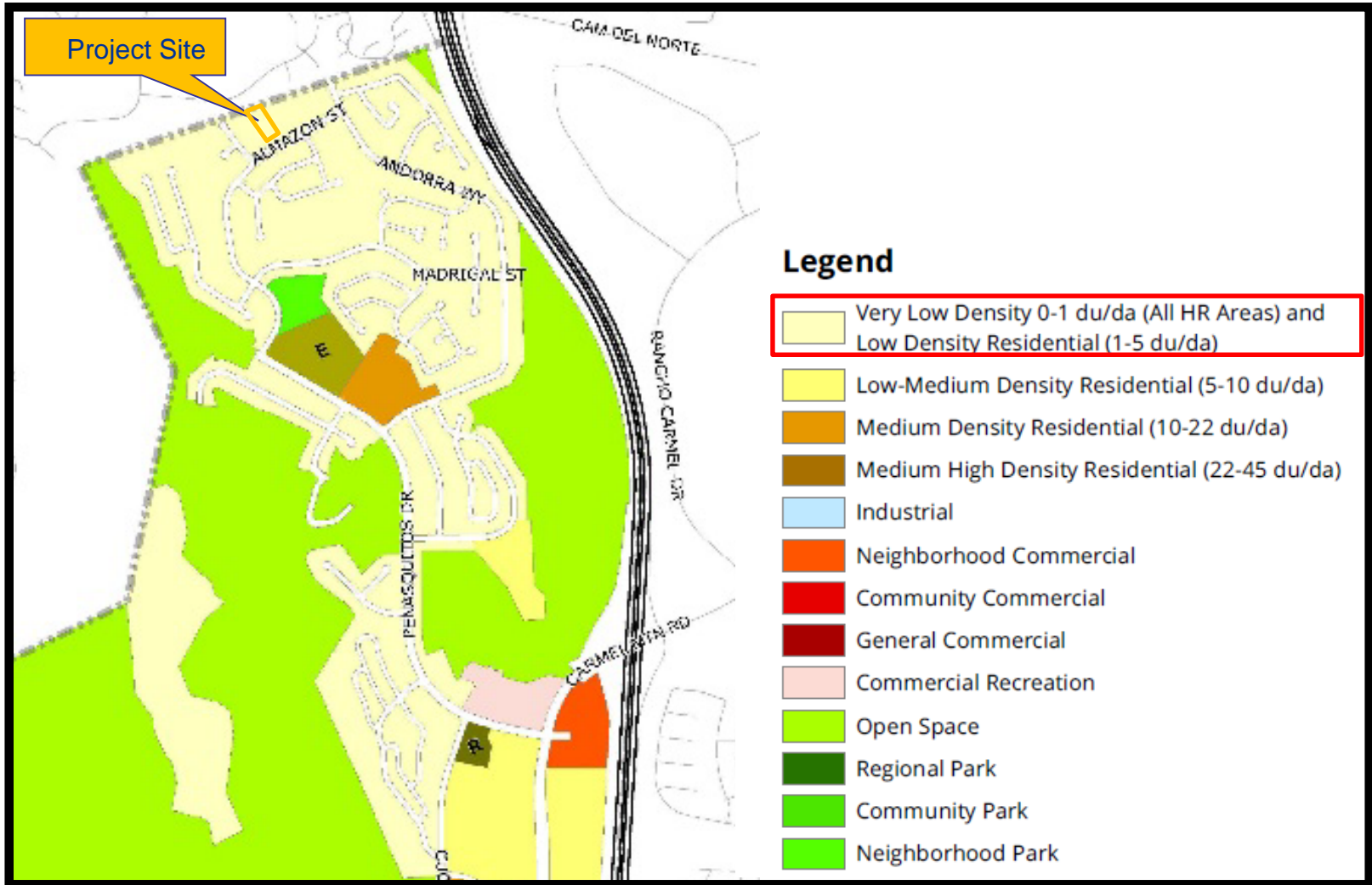
1. Project Location Map
2. Community Plan Land Use Map
3. Zoning Map
4. Aerial Photograph
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Draft Environmental Resolution with MMRP
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11.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



## Project Location Map

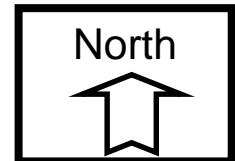
Alamazon Lot 207; Project No. 479840  
11470 Alamazon Street

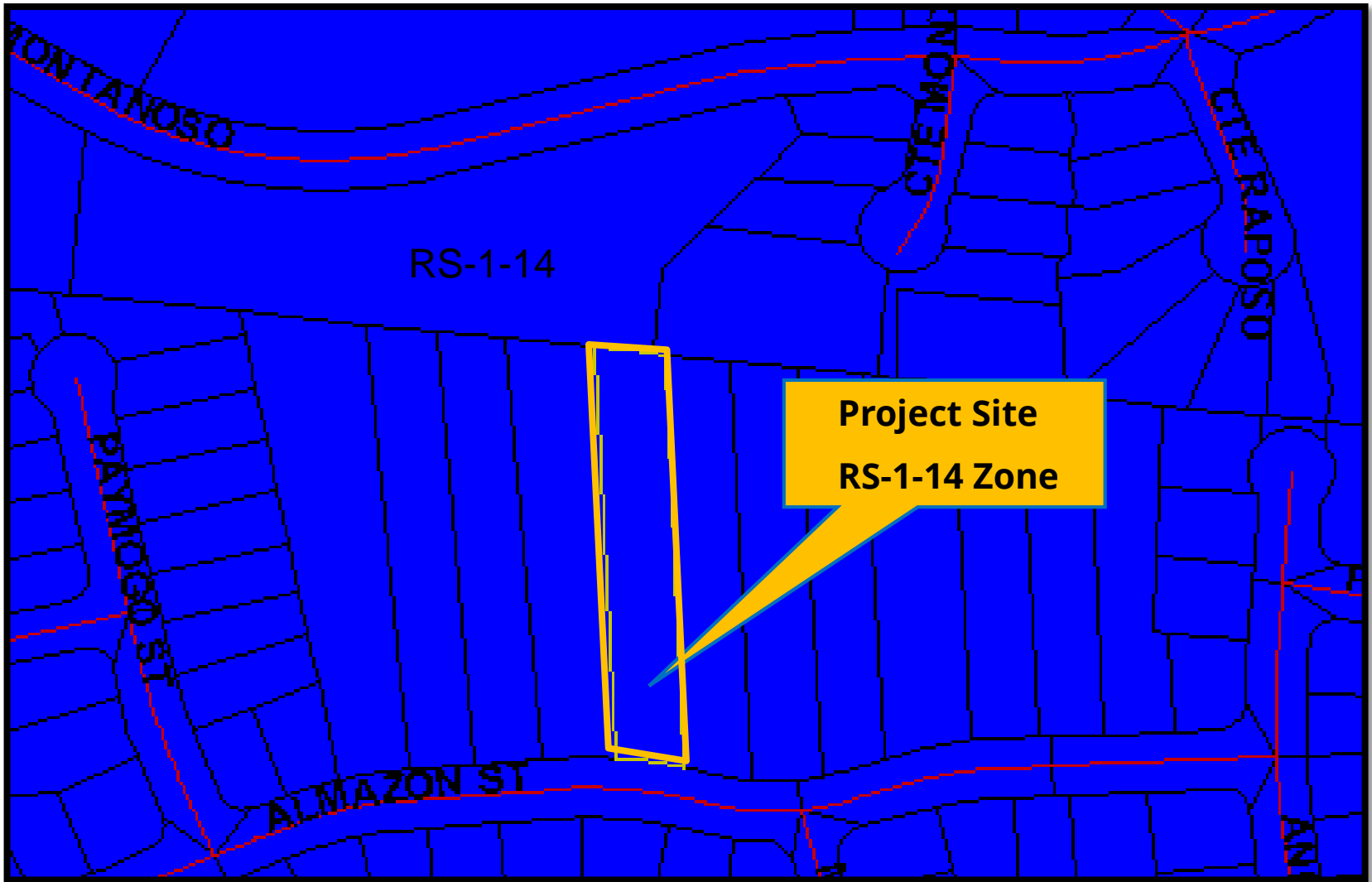




# Los Peñasquitos Community Plan Land Use Map

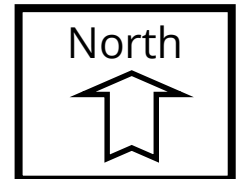
Almazon Lot 207- Project No. 479840  
11470 Almazon Street



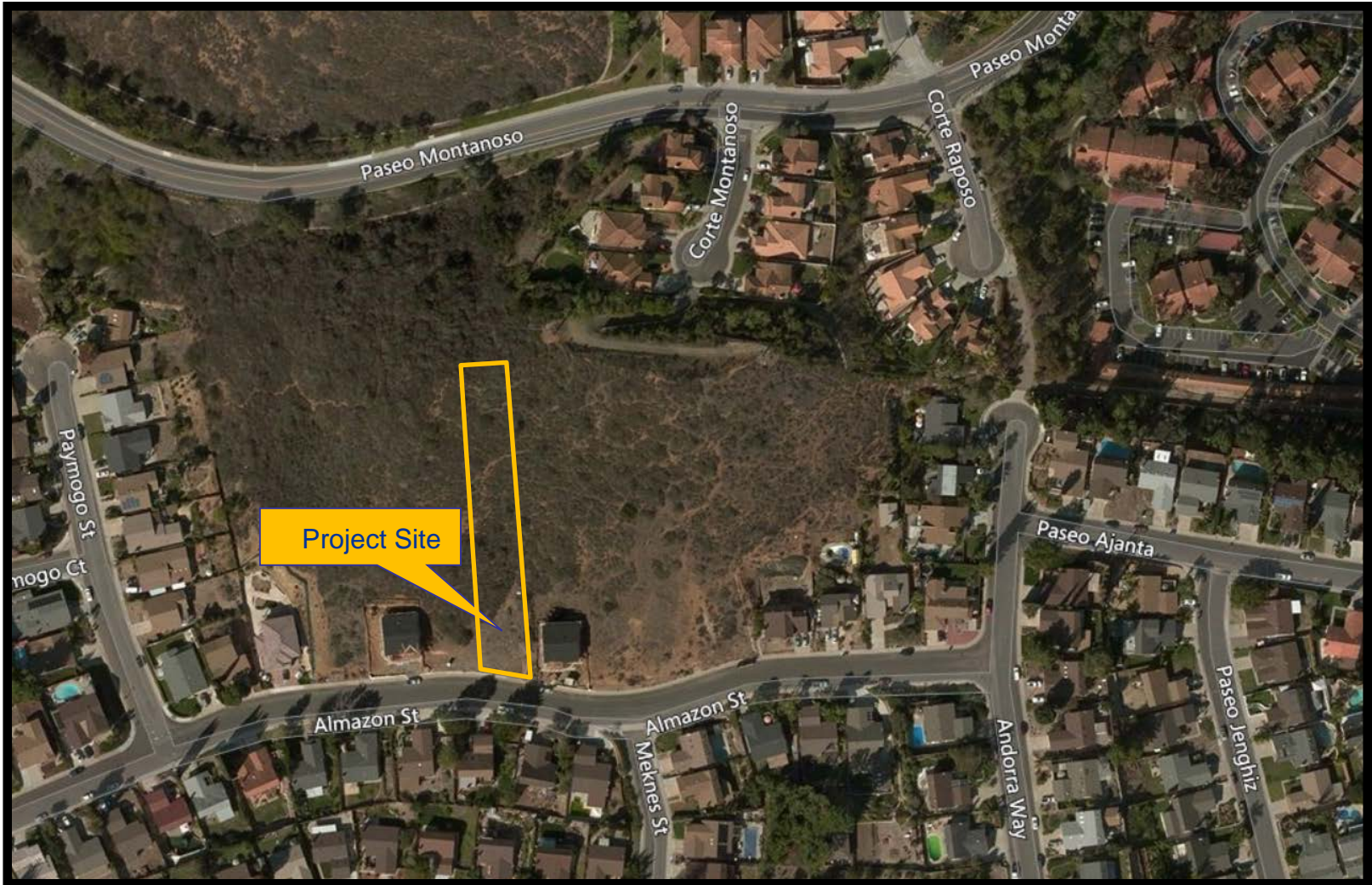


## Zoning Map

Almazon Lot 207; Project No. 479840  
11470 Almazon Street

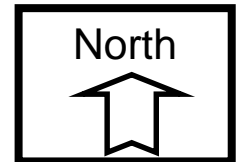






## Aerial Map

Alamazon Lot 207- Project No. 479840  
11470 Alamazon Street



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Almazon Lot 207	
<b>PROJECT DESCRIPTION:</b>	The applicant proposes the construction of a 2,900-square-foot single-family dwelling unit with an attached 480-square-foot garage on a site containing Environmentally Sensitive Land at 11470 Almazon Street. The project would also construct site improvements including retaining walls, hardscape, and landscaping. The project qualifies for the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program because at least 50 percent of the energy consumed on-site would be from solar power.	
<b>COMMUNITY PLAN AREA:</b>	Rancho Peñasquitos Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Density Residential (0-1 dwelling units/acre)	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	RS-1-14	
<b>HEIGHT LIMIT:</b>	35 feet	
<b>LOT SIZE:</b>	0.65-acre	
<b>FLOOR AREA RATIO:</b>	0.60	
<b>FRONT SETBACK:</b>	15 feet	
<b>SIDE SETBACK:</b>	4 feet	
<b>STREETSIDE SETBACK:</b>	N/A	
<b>REAR SETBACK:</b>	10 feet	
<b>PARKING:</b>	2	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low Density Residential (0-1 dwelling units/acre); RS-1-14	Single family residential
<b>SOUTH:</b>	Low Density Residential (0-1 dwelling units/acre); RS-1-14	Single family residential
<b>EAST:</b>	Low Density Residential (0-1 dwelling units/acre); RS-1-14	Single family residential
<b>WEST:</b>	Low Density Residential (0-1 dwelling units/acre); RS-1-14	Single family residential
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On June 7, 2017, the Rancho Peñasquitos Community Group voted 11-0-0 to recommend approval of the project without conditions.	

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1688236  
**ALMAZON LOT 207 – PROJECT NO. 479840 [MMRP – ADDENDUM]**

WHEREAS, MK DEVELOPERS INC., a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 2,900-square-foot, two-story dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1688236), on portions of a 0.65-acre site;

WHEREAS, the project site is located at 11470 Almazon Street in the RS-1-14 zone of the Rancho Peñasquitos Community Plan area;

WHEREAS, the project site is legally described as Lot 207 of Peñasquitos Glen Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6982 filed in the Office of the County Recorder of San Diego County on July 9, 1971;

WHEREAS, on September 20, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1688236 pursuant to the Land Development Code of the City of San Diego NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated September 20, 2017.

FINDINGS:

**Site Development Permit - Section 126.0504**

**A. Findings for all Site Development Permits**

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

The proposed project is the construction of a new single-family dwelling unit on a vacant lot. The 0.65-acre site is located at 11470 Almazon Street. The Rancho Peñasquitos Community Plan designates the site as Low Density Residential (0-1 dwelling units/developable acre). The property is within the Glens Neighborhood of the community plan and zoned RS-1-14. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides.

The Neighborhood Element of the Community Plan identifies the Glens Neighborhood as having a predominant architectural style of Spanish Mission, Old West Ranch style and Early Californian homes. The Element recommends that the existing quality of development in the area be maintained and that the scale and character of new development be compatible with the neighborhood.

Adjacent developments include a variety of architectural styles. The project incorporates an asphalt shingle pitched roof commonly used in the residences throughout the neighborhood, and the exterior walls will be finished with stucco. The project has been designed with a multiple architectural planes to create visual interest from the street, and includes landscaping to complement the surrounding area. The project meets the height limits of both the community plan and zoning code for single family dwelling units and is consistent with the bulk and scale of the newer dwelling units in the area.

