



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 14, 2018 REPORT NO. HO-18-017

HEARING DATE: March 21, 2018

SUBJECT: DAMBACH RESIDENCE SDP, Process Three Decision

PROJECT NUMBER: [401103](#)

OWNER/APPLICANT: Edward Dambach II

SUMMARY

Issue: Should the Hearing Officer approve the construction of a new 2,076-square foot, two-story residence with roof deck within the Encanto Neighborhoods Community Planning area?

Staff Recommendation:

Approve an application for Site Development Permit No. 1407554.

Community Planning Group Recommendation: On December 21, 2015, the Encanto Neighborhoods Community Planning Group voted 8-5-1 to recommend approval of the project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(a), New Construction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 8, 2017 and the opportunity to appeal that determination ended June 22, 2017.

BACKGROUND

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage. The 0.76-acre site is undeveloped and contains steep slopes and native vegetation.

The Encanto Neighborhoods Community Plan (Community Plan) designation for the site is Residential Very Low (0-4 dwelling units per acre) and the site is zoned as Residential Single Dwelling Unit (RS-1-2). The 0.76-acre site could accommodate a range of one to three dwelling units based on

the land use density and implementing zoning (Attachment 2). The proposed single dwelling unit is consistent with the development range.

The project application was deemed complete on December 15, 2015 under the previous Southeastern San Diego Community Plan and Southeastern San Diego Planned District zoning. The Encanto Neighborhoods Community Plan and implementing zoning were updated on October 2015. The applicant has elected to process the project under the current Community Plan and implementing zoning.

DISCUSSION

The project construct a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage. The partially subterranean first floor consisting of two bedrooms, two bathrooms and deck. The second floor contains the living, kitchen, dining, and family rooms, deck, powder room, and attached two-car garage. The third floor consists of a roof decks. The Community Plan's Residential Element supports infill residential development within existing neighborhoods to be compatibly designed with neighborhood character and form.

The project site contains steep slopes greater than 25 percent. The Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves Steep hillsides in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The proposed development will be sited predominately on the flattest portion of the site adjacent to the street then step down the slope. The majority of the project site and vicinity is dominated by disturbed habitat and urban/developed land and is not within the Multiple Species Conservation Program Subarea Plan. The biological resources within the project site and vicinity are of low quality. The proposed project will not impact sensitive biological resources.

The project has prepared a Brush Management Plan for the site. The first 35 feet (0.08-acres) west of the residential structure will be include ornamental irrigated landscaping protected in Brush Management Zone (BMZ) One. A 65-foot deep (0.20-acre) BMZ Two westward of BMZ One will be non-irrigated and thinned while protecting native vegetation. A Covenant of Easement (COE) with the City is proposed over the BMZ Two and undeveloped land in the southwestern portion of the project site for a total of 0.62-acre. The project meets all applicable development regulations and Environmentally Sensitive Lands Regulations.

CONCLUSION:

City staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provide draft conditions of approval (Attachment 5) and draft findings to support approval of the project (Attachment 6). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1407554, with modifications.
2. Deny Site Development Permit, No. 1407554, if the findings required to approve the project cannot be affirmed.