The Rancho Peñasquitos Community Plan Residential Element and the Urban Design Guidelines of the community plan state that new development should maximize the preservation of open space and hillside areas and that existing topography should be considered in order to minimize impacts to hillside areas. The project meets these requirements by containing all grading within the front 25 percent of the lot, which is already predominantly flat. All cut from grading will remain on-site. The remaining 75 percent of the lot will be left in a natural steep hillside state and placed within a covenant of easement as a condition of approval. The Residential Element also states that the density of new residential development should be based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas. By placing the dwelling unit at the flattest portion of the lot adjacent to the public-right-of-way, the project is consistent with this recommendation of the Residential Element.

As the project is consistent with the land use designation for low-density residential development, and implements several goals and recommendations of the community plan, 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; and**

The conditions of approval for the project will require compliance with storm water Best Management Practices, Water Pollution Control Plan, Geotechnical Investigation Report, Brush Management Plan, as well as operational constraints and development controls intended to assure the continued public health, safety, and welfare. Other conditions relate to requirements pertaining to landscape standards and lighting restrictions. The development will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. The project required the preparation of Mitigated Negative Declaration (MND) No. 479840, an addendum to MND No. 6107/SCH 2003101089, due to potential impacts Biological Resources, Paleontological Resources, and Hydrology/Water Quality Resources. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP), will reduce impacts to a level below significance. The proposed development is consistent with the Steep Hillside Guidelines for development within steep slopes, which allow for a 25 percent development area. The remaining 75 percent of the parcel would be placed within a conservation easement to restrict further encroachment into environmentally sensitive areas. The purpose and intent of the guidelines is to balance development opportunities while preserving the community's natural resources. Sensitive resources will be preserved. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.



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

The proposed development adheres to SDMC Section 143.0142(a)(2) for allowable development area, and the remainder of the parcel not proposed for development would be placed in a conservation easement precluding development. Retaining walls have been implemented to reduce hillside impacts and grading quantities consistent with SDMC Section 143.0142(b). Site drainage will be directed away from any steep hillside area and impervious surfaces will be minimized by the incorporation of Low-Impact Development Design Practices consistent with SDMC Section 143.0142(f) and as required by the City of San Diego Storm Water Standards. Erosion control measures including retaining walls, drainage swales, and landscaping would be incorporated into the design controlling or minimizing erosion consistent with SDMC Section 143.0142(g).

The property is within the Airport Influence Area, Review Area 2 for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). The project is located outside of the Part 77 notification area (20,000 horizontal feet) from the closest runway at MCAS Miramar and the proposed structures would not exceed 200 feet above ground level; therefore, the project would be compatible with the ALUCP for airspace.

The Rancho Peñasquitos Community Plan Urban Design Guidelines recommend that alternative building foundations be provided, that site drainage should support the natural system of drainage, and that slope drainage systems maximize the erosion control. Site drainage will be directed away from any steep hillside area and directed onto the stormwater system. Retaining walls have been implemented into the project's design, reducing hillside impacts and grading quantities. Impervious surfaces will be minimized by the incorporation of Low-Impact Development Design Practices as required by the City of San Diego Storm Water Standards.

The project complies with all of the development regulations in effect for the site including but not limited to steep hillside regulations. No deviations are proposed. Therefore, the proposed development complies with the applicable regulations.

**B. Supplemental Findings--Environmentally Sensitive Lands**

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

Approximately 84 percent of the lot has slopes in excess of 25 percent. The development area would be located within the front portion of the lot adjacent to the street in order to minimize impacts to the ESL. Site grading includes 162 cubic yards of cut and 162 yards of fill to create the building pads and for the garage area. All excavation will be re-used on the site as fill. The property is allowed a maximum development footprint of 25 percent of the premises. The remainder would be conveyed in a covenant of easement to ensure no further encroachments.

MND No. 479840, an addendum to MND No. 6107/SCH 2003101089, was prepared for the project. Direct impacts would result to 0.05 acres of Diegan Coastal Sage Scrub habitat. Implementation of the MMRP, which requires payment into the City of San Diego's Habitat Acquisition Fund, would mitigate for the loss of this resource. The Geotechnical Investigation prepared for the site also identified that the site is underlain by the Santiago Peak formation, which is assigned a moderate paleontological resource rating. Appropriate mitigation is monitoring during construction activities and is included as a permanent condition. The project required the preparation of MND No. 479840, an addendum to MND No. 6107/SCH 2003101089, due to potential impacts Biological Resources, Paleontological Resources, and Hydrology/Water Quality Resources. The addendum identified potential water quality impacts related to residential activities at the site (soils, sediments, fertilizers, erosion, etc.) The Water Quality Study and Drainage Study prepared for the project state that the project will be required to comply with all storm water quality standards during and after construction, and that appropriate BMPs will be utilized. Implementation of these BMPs would preclude any significant environmental impacts.

There are no new significant environmental impacts not considered in the previous MND, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and, there is no new information of substantial importance to the project. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to ESL.

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

The property is within Geologic Hazard Zone 53 (low to moderate risk). An updated preliminary geotechnical investigation and an addendum to this report was prepared for the project, which concluded that remedial grading would be required to prepare the site for the proposed development and that no significant geologic or soils conditions were identified.

The proposed development adheres to SDMC Section 143.0142(f) in that drainage from the development of the site containing steep hillsides will be directed onto the street with a gutter system designed to carry surface drainage runoff and, the remainder of the site containing steep slopes would be placed within a conservation to preclude future development. Impervious surfaces would be minimized by the incorporation of Site Design Low-Impact Development Design Practices as required by the City of San Diego Storm Water Standards.

The development adheres to SDMC Section 143.0142(g) in that erosion control measures, including retaining walls and drainage swales, would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control BMPs as required by the City of San Diego Storm Water Standards.

Slope revegetation conforms to SDMC Section 142.0411, Revegetation and Erosion Control requirements to include drought-tolerant, deep-rooting species. The development incorporates Brush Management Zones 1 and 2 pursuant to the city-wide landscape regulations and Fire Department requirements. The placement of these zones will reduce the risk of fire through site design and the management of flammable vegetation. The property is not within a special flood hazard area. Surface drainage would be collected on site and directed to a controlled sewer system within the public right-of-way. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The site has an average depth greater than 416 feet, an elevation of 686 feet mean sea level (MSL) adjacent to Alamazon Street rising to 790 feet MSL at the rear of the site, and contains steep slopes in excess of 25 percent grade. The proposed development is consistent with the Steep Hillside Guidelines for development within steep slopes, which allow for a 25 percent development area. The remaining 75 percent of the parcel would be placed within a conservation easement to restrict further encroachment into environmentally sensitive areas.

A Site Development Permit for site grading and construction of seven single family residences was approved December 17, 2003, by City of San Diego Hearing Officer Resolution No. D-4508, and the adoption of MND No. 6107/ SCH No. 2003101089. The individual residences were not constructed as a whole, rather the individual lots were sold and developed separately in conformance with the Site Development Permit and MND or with an addendum to the approved environmental document. The Alamazon Lot 207 site was one of seven lots that were approved under Site Development Permit No. 10179 and MND. The project required the preparation of MND No. 479840, an addendum to MND No. 6107/SCH 2003101089, due to potential impacts Biological Resources, Paleontological Resources, and Hydrology/Water Quality Resources.

A Biological Letter Report was prepared by Klutz Biological Consulting March 13, 2017. Twenty-seven sensitive plant species, twelve bird species, as well as woodrat and coyote species were identified as potentially occurring onsite. The Lot 207 analysis has determined that the proposed project would impact 0.05-acres of Diegan Coastal Sage Scrub and 0.11-acres of disturbed habitat. The project is located outside the City's Multi-Habitat Planning Area, and therefore new species specific mitigation would not be required. The current project, would be required to adhere to the mitigation measures identified in the original certified environmental document and a Mitigation, Monitoring, and Reporting Program would be implemented to reduce biological impacts to below a level of significance. The purpose and intent of the ESL Regulations is to balance development opportunities while preserving the community's natural resources. Steep slopes and sensitive resources will be preserved. Therefore, the proposed development is sited and designed to prevent adverse impacts on any adjacent ESL.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The subject property is not located within the Multiple Habitat Planning Area of the City of San Diego's MSCP Subarea Plan. Therefore, the finding is not applicable.

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

The proposed project is the construction of a new single-family dwelling unit on a vacant 0.65-acre lot at 11470 Alamazon Street. A site-specific Water Quality Study (Will Rogers & Associates, March 2017) and Drainage Study (Bajoua Engineering Co, September 2016) were prepared for the project. The project will be required to comply with all storm water quality standards during and after construction, and appropriate BMPs would be utilized. Implementation of these BMPs, have been reviewed and accepted by qualified City staff, would preclude any violations of existing standards and discharge regulations. Impacts would be less than significant, and no mitigation measures are required. The subject property is located within the Rancho Penasquitos community and located 11 miles from the nearest public beach or local shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The proposed project is the construction of a new single-family dwelling unit on a vacant lot. The 0.65-acre site is located at 11470 Alamazon Street. The site is in the Rancho Peñasquitos Community Plan Low Density Residential (0-1 du/developable acre) land use designation, RS-1-14 Zone and contains ESL in the form of sensitive biological resources and steep hillsides.

The current project requires the preparation of an addendum to MND No. 6107 due to potential impacts to hydrology/water quality, biological resources, and paleontology. A MMRP has been prepared to reduce these impacts to below a level of significance. Water Quality Impacts will be mitigated by following proper BMP's during and after construction. Biological impacts (the removal of 0.05 acres of coastal sage scrub) will be mitigated by payment into the City of San Diego's Habitat Acquisition Fund. Potential Paleontological impacts will be mitigated by monitoring and possible halting of construction activities. All applicable mitigation measures contained in MND No. 6107 have been incorporated into the addendum. No new impacts would occur to other resources. There are no new significant environmental impacts not considered in the previous MND; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and, there is no new information of substantial importance to the project. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

## ATTACHMENT 6

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1688236 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1688236, a copy of which is attached hereto and made a part hereof.



Karen Bucey  
Development Project Manager  
Development Services

Adopted on: September 20, 2017

IO#: 24006561

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24006561

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1688236  
**ALMAZON LOT 207 - PROJECT NO. 479840 [MMRP-ADDENDUM]**  
HEARING OFFICER

This Site Development Permit No. 1688236 is granted by the Hearing Officer of the City of San Diego to MK DEVELOPERS INC., a California Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 0.65-acre site is located at 11470 Almazon Street in the RS-1-14 zone of the Ranch Peñasquitos Community Plan area. The project site is legally described as: Lot 207 of Peñasquitos Glen Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6982 filed in the Office of the County Recorder of San Diego County on July 9, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to construct a two-story dwelling unit on a vacant lot described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 20, 2017, on file in the Development Services Department.

The project shall include:

- a. Construction of a 2,900-square-foot, two-story dwelling unit. The first floor consists of living room, dining room, family room, kitchen, powder room, and garage. The second floor consists of four bedrooms and two-bathrooms, balcony nook, and covered deck;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Retaining walls and hardscape;
- e. A roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; 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 October 4, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

**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. 479840, an Addendum to Mitigated Negative Declaration No. 6107/ SCH 2003101089, 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. 479840, an Addendum to Mitigated Negative Declaration No. 6107/ SCH 2003101089, 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:

Biological Resources,  
Paleontological Resources, and  
Hydrology/Water Quality 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.

**ENGINEERING REQUIREMENTS:**

15. 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.

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 16 foot wide driveway, adjacent to the site on Alamazon Street, satisfactory to the City Engineer.

18. 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.

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

**GEOLOGY REQUIREMENTS:**

20. 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.

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

**LANDSCAPE REQUIREMENTS:**

22. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards 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 Office of the Development Services Department.

23. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted 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.

24. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted 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 Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

27. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Plan on file in the Office of the Development Services Department.
28. The Brush Management Program shall consist of the following measures consistent with the Brush Management Regulations of the Land Development Code, section 142.0412: A standard Zone One of 35 feet in width with corresponding Zone Two of 65 feet shall extend out from the rear of the structure towards the native/naturalized vegetation. Along the east elevation, Zone One shall extend out from the structure to the side property line.
29. Openings along the west elevation shall be upgraded to dual-glazed, dual tempered panes inclusive of a 10-foot perpendicular return along adjacent wall faces in lieu of providing full brush management zones.
30. Prior to issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'
31. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush management Regulations as set forth under Land Development Code Section 142.0412.
32. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible and/or one-hour fire-rated accessory structures may be approved within the designated Zone One area subject to Fire Marshal's approval.
33. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
34. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.
35. Prior to final inspection and occupancy, the approved Brush Management Program shall be implemented.
36. The Brush Management Program shall be maintained by the Owner/Permittee at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

37. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
38. Prior to the issuance of any construction or grading permits, the Owner/Permittee shall record a Covenant of Easement for the Protection of Environmentally Sensitive Lands.
39. 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.
40. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.
41. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**PUBLIC UTILITIES DEPARTMENT WATER AND SEWER REQUIREMENTS:**

42. 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.
43. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
44. All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
45. All on-site water and sewer facilities shall be private.
46. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on September 20, 2017 and [Approved Resolution Number].

**ATTACHMENT 7**

Site Development Permit No.: 1688236  
September 20, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Bucey  
Development Project Manager

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

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

MK DEVELOPERS INC.  
Owner/Permittee

By \_\_\_\_\_  
Mark Khouli

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

RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, on January 28, 2003, James Freitas Trust submitted an application to Development Services Department for a SITE DEVELOPMENT PERMIT for the Alamazon Residences, Project No. 6107 / SCH No. 2003101089 (Project); and

WHEREAS, on December 17, 2003, the City of San Diego Hearing Officer adopted Resolution No. D-4508, adopting Mitigated Negative Declaration No. 6107 / SCH No. 2003101089, a copy of which is on file in the DEVELOPMENT SERVICES DEPARTMENT in accordance 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.); and

WHEREAS, on May 20, 2016, Will Rogers / Mark Khouli submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final MITIGATED NEGATIVE DECLARATION if such Addendum meets the requirements of CEQA; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego as follows:

1. That the information contained in the final Mitigated Negative Declaration No. 6107 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Hearing Officer prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Mitigated Negative Declaration for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Mitigated Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Hearing Officer adopts Addendum to Mitigated

## Attachment 8

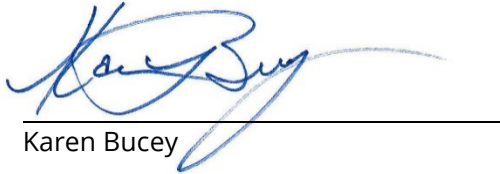
Negative Declaration No. 6107 / SCH No. 2003101089 with respect to the Project, a copy of which is on file in the office of the DEVELOPMENT SERVICES DEPARTMENT.

6. That pursuant to CEQA Section 21081.6, the HEARING OFFICER adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this HEARING OFFICER in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That DEVELOPMENT SERVICES STAFF 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.

APPROVED: Karen Bucey

By:



Karen Bucey



**EXHIBIT A**  
MITIGATION MONITORING AND REPORTING PROGRAM  
**SITE DEVELOPMENT PERMIT**  
PROJECT NO. 479840 / SCH No. 2003101089

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 Addendum to Mitigated Negative Declaration No. 6107 shall be made conditions of **SITE DEVELOPMENT PERMIT** as may be further described below.

**BIOLOGICAL RESOURCES (HABITAT ACQUISITION FUND)**

Prior to a Notice to Proceed for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits, the owner/permittee shall contribute to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 0.05 acre of coastal sage scrub (Tier II). This fee is based on mitigation ratios per the City of San Diego Biology Guidelines, of 1:1 ratio if mitigation would occur inside of the Multi-Habitat Planning Area (MHPA) and a 1.5:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct project impacts to coastal sage scrub would be 0.05 acre inside the MHPA or 0.075 acres outside the MHPA equivalent monetary contribution to the City's HAF plus a 10 percent administrative fee.

**PALEONTOLOGICAL RESOURCES**

**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 Paleontological Monitoring have been noted on the appropriate construction documents.

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 paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain 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 has been completed. Verification includes, but is not limited to a copy of a confirmation letter

- from San Diego Natural History Museum, other institution 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.
- 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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological 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  
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
  3. 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 conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **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 PME.**
  2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The 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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery 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.

### C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
  - 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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
  - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) 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.
  - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
  - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

## IV. 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 on the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM on 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 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.

**V. 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum 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 Fossil Remains
  - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  - 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.
- D. Final Monitoring Report(s)
  - 1. The PI shall submit two copies of the Final Monitoring Report 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 until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



## Rancho Peñasquitos Planning Board Meeting Minutes

June 7, 2017

Attendees: Geoffrey Patrick, Thom Clark, Corey Buckner, Jon Becker, Stephen Egbert, Darshana Patel, Brian Reschke, Joseph Schmelzer, Brooke Whalen, Pamela Blackwill, Steve Leffler

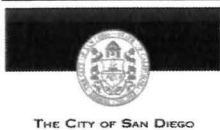
Absent: Mike Shoecraft, Darren Parker, Susan Sindelar, Cynthia Macshane, Alex Plishner

Community Members & Guests (Voluntary Sign-in): Arthur Tedosio Jr, James Bailey, Tanny Garcia, Louis A Vasquez, Wade Wilhelm, Melissa Sanchez, Arlene Tendick, Mark Thompson, Melinda Vasquez

1. Meeting called to order - 7:37 pm
2. Agenda Modifications
3. Approval Minutes - *Approved 10-0-0*
4. Public Safety Agencies
5. Public Forum
6. ANNOUNCEMENTS & INFORMATION ITEMS:
7. BUSINESS.
  - a. Wireless Communication Facilities Committee's Members & Chair
  - b. RPPB Members/Liaisons
  - c. August 2017 RPPB Meeting
  - d. PDP and NUP at 14565 Black Mountain Rd, Project No. 513210
  - e. Boney Glen Utility Easement Vacation, Project No. 529042 / Map No. 21302 -
  - f. Approve PDP for a two-story, 3,049 sq. ft., including attached garage, single family home on Lot 207 at 11470 Alamazon Street, Project Number 479840
    - i. Will Rogers. Former SD city architect. Reduction from the other 2 homes they built. Smaller, 2 levels vs 3 of the others in the neighborhood. Presentation on the colors; solar power included. Floor plan discussion. Will have to pay into the city habitat acquisition fund.
    - ii. Discussion about the design. Discussion about the state of this approval. Determination that it has not gone before Land Use.
    - iii. Motion: To approve PDP for a two-story, 3,049 sq. ft., including attached garage, single family home on Lot 207 at 11470 Alamazon Street, Project Number 479840. M/S/C – Thom Clark/Jon Becker/Motion was approved 11-0-0.
  - g. Approve issuance of CUP for the Evergreen Nursery *Postponed*
8. REPORTS.
9. MEMBER COMMENTS

Adjourned at 9:42 pm.

Respectfully submitted,  
Joseph Schmelzer, RPPB Secretary



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

# 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**  
 Alamazon Lot 207

**Project Address:**  
 11470 Alamazon Street, San Diego CA 92129

**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: \_\_\_\_\_

<b>Project Title:</b> Alamazon Lot 207	<b>Project No. (For City Use Only)</b>
---	--

**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):  
MK Developers Inc.,

Owner  Tenant/Lessee

Street Address:  
1620 La Presa Avenue

City/State/Zip:  
Spring Valley CA 91977

Phone No: 619-300-6040 Fax No:

Name of Corporate Officer/Partner (type or print):  
Mark Khouli

Title (type or print):  
Owner

Signature:  Date: 8/23/2017

Corporate/Partnership Name (type or print):

Owner  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):

Owner  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):

Owner  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):

Owner  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):

Owner  Tenant/Lessee

Street Address:

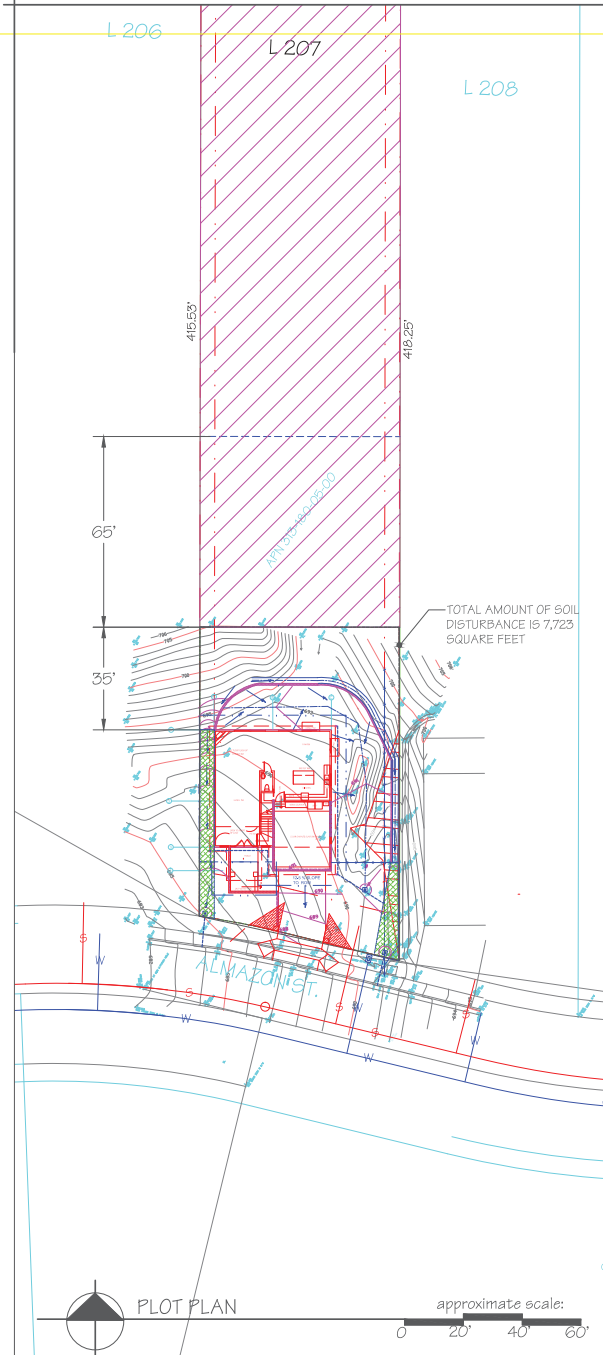
City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:



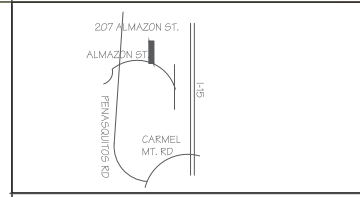
**NOTE:**  
 THE PROJECT SITE IS UNDERLAIN BY THE SANTIAGO PEAK VOLCANIC GEOLOGICAL FORMATION, WHICH HAS A MODERATE SENSITIVITY RATING FOR PALEONTOLOGICAL RESOURCES. THE PROJECT WILL IMPLEMENT THE SPECIFIC PALEONTOLOGICAL MONITORING, MITIGATION & REPORTING PROGRAM (MMRP) REQUIREMENTS CALLED OUT IN THE ALMAZON RESIDENCES MITIGATED NEGATIVE DECLARATION (MND) NO. 6107

THE PROPOSED SITE IS CONTAINED WITHIN THE "MCAS MIRAMAR AICUZ STUDY AREA" IDENTIFIED IN THE 2005 AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ) UPDATE FOR THE MARINE CORPS AIR STATION (MCAS) MIRAMAR. TO DETERMINE IF THE PROPOSED PROJECT IS COMPATIBLE WITH AICUZ GUIDELINES, IT HAS BEEN DETERMINED THAT THIS PROJECT IS: 1) WITHIN THE 2008 MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) AIRPORT INFLUENCE AREA (AIA) REVIEW AREA II, 2) OUTSIDE THE 60+ dB COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) NOISE CONTOURS, 3) OUTSIDE ANY ACCIDENT POTENTIAL ZONES (APZ), 4) BENEATH THE OUTER HORIZONTAL SURFACE OF MCAS MIRAMAR (FEDERAL AVIATION REGULATION PART 77), AND 5) BENEATH AND/OR NEAR ESTABLISHED FIXED AND ROTARY-WINGED FLIGHT CORRIDORS FOR AIRCRAFT TRANSITING TO AND FROM MCAS MIRAMAR.

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



**VICINITY MAP:**



**WRA**  
 WILL ROGERS & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27315 Valley Center Road  
 Suite "A"  
 Valley Center CA 92082  
**760-703-9946**  
 "CELEBRATING 33YRS OF EXCELLENCE"

**DEVELOPMENT SUMMARY:**

**SCOPE OF WORK:**  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILL SIDES AND SENSITIVE BIOLOGICAL RESOURCES.

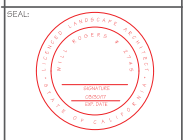
THESE DRAWINGS ARE THE PROPERTY OF WRA AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WRA. PLEASE CALL THE NUMBER LISTED IF YOU HAVE ANY QUESTIONS

**PROJECT DATA:**

LEGAL : LOT 207 TR 6982, MAP 0006982  
 LOT: 207 ALMAZON STREET  
 CONSTRUCTION TYPE: TYPE V  
 OCCUPANCY: 300/SF OR 0.5  
 ZONING DESIGNATION: RS-1-14  
 MAX HEIGHT: 35'  
 PROPOSED HEIGHT: 28'-4"  
 FRONT YARD SET BACK: 15'  
 PROPOSED SET BACK: 15'  
 SIDE YARD SET BACK: 5'  
 PROPOSED SET BACKS: 5' & 20'  
 REAR YARD SET BACK: 10'  
 EXISTING USE: VACANT LAND  
 PROPOSED USE: SINGLE FAMILY HOME  
 AIRPORT OVERLAY: MCAS MIRA MAR  
 GEOLOGIC HAZARD CATEGORY: 53 LOW TO MOD. RISK  
 LANDSCAPE AREA:  
 STREET YARD LOT 207: 1,478.79 SF  
 PAVED AREA: 406.67 SF  
 -PERCENTAGE OF HARDSCAPE: 27.5%  
**PROPOSED NEW RESIDENCE- LOT 207**  
 GARAGE GFA: 480 SF  
 1ST FLOOR GFA: 1,300 SF  
 2ND FLOOR GFA: 1,600 SF  
**TOTAL GROSS FLOOR AREA: 3,380 SF**  
 TOTAL LIVING SPACE: 2,900SF  
 TOTAL OUT DOOR PATIO SPACE: 149 SF  
 (FAR= GFA/LOT)  
 3,380SF/28,297SF= 0.12FAR

**ASSOCIATES:**  
**BAJOVA ENGINEERING CO**  
 CIVIL STRUCTURAL ENGINEERING  
 2442 SAWGRASS STREET  
 EL CAJON, CA 92029  
**619-244-9082**

**NOTES:**  
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP), THE WPCP SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES IN THE APPENDIX E OF THE CITY'S STORM WATER STANDARDS  
 THE PROJECT SHALL INCORPORATE A ROOF-MOUNTED PHOTOVOLTAIC SYSTEM OF SOLAR PANELS AND MUST MEET 80% OF THE PROJECTED ENERGY CONSUMPTION. SEE ELEVATIONS AND ROOF PLANS FOR LOCATION AND COVERAGE.



**SHEET INDEX:**

SITE DEVELOPMENT PERMIT PACKAGE	
TITLE SHEET	SDP-1
SITE PLANS & PLOT PLAN	SDP-2
GRADING PLAN	SDP-3
STEEP HILLSIDE & SENSITIVE BIO	SDP-4
SLOPE ANALYSIS	
LANDSCAPE CONCEPT PLANS	SDP-5
BRUSH MANAGEMENT PLANS	SDP-6
NOTES LANDSCAPE & BRUSH MANG	SDP-7
BUILDING HEIGHT REQUIREMENTS	SDP-8
1ST CONCEPTUAL FLOOR PLANS	SDP-9
2ND CONCEPTUAL FLOOR PLANS	SDP-10
CONCEPTUAL ELEVATIONS	SDP-11
CONCEPTUAL CROSS SECTIONS	SDP-12
ROAD/DRIVEWAY CROSS SECTIONS	SDP-13
TOPOGRAPHIC SURVEY BY OTHERS	SDP-14

**REVISIONS:**  
 5-24-2018 CLIENT SUBMITTAL  
 5-24-2018 CITY SUBMITTAL  
 6-6-2017 CITY SUBMITTAL

**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

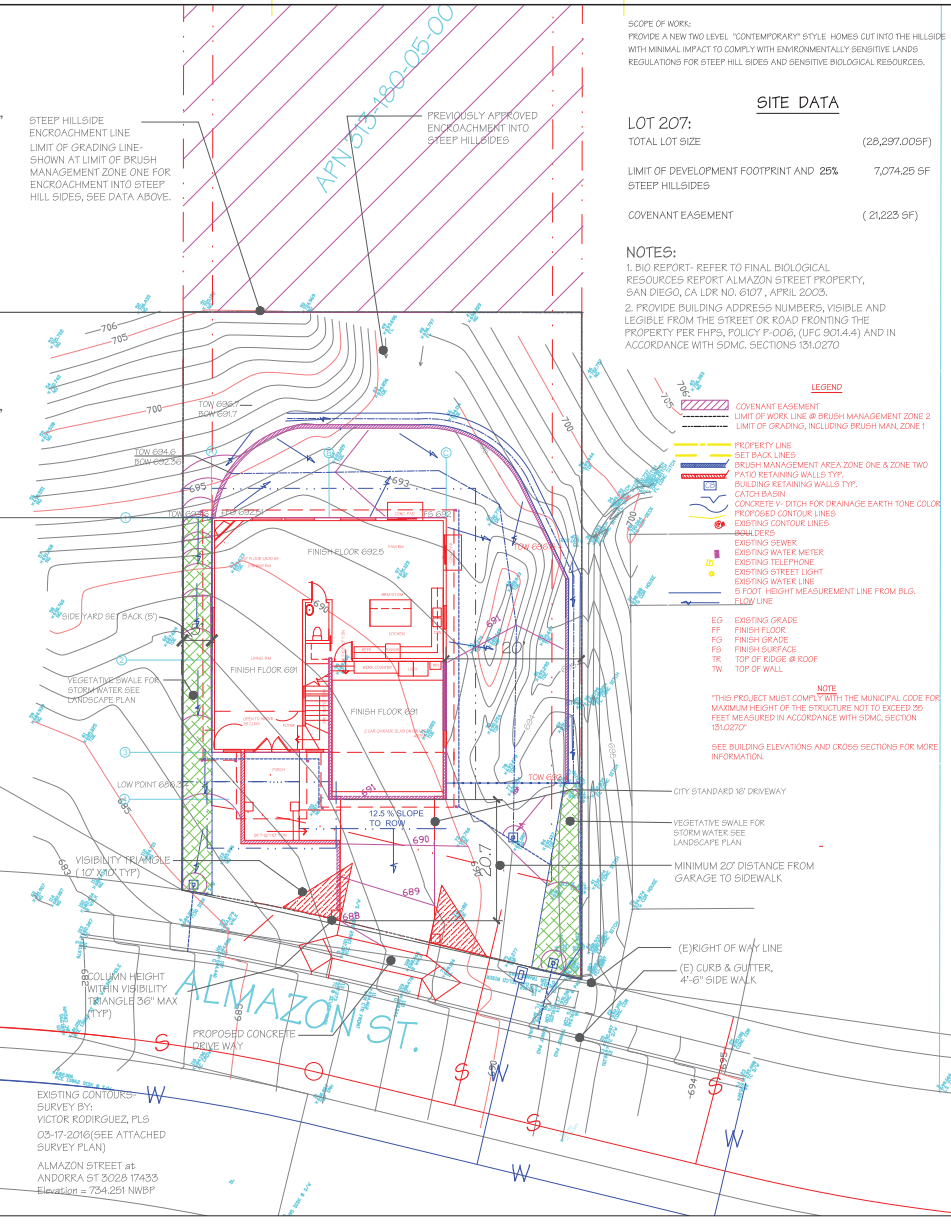
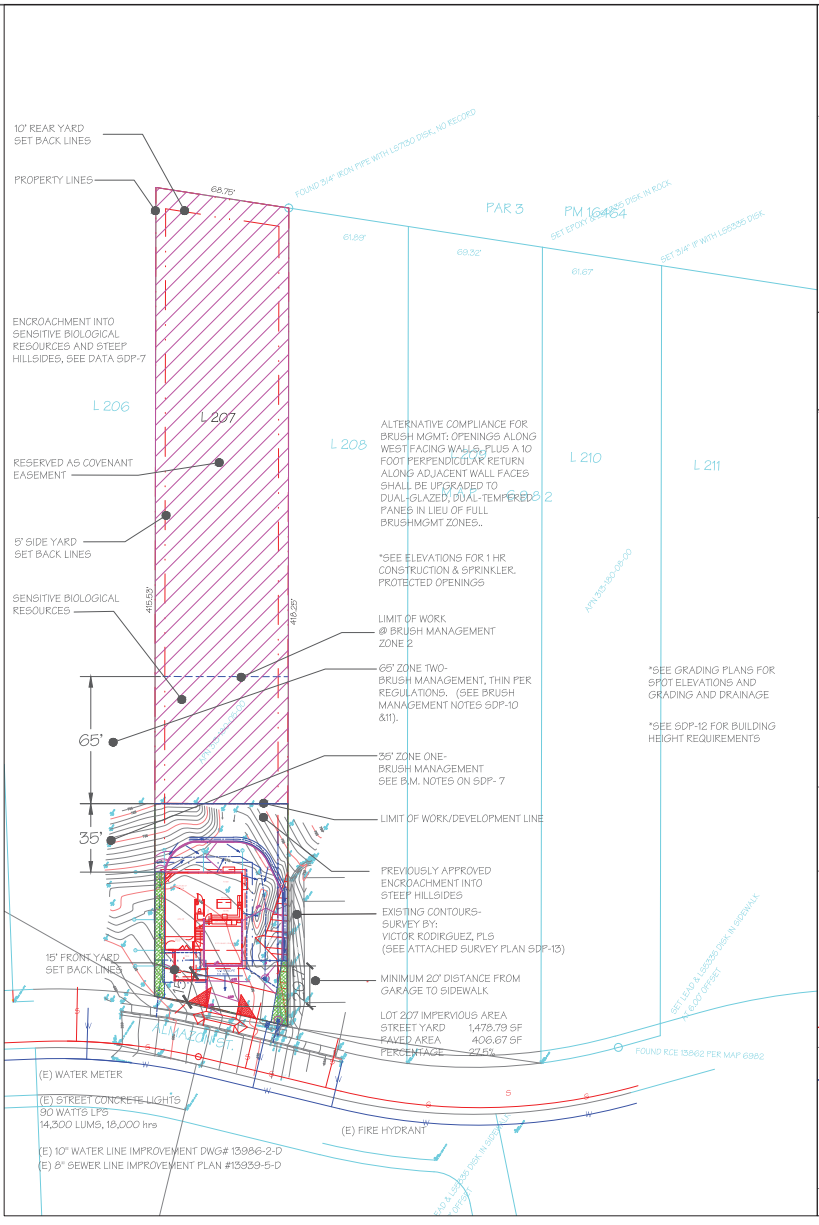
**PROJECT NAME:**  
 ALMAZON 207  
 RESIDENCE

scale: 1"=20'  
 date: 3/24/16  
 drawn by: WR

**SDP-1**  
 OF FOURTEEN  
 TITLE SHEET







**SITE DATA**

**LOT 207:**  
 TOTAL LOT SIZE (28,297.00SF)  
 LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES 7,074.25 SF  
 COVENANT EASEMENT (21,223 SF)

**NOTES:**  
 1. BIO REPORT- REFER TO FINAL BIOLOGICAL RESOURCES REPORT ALMAZON STREET PROPERTY, SAN DIEGO, CA LDR NO. 6107, APRIL 2023.  
 2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS, POLICY P-006, (UFC 301.4.4) AND IN ACCORDANCE WITH SDMC, SECTIONS 131.0270

**LEGEND**

- COVENANT EASEMENT
- LIMIT OF WORK LINE @ BRUSH MANAGEMENT ZONE 2
- LIMIT OF GRADING, INCLUDING BRUSH MAN. ZONE 1
- PROPERTY LINE
- SET BACK LINES
- BRUSH MANAGEMENT AREA ZONE ONE & ZONE TWO
- PATIO RETAINING WALLS TYP.
- BUILDING RETAINING WALLS TYP.
- CATCH BASIN
- CONCRETE'S DITCH FOR ORANGE EARTH TONE COLOR
- PROPOSED CONTOUR LINES
- EXISTING CONTOUR LINES
- HEADINGS
- EXISTING SEWER
- EXISTING WATER METER
- EXISTING TELEPHONE
- EXISTING STREET LIGHT
- EXISTING WATER LINE
- 5 FOOT HEIGHT MEASUREMENT LINE FROM BLG. FLOOR LINE
- FLOOR LINE
- EG EXISTING GRADE
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- TR TOP OF ROOF @ ROOF
- TW TOP OF WALL

**NOTE**  
 \*THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 26 FEET MEASURED IN ACCORDANCE WITH SDMC, SECTION 150.0210.  
 SEE BUILDING ELEVATIONS AND CROSS SECTIONS FOR MORE INFORMATION.

**WRA**  
**WILL ROGERS & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27315 Valley Center Road  
 Suite "A"  
 Valley Center CA 92002  
**760-703-9946**  
 "CELEBRATING 33YRS OF EXCELLENCE"

THESE DRAWINGS ARE THE PROPERTY OF WRA AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WRA. PLEASE CALL THE NUMBER LISTED IF YOU HAVE ANY QUESTIONS.  
**ASSOCIATES:**  
**BAJOJA ENGINEERING CO**  
 CIVIL/STRUCTURAL ENGINEERING  
 2442 SANVICASS STREET  
 EL CAJON, CA 92029  
**619-244-9082**

SCALE: 1"=20'  
 date: 3/24/16  
 drawn by: WR

**REVISIONS:**  
 0-28-2016 SUBMITTAL  
 1-29-2016 CITY SUBMITTAL  
 5-10-16 CITY SUBMITTAL  
 6-5-2017 CITY SUBMITTAL

**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

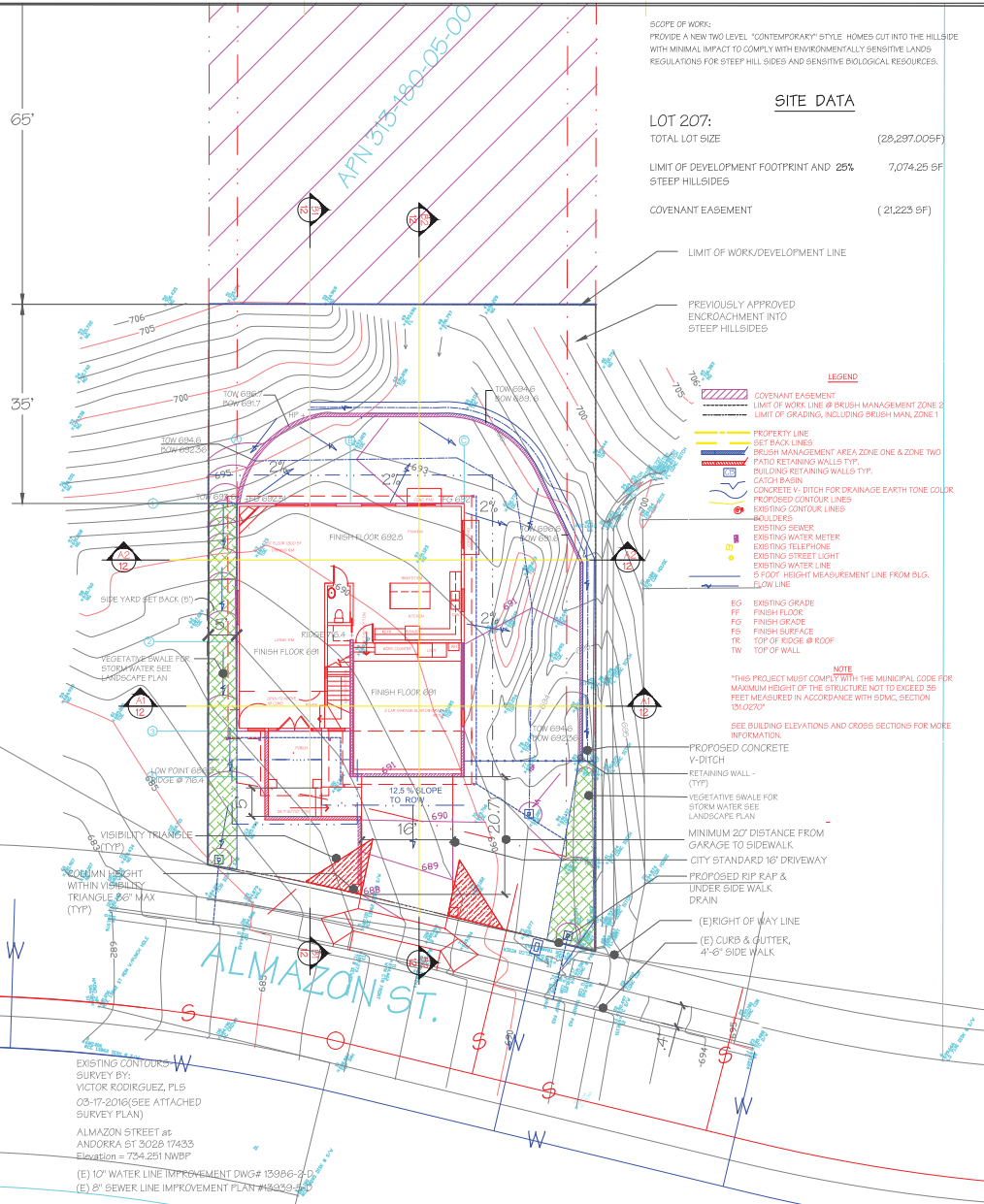
**PROJECT NAME:**  
 ALMAZON 207  
 RESIDENCE

**scale:** 1"=20'  
**date:** 3/24/16  
**drawn by:** WR

**SDP-2**  
 OF FOURTEEN  
 PLOT PLAN & SITE PLAN

CONCEPTUAL PLOT PLAN

CONCEPTUAL SITE PLAN



SCOPE OF WORK:  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILL SIDES AND SENSITIVE BIOLOGICAL RESOURCES.

**SITE DATA**

LOT 207:  
 TOTAL LOT SIZE (28,297.00SF)  
 LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES 7,074.25 SF  
 COVENANT EASEMENT (1,223 SF)

NO GRADING REQUIRED, EXCAVATION OF FOOTINGS FOR STEM WALLS ONLY.

**GRADING NOTE:**

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2 DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

**GRADING TABULATIONS**

TOTAL AMOUNT OF SITE TO BE GRADED: AREA: \_\_\_\_\_, % OF TOTAL SITE  
 AMOUNT OF CUT: \_\_\_\_\_ CUBIC YARDS AND MAX DEPTH OF CUT: \_\_\_\_\_ FEET  
 AMOUNT OF FILL: \_\_\_\_\_ CUBIC YARDS AND MAX DEPTH OF FILL: \_\_\_\_\_ FEET  
 MAX HEIGHT OF FILL SLOPE: \_\_\_\_\_ FEET AND SLOPE RATIO: \_\_\_\_\_  
 MAX HEIGHT OF CUT SLOPE: \_\_\_\_\_ FEET AND SLOPE RATIO: \_\_\_\_\_  
 AMOUNT OF IMPORT: \_\_\_\_\_ AMOUNT OF EXPORT: \_\_\_\_\_  
 RETAINING WALL LENGTH: \_\_\_\_\_ FEET AND MAX HEIGHT: 5 FEET

**IMPERVIOUS SURFACE TABLE**

BUILDING FOOTPRINT AND DRIVEWAY: 2,117.9 SQ FT  
 BUILDING ENTRY WALKWAY: 195.9 SQ FT  
 TOTAL AREA COVERED BY IMPERVIOUS SURFACES: 2,313.8 SQ FT

**CONCEPTUAL GRADING PLAN**



**WRA**  
 WILL ROGERS & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27315 Valley Center Road  
 Suite "A"  
 Valley Center CA 92082  
**760-703-9946**  
 "CELEBRATING 33YRS OF EXCELLENCE"

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**ASSOCIATES:**  
**BAJOVA ENGINEERING CO**  
 CIVIL/STRUCTURAL ENGINEERING  
 2442 SAWKISS STREET  
 EL CAJON, CA 92029  
**619-244-9082**



**REVISIONS:**  
 1. 2/21/20 CLIENT SUBMITTAL  
 2. 3/24/20 CITY SUBMITTAL  
 3. 5-8-2017 CITY SUBMITTAL



**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

**PROJECT NAME:**  
 ALMAZON 207  
 RESIDENCE

scale: 1"=20'  
 date: 3/24/16  
 drawn by: WR

**SDP-3**  
 OF FOURTEEN  
 GRADING PLAN





- LEGEND**
- COVENANT EASEMENT
  - LIMIT OF WORK LINE @ BRUSH MANAGEMENT ZONE 2
  - LIMIT OF GRADING, INCLUDING BRUSH MAN. ZONE 1
  - PROPERTY LINE
  - SET BACK LINES
  - BRUSH MANAGEMENT AREA ZONE ONE & ZONE TWO
  - PATIO RETAINING WALLS TYP.
  - BUILDING RETAINING WALLS TYP.
  - CATCH BASIN
  - CONCRETE PATCH FOR DRAINAGE BATH TONE COLOR
  - PROPOSED CONTOUR LINES
  - EXISTING CONTOUR LINES
  - EXISTING SEWER
  - EXISTING WATER METER
  - EXISTING TELEPHONE
  - EXISTING STREET LIGHT
  - EXISTING WATER LINE
  - 5 FOOT HEIGHT MEASUREMENT LINE FROM BLDG. FLOW LINE

- EXISTING GRADE
- FINISH FLOOR
- FINISH GRADE
- FINISH SURFACE
- TOP OF RIDGE & ROOF
- TOP OF WALL

**NOTE**  
 \*THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET MEASURED IN ACCORDANCE WITH SDMC, SECTION 19.02.07.  
 SEE BUILDING ELEVATIONS AND CROSS SECTIONS FOR MORE INFORMATION.

**Legend for MAWA Water Budget Calculation Formulae**

Symbol	Description of Symbol
ETa	Evapotranspiration (inches per year), see Table 6 or ETa Map
GAZ	Conversion factor to gallons
ETAP	ETa for residential landscape areas, 0.45 for non-residential landscape areas
LA	Landscape Area (square feet)
1-ETAP	ETa for residential landscape areas, 0.45 for non-residential landscape areas
SLA	Special Landscape Area (square feet)

In the calculation below provide the values for the water budget calculation used for the proposed project. The ETa for the calculation must be based on the precise location of the project using the ETa Map or based on the ETa for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

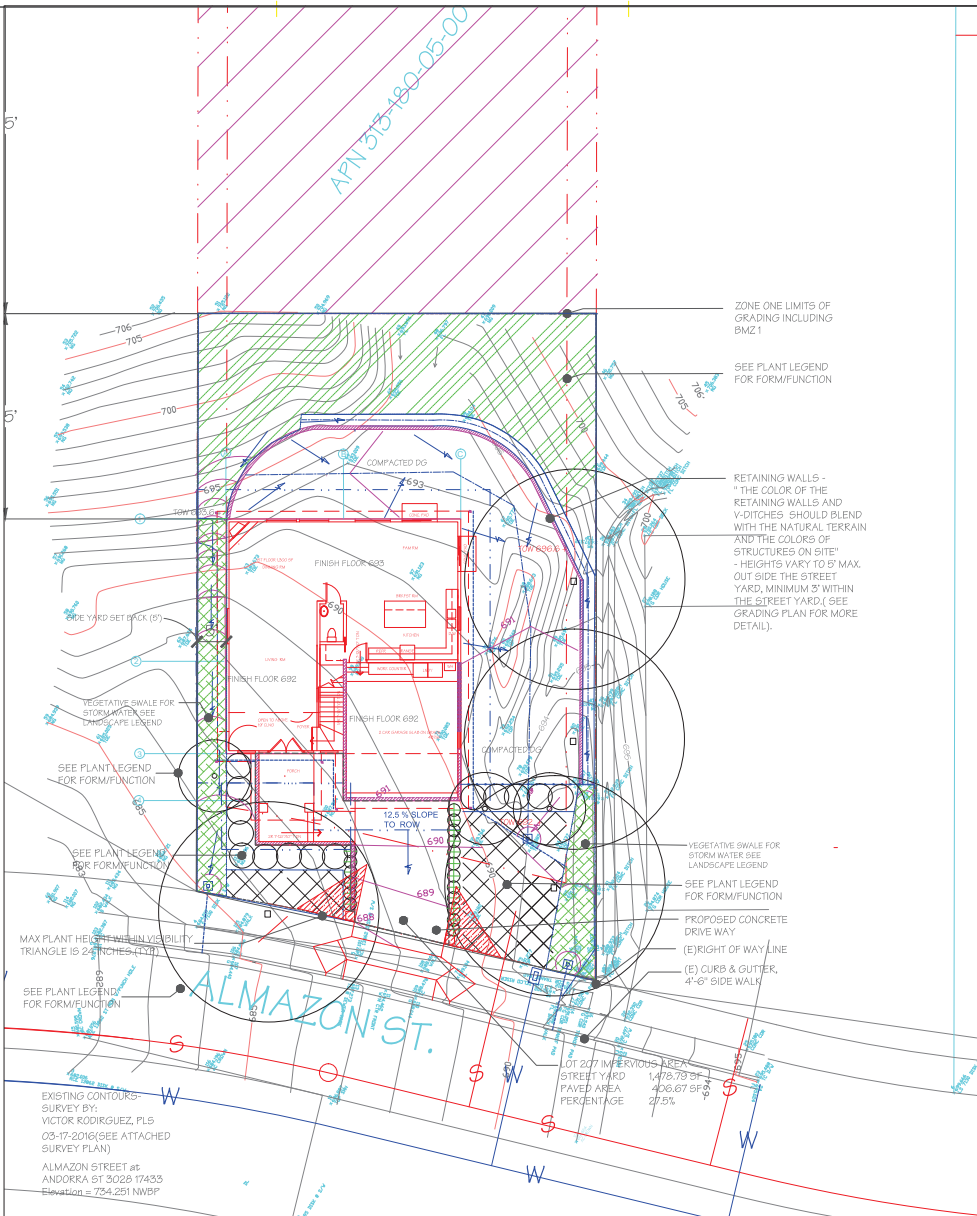
$$\text{MAWA Water Budget calculation} = (ETa)(GAZ) + (1-ETa)(SLA) = \text{gallons per year}$$

$$3470.802 + (0.45)(2062.16) = 42,264.56$$

$$28.14 = 1.97$$

They plug in the numbers from each contribution into the ETWC equation. They total the gallons per year of each contribution for the Estimated Total Water Use per year. The total ETWC cannot exceed the total Water Budget MAWA.

Contribution	ETWC (ETa)(GAZ)(LA) + (1-ETa)(SLA)	Result in Gallons per Year
1	3470.802	3470.802
2	750.000	750.000
3	2062.160	2062.160
4	2062.160	2062.160
5	2062.160	2062.160
6	2062.160	2062.160
7	2062.160	2062.160
8	2062.160	2062.160
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97	2062.160	2062.160
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100	2062.160	2062.160



SCOPE OF WORK:  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILL SIDES AND SENSITIVE BIOLOGICAL RESOURCES.

**SITE DATA**

LOT 207:  
 TOTAL LOT SIZE (28,297.00SF)  
 LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES 7,074.25 SF  
 COVENANT EASEMENT (21,223 SF)

**LEGEND**

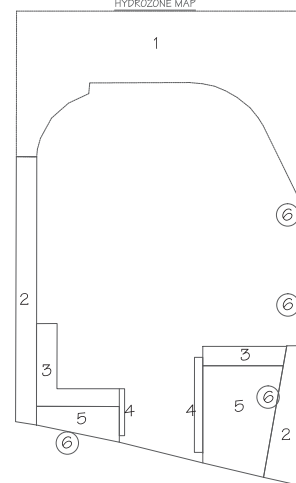
FORM	FUNCTION	SIZE	HTX SPD	COMMON NAME	SOTAFANCAL NAME
	STREET TREE	24" BOK	45/20	JACARANDA CHINESE ELM	JACARANDA MIMOSA/ULMUS PARVIFOLIA
	STANDARD TREE	15 GAL	12/12	OLEANDER STD	NEBULA OLEANDER STD.
	SCREENING SHRUB	5 GAL	3/4	INDIA HAWTHORN ROSEMARY	RAPHIDOLEPS ROSA ROSARINUS OFFICINALIS
	FLOWERING SHRUB	15 GAL	2/1	DAY LILYS NATAL PLUM	HEMIOCALUS FULLA CARISSA GRANDIFLORA
	FREE RETARDANT G.C.	1 GAL	2/12	DIARYF GYOTE BRUSH BUCKWHEAT	BACCHARIS PILLULARIS EROGONIUM SPECIES
	BARK MULCH	5"		WOOD CHIPS	NATURAL COLOR
	STORM WATER VEGETATION	8"X12"		CALIF. SEDGE	CAREX PANSA
	FLOWERING GRASS COVER	2"		GAZANIA	GAZANIA ROSENG

**IRRIGATION:**  
 BRUSH MANAGEMENT ZONE ONE, SIDE YARDS AND STREET YARDS SHALL PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM INCORPORATING MICRO ROTORS AND DRIP TECHNOLOGY. NO IRRIGATION IS ALLOWED IN ZONE TWO OR THE COVENANT OF EASEMENT AREA.

**BRUSH MANAGEMENT PRE-CONSTRUCTION MEETING:**  
 A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY'S LANDSCAPE INSPECTOR PRIOR TO IMPLEMENTING THE BRUSH MANAGEMENT PROGRAM.

**REVEGETATION:**  
 ZONE ONE SLOPE SHALL INCLUDE CONTAINER STOCK IN THE FORM OF TREE & SHRUBS, MIN 1 GALLON SIZE AT A RATE OF 1 TREE/SHRUB PER 100 SQUARE FEET.

HYDROZONE NUMBER	IRRIGATION METHOD	PLANT TYPE	SQUARE FOOTAGE	% OF TOTAL SQ FT
ONE	MINI-ROTOR	BESH MGMT GROUND COVER	1698	51.83
TWO	MINI-ROTOR	SWALE PLANTING	509.6	15.59
THREE	MINI-ROTOR	VERTICAL SHRUB	247.7	7.56
FOUR	MINI-ROTOR	SHRUB/ACCENT	65.1	1.99
FIVE	MINI-ROTOR	COLOR/ACCENT	549.3	16.50
SIX	DRIP	LARGE TREE	200	6.12



**WRA**  
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**ASSOCIATES:**  
**BAJOVA ENGINEERING CO**  
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 2442 SAWGRASS STREET  
 EL CAJON, CA 92029  
**619-244-9082**



**REVISIONS:**  
 1-24-2017 CLIENT SUBMITTAL  
 2-04-2017 CITY SUBMITTAL  
 6-5-2017 CITY SUBMITTAL



**AGENCY:**  
 THE CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

**PROJECT NAME:**  
 ALMAZON 207 RESIDENCE

scale: 1"=10'  
 date: 3/24/16  
 drawn by: WR

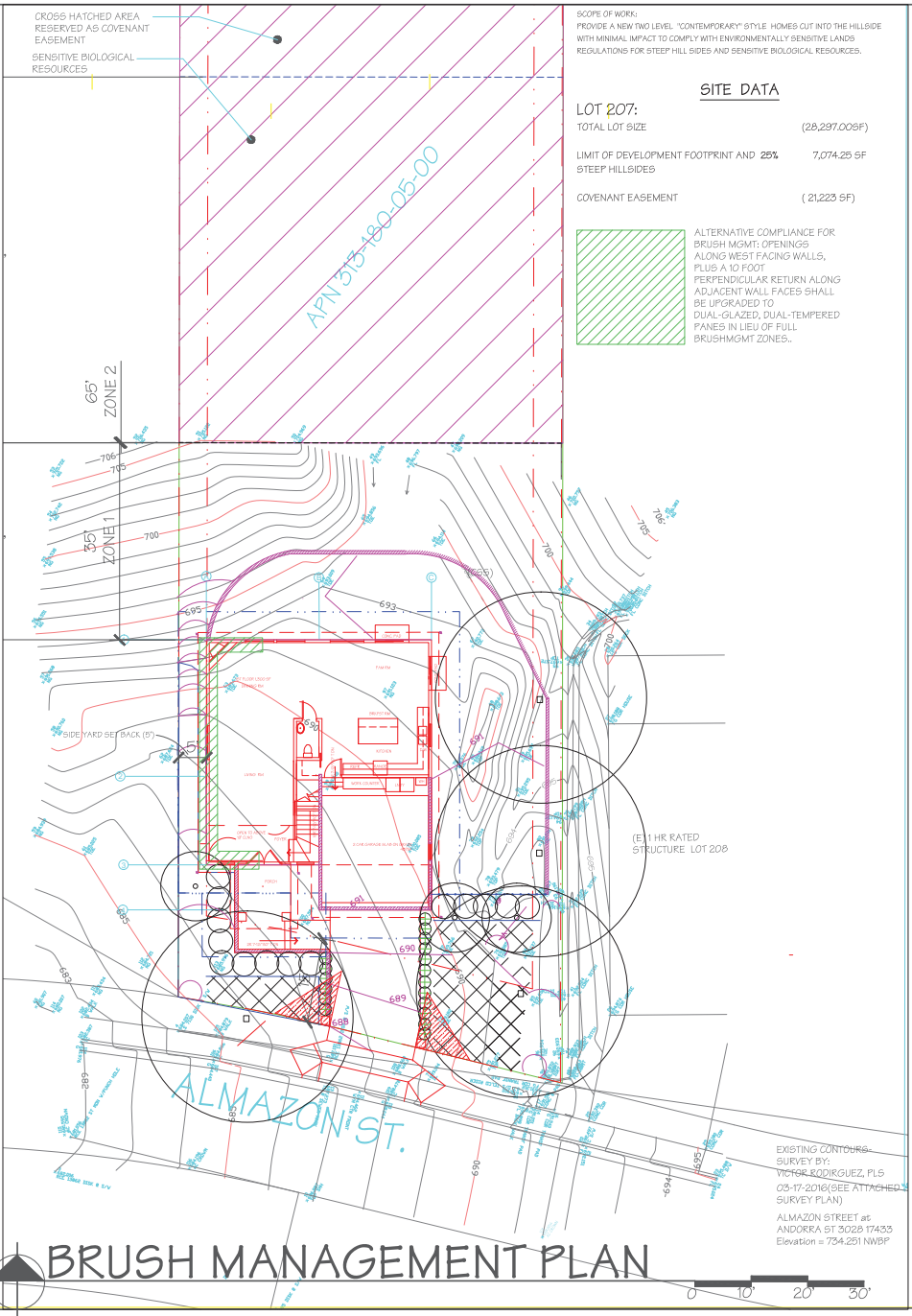
**SDP-5**  
 OF FOURTEEN  
 LANDSCAPE CONCEPT PLAN

**CONCEPT LANDSCAPE PLAN**

- LEGEND**
- COVENANT EASEMENT
  - LIMIT OF WORK LINE #8 BRUSH MANAGEMENT ZONE 2
  - LIMIT OF GRADING, INCLUDING BRUSH MGMT, ZONE 1
  - PROPERTY LINE
  - SET BACK LINES
  - BRUSH MANAGEMENT AREA, ZONE ONE & ZONE TWO
  - PATIO RETAINING WALLS TYP.
  - BUILDING RETAINING WALLS TYP.
  - CATCH BASIN
  - CONCRETE V-DITCH FOR DRAINAGE EARTH TONE COLOR
  - PROPOSED CONTOUR LINES
  - EXISTING CONTOUR LINES
  - BOULDERS
  - EXISTING SEWER
  - EXISTING WATER METER
  - EXISTING TELEPHONE
  - EXISTING STREET LIGHT
  - EXISTING WATER LINE
  - 5 FOOT HEIGHT MEASUREMENT LINE FROM BLDG.
  - FLOW LINE
  - EXISTING GRADE
  - FINISH FLOOR
  - FINISH GRADE
  - FINISH SURFACE
  - TOP OF RIDGE & ROOF
  - TOP OF WALL

**NOTE**  
 \*THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 35 FEET MEASURED IN ACCORDANCE WITH SDMC, SECTION 191.0270\*

SEE BUILDING ELEVATIONS AND CROSS SECTIONS FOR MORE INFORMATION.



**SCOPE OF WORK:**  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILL SITES AND SENSITIVE BIOLOGICAL RESOURCES.

**SITE DATA**

**LOT 207:**  
 TOTAL LOT SIZE (28,297,009SF)  
 LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES 7,074,25 5F  
 COVENANT EASEMENT (21,223 5F)

**ALTERNATIVE COMPLIANCE FOR BRUSH MGMT: OPENINGS ALONG WEST FACING WALLS, PLUS A 10 FOOT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES IN LIEU OF FULL BRUSHMGMT ZONES.**

**SCOPE OF WORK:**  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILL SITES AND SENSITIVE BIOLOGICAL RESOURCES.

**BRUSH MANAGEMENT NOTES**

- GENERAL MAINTENANCE- REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURE. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1; YEAR-ROUND MAINTENANCE. ZONE 2; SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB-AREA PLAN 2. **BRUSH MANAGEMENT ZONE 1**- THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE FIRE SEASON BEGINS. ALL PLANTINGS, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
- BRUSH MANAGEMENT ZONE 2** - SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATIONS OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS TREES DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUND COVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.
- LONG-TERM MAINTENANCE RESPONSIBILITY- ALL LANDSCAPING/BRUSH MANAGEMENT WITHIN BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY GROWING CONDITIONS.
- A MODIFIED BRUSH MANAGEMENT PLAN AND PROGRAM SHALL BE IMPLEMENTED ON LOTS 207, NO OFFSITE BRUSH MANAGEMENT IS PROPOSED. THE STRUCTURE SHALL PROVIDE THE FOLLOWING:
- LOT 207 ARE PART OF A SUBDIVISION APPROVED PRIOR TO NOVEMBER 15, 1989 (TR 6982, MAP 0006982). AND THERE FOR WILL NOT BE REQUIRED TO PROVIDE ZONE ONE ON A 4:1 SLOPE. THE EXISTING 3:1 SLOPE SHALL BE CLEARED AND REVEGETATED CONSISTENT WITH ZONE ONE CRITERIA TO INCLUDE: LOW-FUEL AND FIRE RESISTIVE DROUGHT TOLERANT NON-INVASIVE SPECIES LESS THAN 4 FT IN HEIGHT ONLY WITH THE EXCEPTION OF TREES.
- BRUSH MANAGEMENT ZONE 2 SHALL BE THINNED IN ACCORDANCE WITH THE BRUSH MANAGEMENT REGULATIONS AND GUIDE LINES.
- BIO REPORT- REFER TO FINAL BIOLOGICAL RESOURCES REPORT ALMAZON STREET PROPERTY, SAN DIEGO, CA LDR NO. 6107, APRIL 2003.

**IRRIGATION:**  
 BRUSH MANAGEMENT ZONE ONE, SIDE YARDS AND STREET YARDS SHALL PROVIDE A FULLY AUTOMATIC BELOW GRADE IRRIGATION SYSTEM INCORPORATING MICRO ROTORS AND DRIP TECHNOLOGY. NO IRRIGATION IS ALLOWED IN ZONE TWO OR THE PRESERVED EASEMENT AREA.

**BRUSH MANAGEMENT PRE-CONSTRUCTION MEETING:**  
 A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY'S LANDSCAPE INSPECTOR PRIOR TO IMPLEMENTING THE BRUSH MANAGEMENT PROGRAM.

**DEVELOPMENT AREA:**  
 Developments Permits or Site Development Permit. Erosion control measures are not subject to the 25 percent development area limit as long as they do not impact sensitive biological resources and are not located within the delineated viewshed areas of Map Drawing No. C-720.  
 SEE SHEET 7 FOR ADDITIONAL BRUSH MANAGEMENT PROGRAM NOTES

**WRA**  
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**619-244-9082**



**REVISIONS:**  
 1-24-18 CLIENT SUBMITTAL  
 2-28-18 CITY SUBMITTAL  
 3-5-2017 CITY SUBMITTAL

**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

**PROJECT NAME:**  
 ALMAZON 207  
 RESIDENCE

scale: 1"=10'  
 date: 3/24/16  
 drawn by: WR

**SDP-6**  
 OF FOURTEEN  
 BRUSH MANAGEMENT  
 PLAN

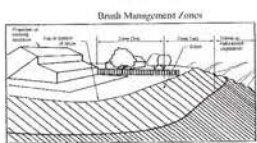


142.0412 Brush Management

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

- (a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).
- (b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E



14 2 0 4 1 2

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

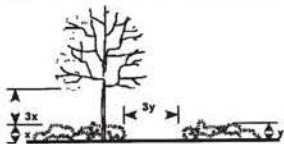
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a treatment will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT REQUIREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1-01 For zone two, plants shall not be cut below six inches.
- 3.2-1-02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1-03 Trees and large tree form shrubs (e.g., Oaks, Sycamores, Toyons) which are being retained shall be pruned to provide clearance of three times the height of the under store plant material or six feet whichever is higher (Figure 3-3). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-3 PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



27

Table 142-04H Brush Management Zone Width Requirements

Climate	Zone Width
Zone One Width	3'-0"
Zone Two Width	6'-0"

- (d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- (e) Where Zone One width is required adjacent to the MHFA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
  - (1) The required front yard setback of the base zone may be reduced by 5 feet.
  - (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
  - (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
- (f) The Zone Two width may be decreased by 1/3 feet for each 1 foot of increase in Zone One width up to a maximum reduction of 20 feet of Zone Two width.
- (g) Zone One Requirements
  - (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

14 2 0 4 1 2

BRUSH MANAGEMENT PROGRAM NOTES:

- Brush Management Zones Within General Requirements
  1. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
  2. Where Zone One width is required adjacent to the MHFA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
    - a. The required front yard setback of the base zone may be reduced by 5 feet.
    - b. A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or the overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual Section 142.04H.

Zone One Requirements

1. The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
2. Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, pickup structures, and non-habitable garages that are located within brush management Zone One shall be of noncombustible construction and/or be fire rated (per FDP Policy No. D-09-1).
3. Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant. The 3:1 slope shall be maintained consistent with some one criteria to include low-fuel and fire resistant drought tolerant non-brushwoody species less than 4 ft in height only with the exception of trees.
4. Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structure to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
5. Permanent irrigation is required for all planting areas within Zone One except as follows:
  - a. When planting areas contain only species that do not grow taller than 24 inches in height, or
  - b. When planting areas contain only native or naturalized species that are non-succulent and have a maximum height as plant maturity of less than 24 inches.
7. Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
8. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

Zone Two Requirements

1. The required Zone Two width shall be provided between Zone One and the undeveloped, native or naturalized vegetation, and shall be measured from the edge of Zone One to the first body from the habitable structure, to the edge of undeveloped vegetation.
2. No structure shall be constructed in Zone Two.
3. Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
4. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
5. The following standards shall be used where Zone Two is an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
  - a. All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHFA or in the Coastal Overlay Zone, subject to areas containing sensitive biological resources.
  - b. New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical clearance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder-fueling.
  - c. All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-fuel, low-growing spray foliage may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approval establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
  - d. Where Zone Two to be revegetated as a requirement of Section 142.04H(a), revegetation shall comply with the spacing standards in the Land Development Manual. 50% percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
6. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing brushwoody species, and controlling weeds.
7. Except as provided in Section 142.04H(8), where the required Zone One width shown in Table 142-04H cannot be provided or prevented with existing structures, the required Zone One width shall be

increased by one foot for each foot of required Zone One width that cannot be provided.

Topography Considerations:

1. In consideration of the topography, existing and potential fuel load, and other characteristics of the site related to fire protection, the Fire Chief may modify the requirements of this Section, and where applicable with the approval of the Planning Official, may require including features for fire protection in addition to those required in accordance with Chapter 14, Article 6, Division 7 (Chapter 7A) of the California Building Code as adopted and amended) if the following conditions exist:
  - a. In the written opinion of the Fire Chief, based upon a fire fuel load model report conducted by a certified fire behavior analyst, the requirements of Section 142.04H fail to achieve the level of fire protection intended by the application of Zone One and Two and
  - b. The modification to the requirements achieves an equivalent level of fire protection as provided by Section 142.04H, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual and
  - c. The modification to the requirements is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

Fire Chief Approval:

1. If the Fire Chief approves a modified plan in accordance with this section as part of the City's approval of a development permit, the modifications shall be recorded with the approval permit conditions.

"SEE PLANS FOR MODIFICATIONS PER AUTHORITY OF THE FIRE CHIEF 142.0412 (1)"



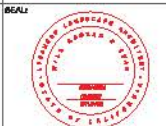
WILL ROBERTS & ASSOCIATES  
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PLANNING & DESIGN  
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760-703-9946

"SEE EXISTING REVISED RECORDS"

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419-244-9082



REVISIONS:  
1. 11/15/2017  
2. 11/15/2017  
3. 11/15/2017  
4. 11/15/2017

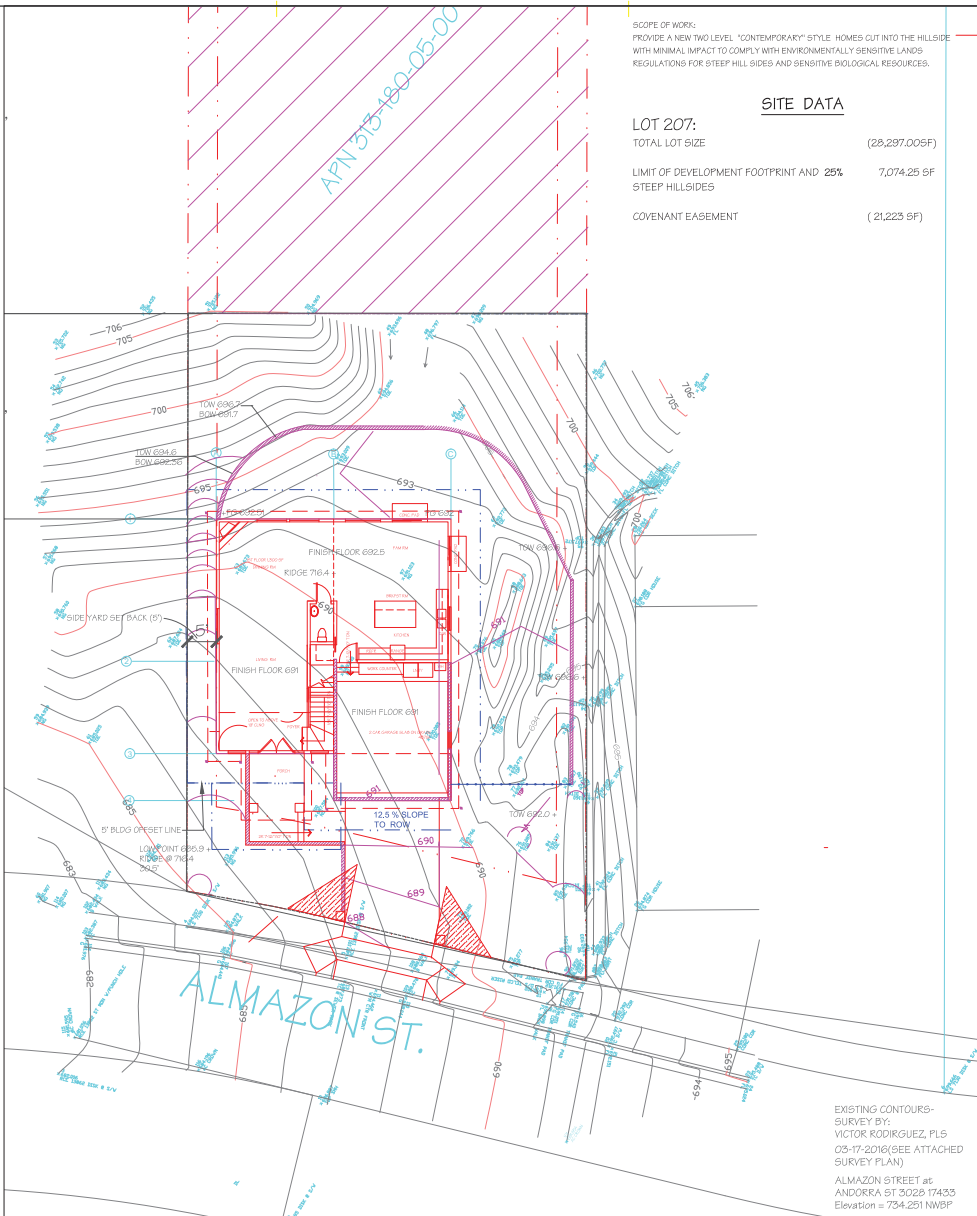
AGENCY:  
THE CITY OF  
SAN DIEGO  
DEVELOPMENT  
SERVICES DEPARTMENT  
1222 FIRST AVENUE  
SAN DIEGO, CA  
92101-1454  
1-818-448-5000

CLIENT:  
MR. DEVELOPERS INC.  
1820 La Pasa Ave.  
Spring Valley, CA 91977

PROJECT NAME:  
ALMAZON 207  
RESIDENCE

Scale: 1"=20'  
Date: 3/24/16  
Drawn by: WR

SDP-7  
OF FOURTEEN  
BRUSH MANAGEMENT  
NOTES



SCOPE OF WORK:  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILL SIDES AND SENSITIVE BIOLOGICAL RESOURCES.

**SITE DATA**

LOT 207:	
TOTAL LOT SIZE	(28,287.00 SF)
LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES	7,074.25 SF
COVENANT EASEMENT	(21,223 SF)

**BUILDING HEIGHT DATA**

LOT 207:

**HEIGHT CALCULATION:**

MAX HEIGHT	35'-0" BY RS-1-14 ZONE
DIFFERENTIAL	(10'-0" MAX)
TOTAL HEIGHT ALLOWED	45'-0"

- LEGEND**
- COVENANT EASEMENT
  - LIMIT OF WORK LINE @ BRUSH MANAGEMENT ZONE 2
  - LIMIT OF GRADING INCLUDING BRUSH MANG. ZONE 1
  - PROPERTY LINE
  - SET BACK LINES
  - BRUSH MANAGEMENT AREA, ZONE ONE & ZONE TWO
  - FATIO REINFORCING WALLS TYP.
  - BUILDING RETAINING WALLS TYP.
  - CATCH BASIN
  - CONCRETE V-DITCH FOR DRAINAGE EARTH TONE COLOR
  - PROPOSED CONTOUR LINES
  - EXISTING CONTOUR LINES
  - BOULDERS
  - EXISTING SEWER
  - EXISTING WATER METER
  - EXISTING TELEPHONE
  - EXISTING STREET LIGHT
  - EXISTING WATER LINE
  - 5 FOOT HEIGHT MEASUREMENT LINE FROM BGL
  - FLOW LINE
  - EG EXISTING GRADE
  - FF FINISH FLOOR
  - FG FINISH GRADE
  - FS FINISH SURFACE
  - TR TOP OF RIDGE @ ROOF
  - TW TOP OF WALL

**NOTE**  
 THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 35 FEET MEASURED IN ACCORDANCE WITH SDMC, SECTION 03-02007.  
 SEE BUILDING ELEVATIONS AND CROSS SECTIONS FOR MORE INFORMATION.

EXISTING CONTOURS-  
 SURVEY BY:  
 VICTOR RODRIGUEZ, PLS  
 03-17-2016 (SEE ATTACHED  
 SURVEY PLAN)  
 ALMAZON STREET at  
 ANDORRA ST 3029 17433  
 Elevation = 734.251 NNBSF



**CONCEPT BUILDING HEIGHT**

**WRA**  
 WILL ROGERS & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27315 Valley Center Road  
 Suite "A"  
 Valley Center CA 92082  
**760-703-9946**  
 "CELEBRATING 33YRS OF EXCELLENCE"

THESE DRAWINGS ARE THE PROPERTY OF WRA AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WRA. PLEASE CALL THE NUMBER LISTED IF YOU HAVE ANY QUESTIONS

**ASSOCIATES:**  
**BAJOVA ENGINEERING CO**  
 CIVIL STRUCTURAL ENGINEERING  
 2442 SAWKASS STREET  
 EL CAJON, CA 92029  
**619-244-9082**



**REVISIONS:**

1	2-24-18 CLIENT SUBMITTAL
2	3-24-18 CITY SUBMITTAL
3	5-8-2017 CITY SUBMITTAL

**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

**PROJECT NAME:**  
 ALMAZON 207  
 RESIDENCE

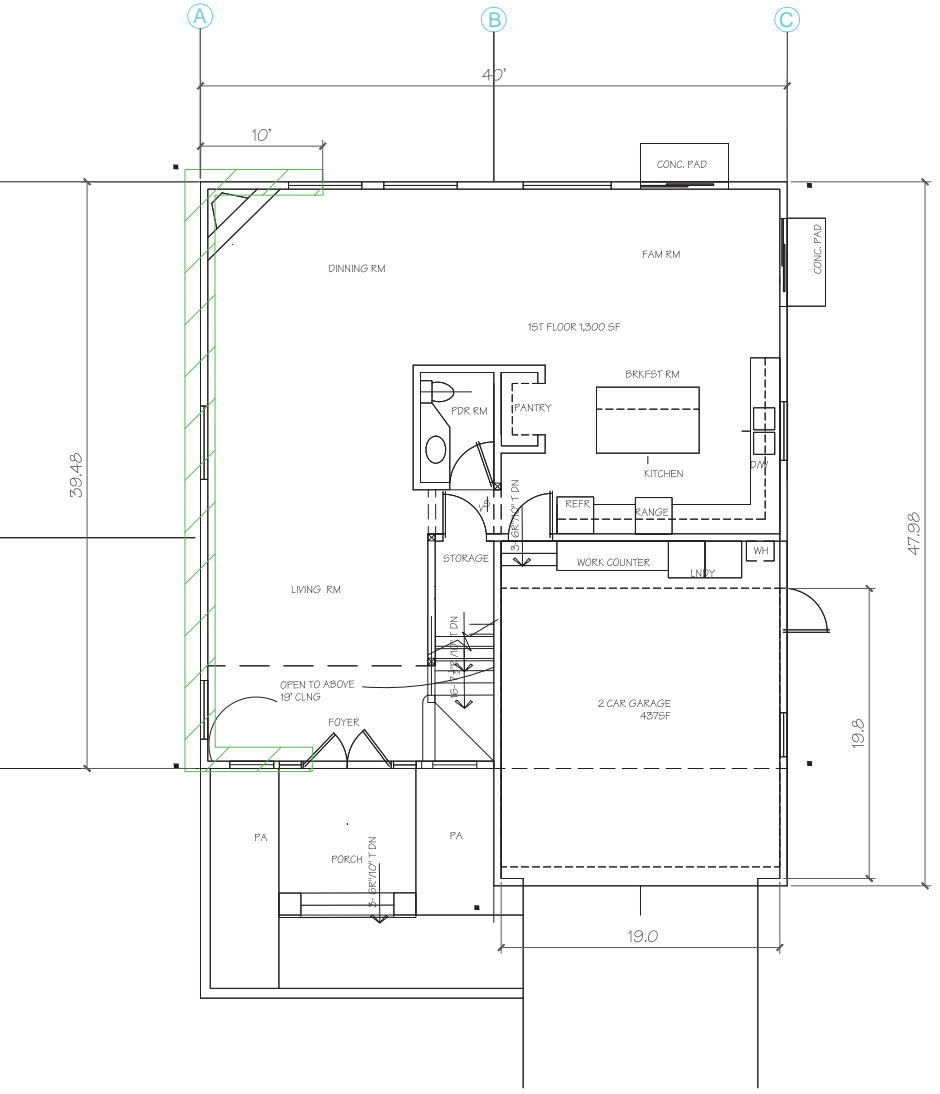
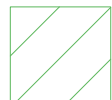
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 drawn by: WR

**SDP-8**  
 OF FOURTEEN  
 BUILDING HEIGHT

SCOPE OF WORK:  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH  
 MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR  
 STEEP HILL SIDES AND SENSITIVE BIOLOGICAL RESOURCES.

SITE DATA	
LOT 207:	
TOTAL LOT SIZE	(28,297.00SF)
LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES	7,074.25 SF
COVENANT EASEMENT	(21,223 SF)
BUILDING DATA	
GARAGE	(480SF)
1ST FLOOR	(1,300SF)
2ND FLOOR	(1,600SF)
TOTAL	(3,380SF)

ALTERNATIVE COMPLIANCE FOR BRUSH MGMT: OPENINGS ALONG WEST FACING WALLS, PLUS A 10 FOOT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES IN LIEU OF FULL BRUSHMGMT ZONES.



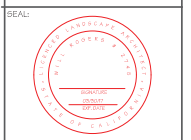
**CONCEPTUAL 1ST FLOOR PLAN**

EXISTING CONTOURS-  
 SURVEY BY:  
 VICTOR RODRIGUEZ, PLS  
 03-17-2016(SEE ATTACHED  
 SURVEY PLAN)  
 ALMAZON STREET at:  
 ANDORKA ST 3028 17433  
 Elevation = 734.251 NWBP

**WRA**  
 WILL ROGERS & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27315 Valley Center Road  
 Suite "A"  
 Valley Center CA 92082  
**760-703-9946**  
 "CELEBRATING 33YRS OF EXCELLENCE"

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**ASSOCIATES:**  
**BAJOUA ENGINEERING CO**  
 CIVIL STRUCTURAL ENGINEERING  
 2442 SAWKASS STREET  
 EL CAJON, CA 92029  
**619-244-9082**



**REVISIONS:**

1	2-24-16 CLIENT SUBMITTAL
2	3-24-16 CITY SUBMITTAL
3	6-8-2017 CITY SUBMITTAL

**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

**PROJECT NAME:**  
 ALMAZON 207  
 RESIDENCE

scale:  
 date: 3/24/16  
 drawn by: WR

**SDP-9**  
 OF FOURTEEN  
 1ST FLOOR PLAN



SCOPE OF WORK:  
PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILL SIDES AND SENSITIVE BIOLOGICAL RESOURCES.

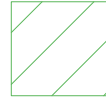
**SITE DATA**

**LOT 207:**  
TOTAL LOT SIZE (20,297.00SF)  
LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES 7,074.25 SF  
COVENANT EASEMENT (21,223 SF)

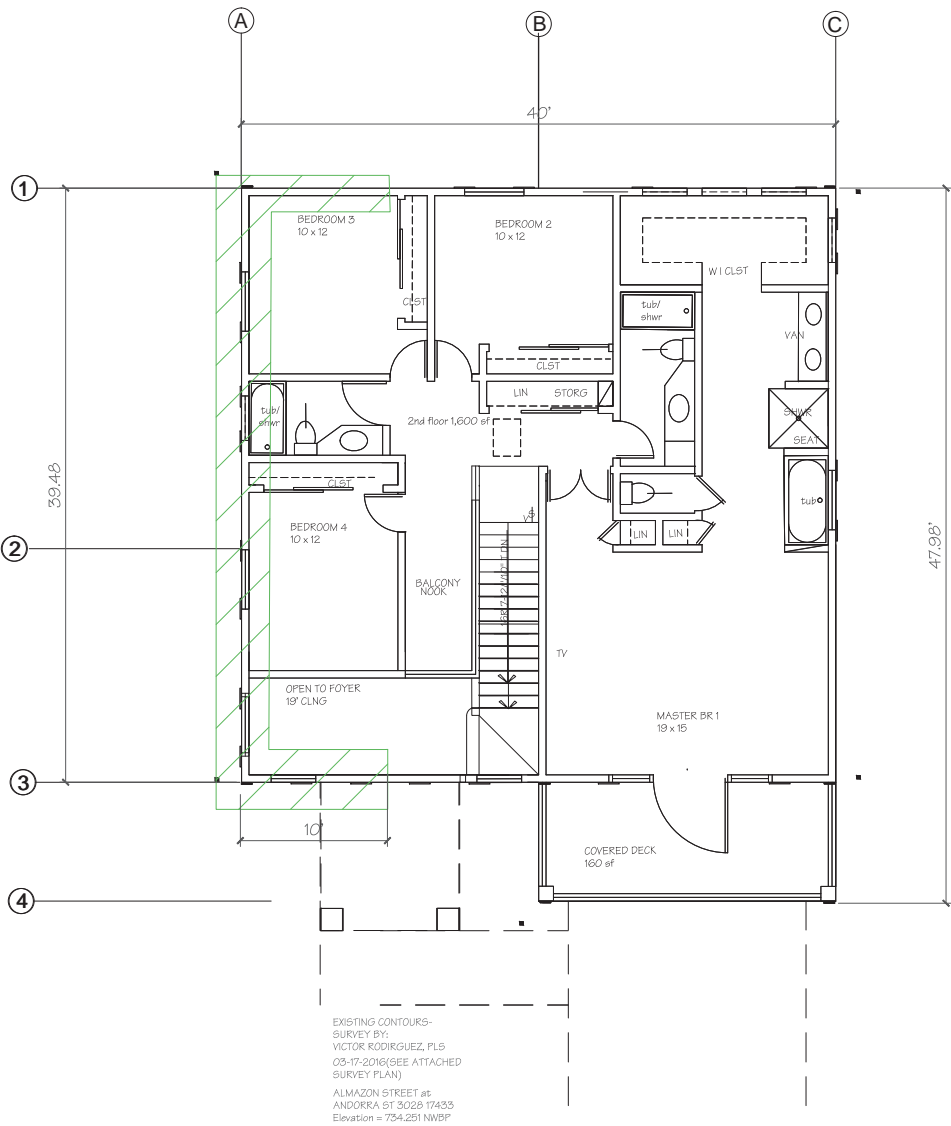
**BUILDING DATA**

GARAGE (480SF)  
1ST FLOOR (1,300SF)  
2ND FLOOR (1,600SF)  
TOTAL (3,380SF)

ALTERNATIVE COMPLIANCE FOR BRUSH MGMT: OPENINGS ALONG WEST FACING WALLS, PLUS A 10 FOOT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES IN LIEU OF FULL BRUSHMGMT ZONES.



ALTERNATIVE COMPLIANCE FOR BRUSH MGMT: OPENINGS ALONG WEST FACING WALLS, PLUS A 10 FOOT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES IN LIEU OF FULL BRUSHMGMT ZONES.



**CONCEPTUAL 2ND FLOOR PLAN**  
0 4 8 12'

**WRA**  
WILL ROGERS & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
PLANNING & DESIGN  
27315 Valley Center Road  
Suite "A"  
Valley Center CA 92082  
**760-703-9946**  
"CELEBRATING 33YRS OF EXCELLENCE!"

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**ASSOCIATES:**  
**BAJOUA ENGINEERING CO**  
CIVIL STRUCTURAL ENGINEERING  
2442 SAWGRASS STREET  
EL CAJON, CA 92019  
**619-244-9082**

SEAL:

- REVISIONS:**  
1-24-16 CLIENT SUBMITTAL  
2-24-16 CITY SUBMITTAL  
5-5-2017 CITY SUBMITTAL
- ▲
  - ▲
  - ▲

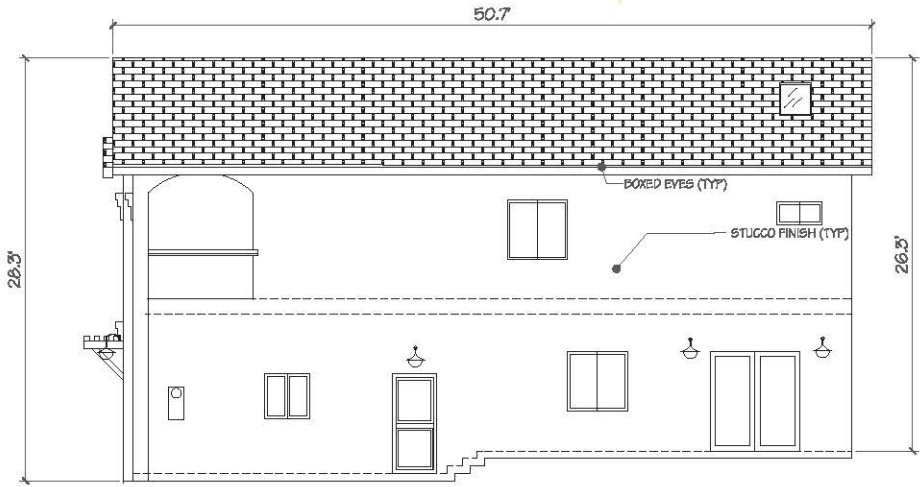
**AGENCY:**  
THE CITY OF  
SAN DIEGO  
DEVELOPMENT  
SERVICES DEPARTMENT  
1222 FIRST AVENUE  
SAN DIEGO, CA  
92101-1454  
1-619-446-5000

**CLIENT:**  
MK DEVELOPERS INC.  
1620 La Presa Ave.  
Spring Valley, CA 91977

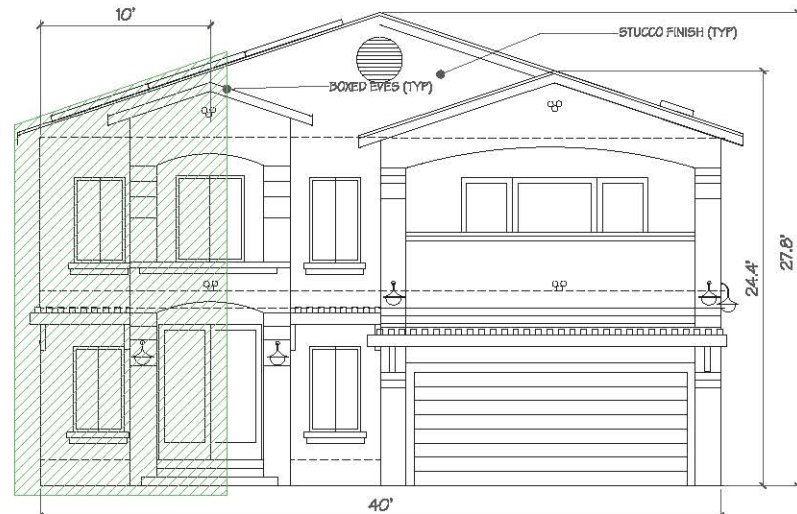
**PROJECT NAME:**  
ALMAZON 207  
RESIDENCE

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drawn by: WR

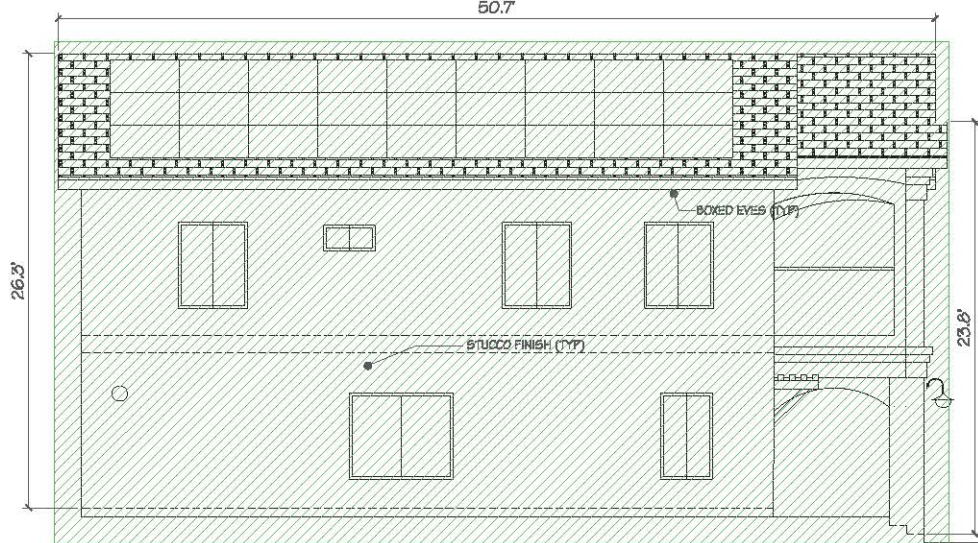
**SDP-10**  
OF FOURTEEN  
2ND FLOOR PLAN



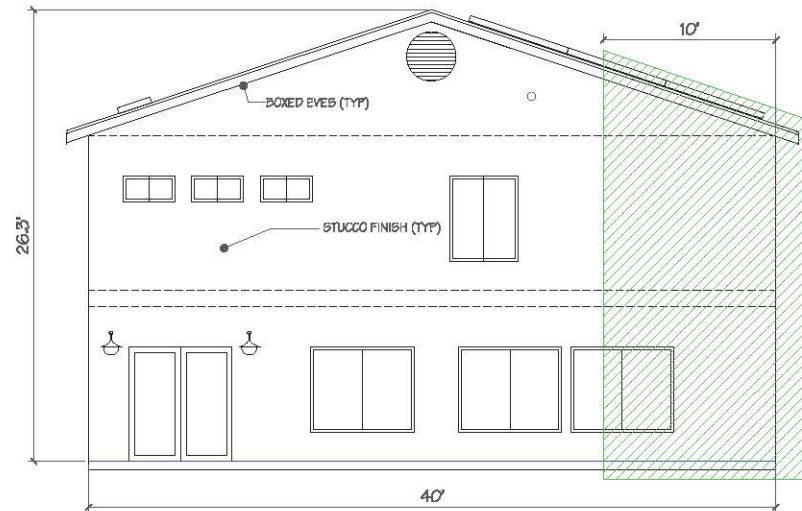
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

CONCEPT BUILDING ELEVATIONS



ALTERNATIVE COMPLIANCE FOR BRUSH MOUNT OPENINGS ALONG WEST FACING WALLS, PLUS A 10 FOOT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES IN LIEU OF FULL BRUSHMOUNT ZONES.

**WRA**

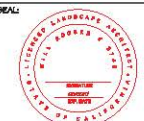
WILL ROGERS & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
PLANNING & DESIGN  
27210 Valley Center Road  
Suite 141  
Valley Center CA 92082

760-703-9946

"CELEBRATING 50 YEARS OF EXCELLENCE"

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ASSOCIATES:  
DAJOUA ENGINEERING CO  
CIVIL/STRUCTURAL ENGINEERING  
3442 SANDHOGG STREET  
EL CAJON, CA 92020  
618-244-8082



REVISIONS:  
3/24/16 CLIENT SUBMITTAL  
6/5/2017 CITY SUBMITTAL

AGENCY:  
THE CITY OF  
SAN DIEGO  
DEVELOPMENT  
SERVICES DEPARTMENT  
1222 FIRST AVENUE  
SAN DIEGO, CA  
92101-1454  
1-619-446-5000

CLIENT:  
MK DEVELOPERS INC.  
16220 La Presa Ave.  
Spring Valley, CA 91977

PROJECT NAME:  
ALMAZON 207  
RESIDENCE

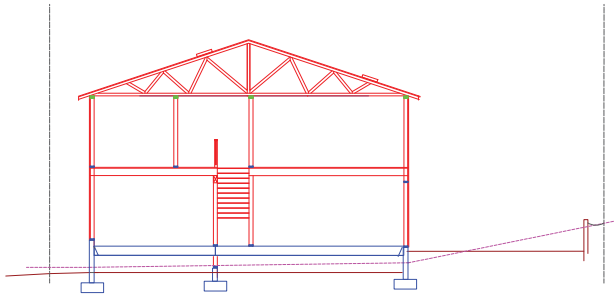
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SDP-11  
OF FOURTEEN  
ELEVATIONS

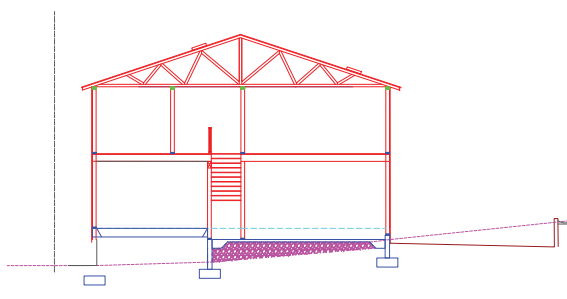
SCOPE OF WORK:  
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE  
 WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS  
 REGULATIONS FOR STEEP HILL SIDES AND SENSITIVE BIOLOGICAL RESOURCES.

**SITE DATA**

<b>LOT 207:</b>	
TOTAL LOT SIZE	(28,297.00SF)
LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES	7,074.25 SF
COVENANT EASEMENT	( 21,223 SF)



CROSS SECTION A2



CROSS SECTION A1

**EAST /WEST SECTION**



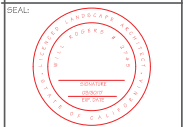
**WILL ROGERS & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27315 Valley Center Road  
 Suite "A"  
 Valley Center CA 92082

**760-703-9946**

"CELEBRATING 33YRS OF EXCELLENCE"

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 REPRODUCED WITHOUT THE WRITTEN  
 CONSENT OF WRA. PLEASE CALL THE  
 NUMBER LISTED IF YOU HAVE ANY  
 QUESTIONS

**ASSOCIATES:**  
**BAJOUA ENGINEERING CO**  
 CIVIL/STRUCTURAL ENGINEERING  
 2442 SAWGRASS STREET  
 EL CAJON, CA 92029  
**619-244-9082**



**REVISIONS:**

▲	3-24-16 CLIENT SUBMITTAL
▲	5-24-16 CITY SUBMITTAL
▲	6-8-2017 CITY SUBMITTAL
▲	
▲	

**AGENCY:**

THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**

MK DEVELOPERS INC.  
 1620 La Presa Ave.  
 Spring Valley, CA 91977

**PROJECT NAME:**

ALMAZON 207  
 RESIDENCE

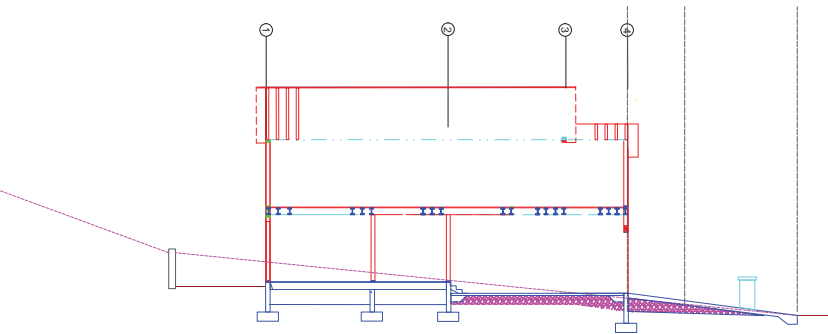
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**SDP-12**  
 OF FOURTEEN

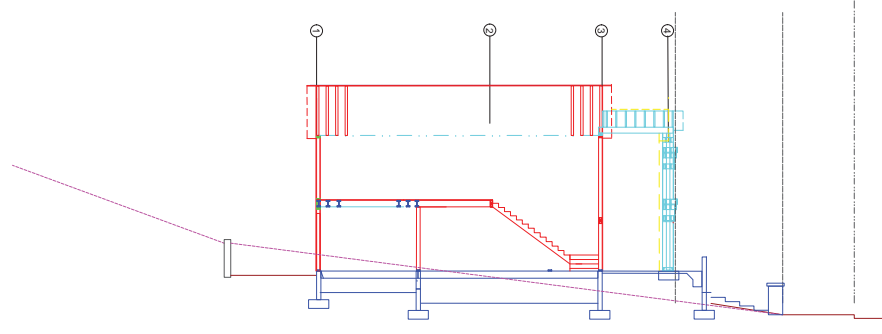
**CROSS SECTIONS**

EXISTING CONTOURS-  
 SURVEY BY:  
 VICTOR RODRIGUEZ, PLS  
 03-17-2016(SEE ATTACHED  
 SURVEY PLAN)  
 ALMAZON STREET at  
 ANDORRA ST 3022 17433  
 Elevation = 734.251 NMBP

CROSS SECTION B2



CROSS SECTION B1

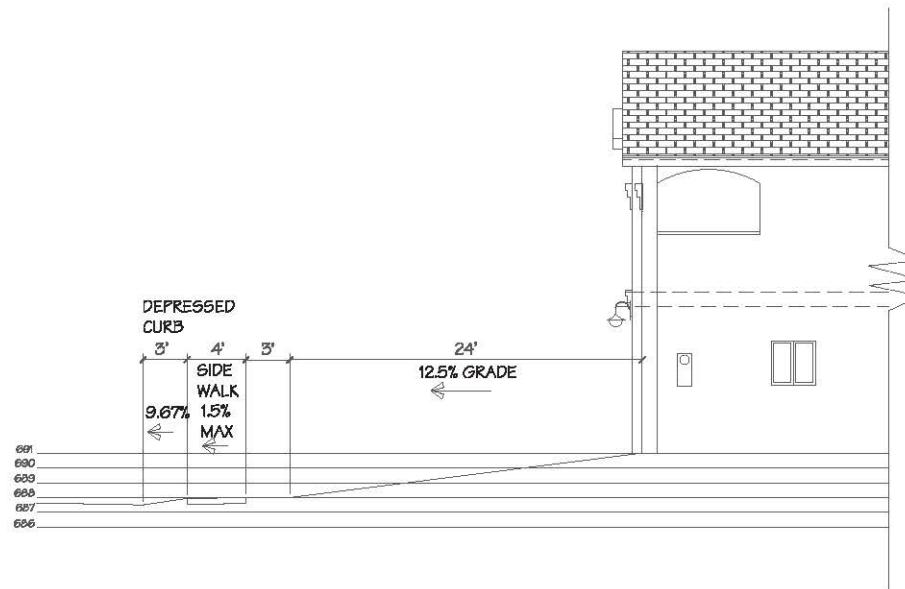
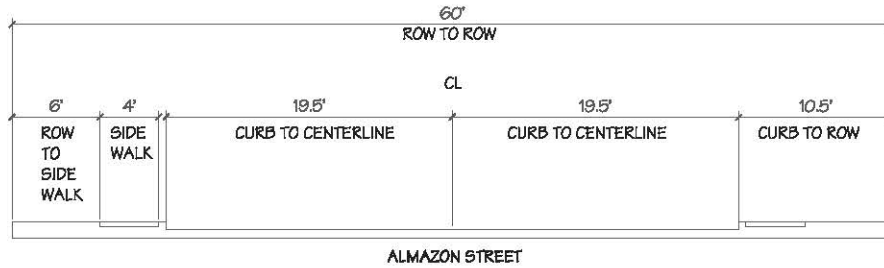


**NORTH/SOUTH SECTION**



**CROSS SECTIONS**





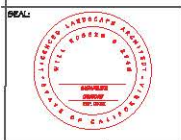
SCOPE OF WORK:  
 PROVIDE A NEW TAD LEVEL, "CONTEMPORARY" STYLE HOMES CUT INTO THE HILLSIDE WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LAND REGULATIONS FOR STEEP HILL SITES AND SENSITIVE BIOLOGICAL RESOURCES.

SITE DATA	
LOT 207:	
TOTAL LOT SIZE:	(28,297.00SF)
LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES:	7,074.25 SF
COVENANT EASEMENT:	(21,223 SF)

**WRA**  
 WILL ROGERS & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27210 Valley Center Road  
 Suite 141  
 Valley Center CA 92082  
**760-703-9946**  
 "CELEBRATING 50 YEARS OF EXCELLENCE"

THESE DRAWINGS ARE THE PROPERTY OF WRA AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WRA. PLEASE CALL THE NUMBER LISTED IF YOU HAVE ANY QUESTIONS.

ASSOCIATES:  
**DAJOUA ENGINEERING CO**  
 CIVIL/STRUCTURAL ENGINEERING  
 3442 SANDHARBOR STREET  
 EL CAJON, CA 92020  
 618-244-8082



REVISIONS:  
 3-24-16 CLIENT SUBMITTAL  
 6-9-2017 CITY SUBMITTAL

AGENCY:  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

CLIENT:  
 MK DEVELOPERS INC.  
 1820 La Presa Ave.  
 Spring Valley, CA 91977

PROJECT NAME:  
 ALMAZON 207  
 RESIDENCE

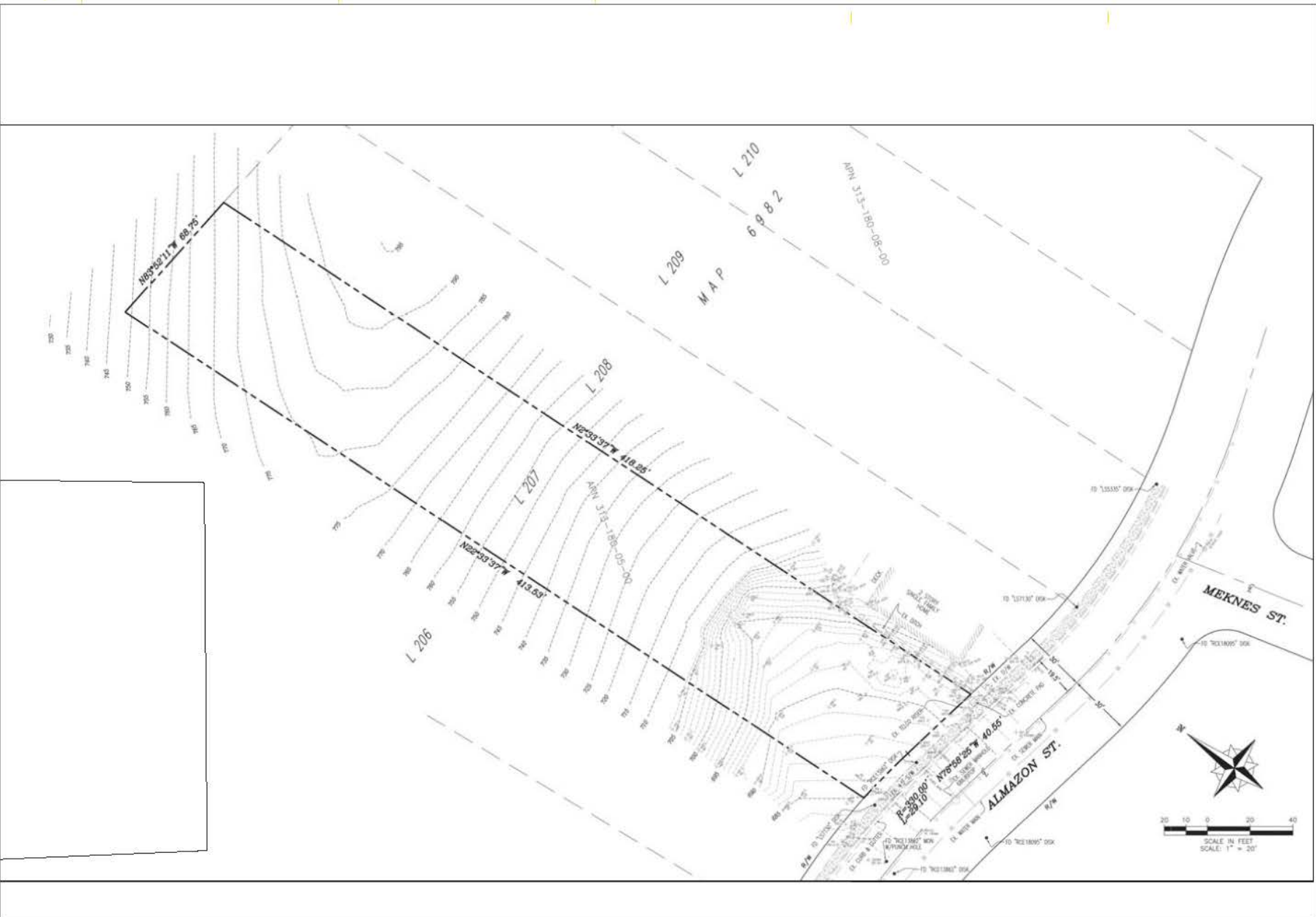
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 Drawn by: WR

**SDP-13**  
 OF FOURTEEN  
 ROAD & DRIVEWAY  
 CROSS SECTIONS

EXISTING CONTOURS-  
 SURVEY BY:  
 VICTOR RODRIGUEZ, PLS  
 05-17-2016 (SEE ATTACHED  
 SURVEY PLAN)  
 ALMAZON STREET #5  
 ANDREA L. ST. 30296/16133  
 Elevation = 704.229 NWDP







**TOPOGRAPHIC PLAN**

0 30 60 120

**WRA**  
 WILL ROGERS & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 27216 Valley Center Road  
 Suite 114  
 Valley Center CA 92082  
**760-703-9946**  
 "CELEBRATING 30 YEARS OF EXCELLENCE"

THESE DRAWINGS ARE THE PROPERTY OF WRA AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WRA. PLEASE CALL THE NUMBER LISTED IF YOU HAVE ANY QUESTIONS

**ASSOCIATES:**  
**BAJOUA ENGINEERING CO**  
 CIVIL/STRUCTURAL ENGINEERS  
 2942 SANDHURST STREET  
 EL CAJON, CA 92020  
**619-244-9082**



**REVISIONS:**  
 1-28-16 PRELIMINAL  
 2-28-16 CITY SUBMITTAL  
 3-4-16 CITY SUBMITTAL

**AGENCY:**  
 THE CITY OF  
 SAN DIEGO  
 DEVELOPMENT  
 SERVICES DEPARTMENT  
 1222 FIRST AVENUE  
 SAN DIEGO, CA  
 92101-1454  
 1-619-446-5000

**CLIENT:**  
 MK DEVELOPERS INC.  
 1820 La Presa Ave.  
 Spring Valley, CA 91977

**PROJECT NAME:**  
 ALMAZON 207  
 RESIDENCE

Scale: 1"=20'  
 Date: 3/24/16  
 Drawn by: WR

**SDP-14**  
 OF FOURTEEN  
 TOPO  
 PLAN