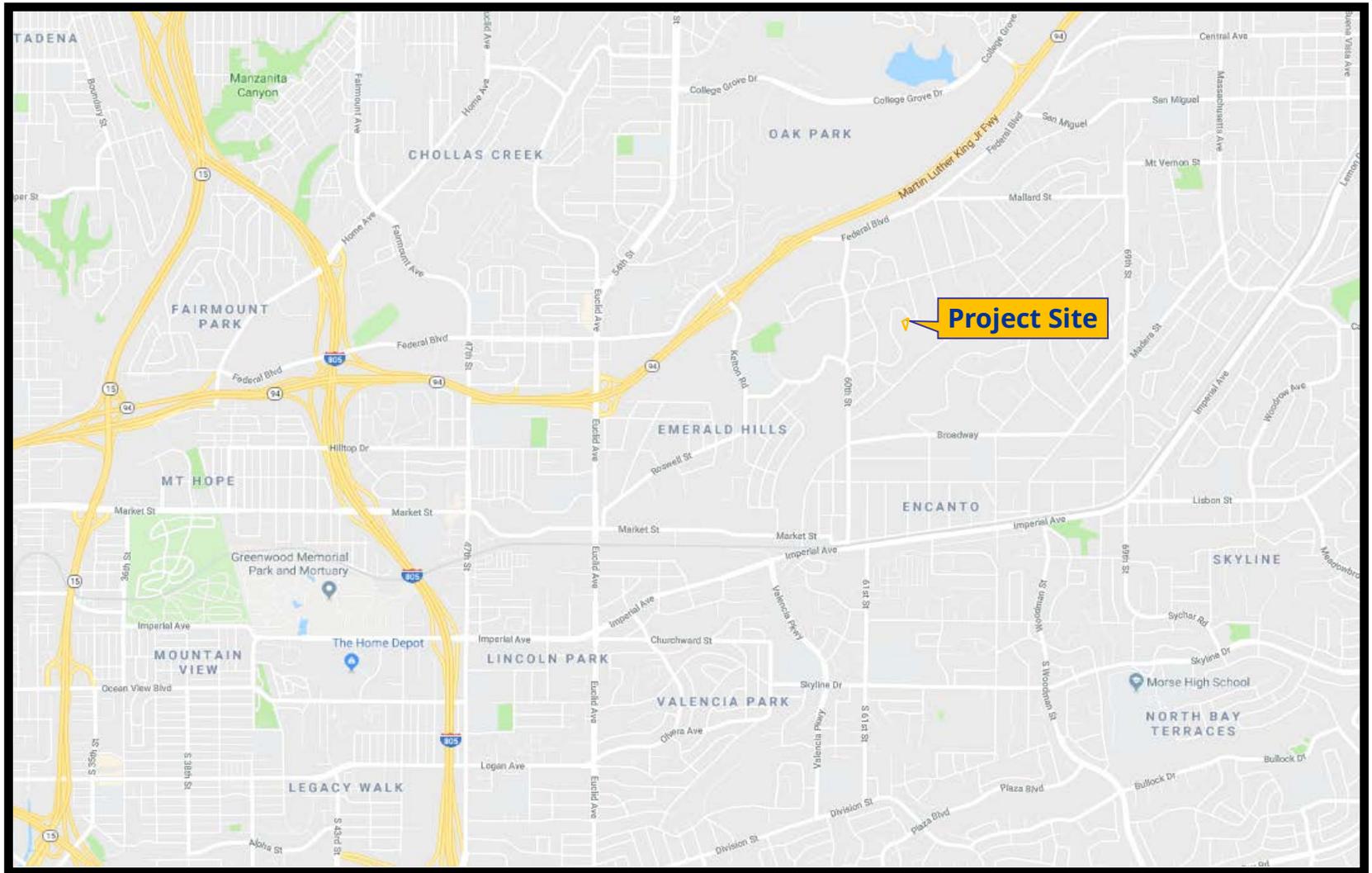
Respectfully submitted,



Karen Bucey, Development Project Manager

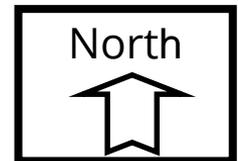
Attachments:

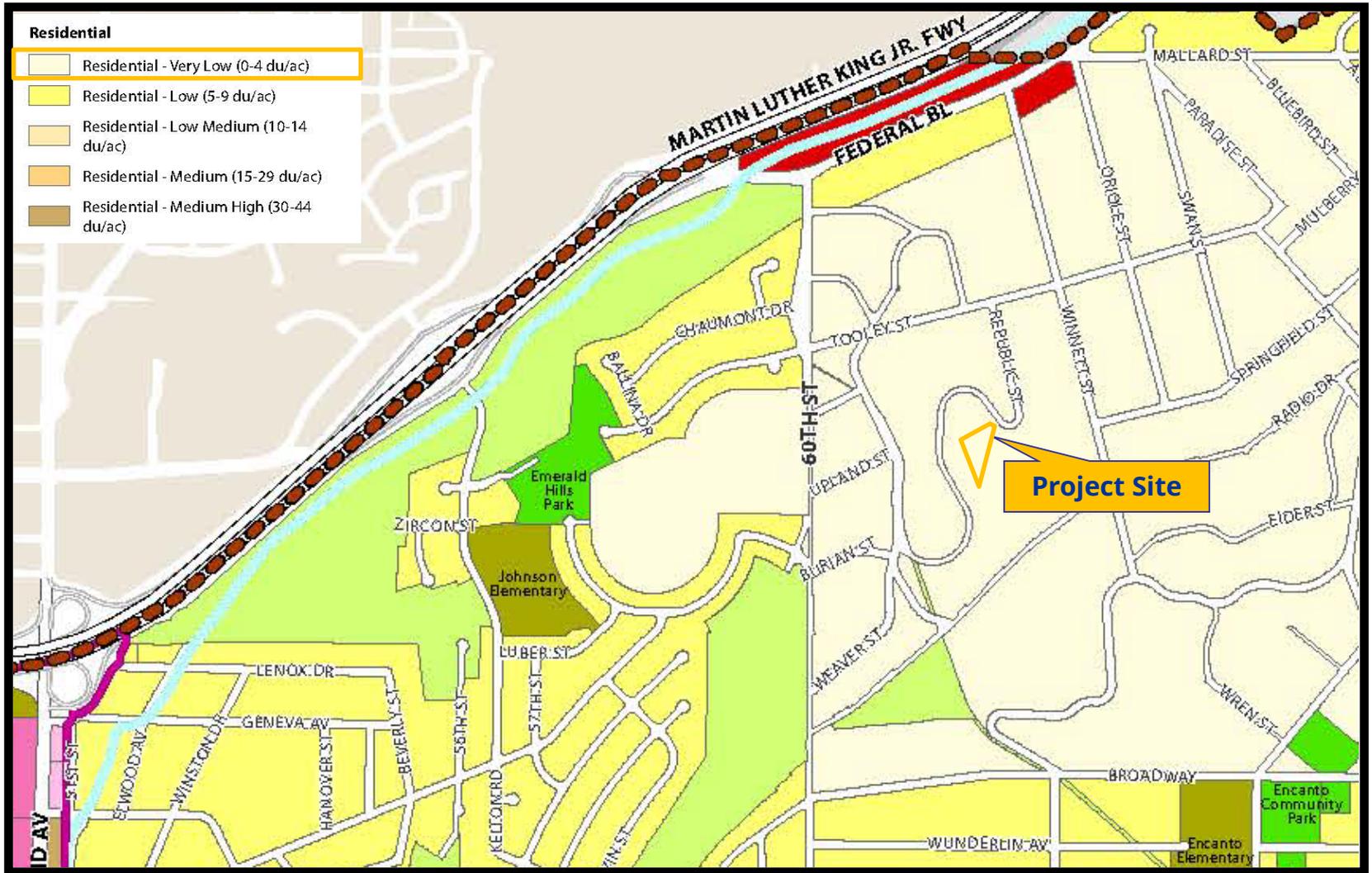
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

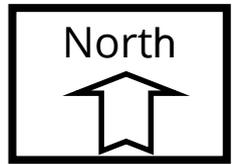
Dambach Residence; Project No. 401103
1710 Republic Street





Community Plan Land Use Map

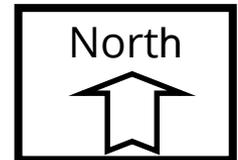
Dambach Residence; Project No. 401103
 1710 Republic Street





Aerial Photo

Dambach Residence; Project No. 401103
1710 Republic Street



PROJECT DATA SHEET

PROJECT NAME:	Dambach Residence Project No. 401103	
PROJECT DESCRIPTION:	Site Development Permit to construct a 2,076 square foot, three-story residence on a 0.76 acre site.	
COMMUNITY PLAN AREA:	Encanto Neighborhoods Community Plan	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential Very Low (0-4 dwelling units per acre)	
ZONING INFORMATION:		
ZONE: RS-1-2 Zone, Single Dwelling Unit Residential HEIGHT LIMIT: 30 feet LOT SIZE: 0.76-acres FLOOR AREA RATIO: 0.45 FRONT SETBACK: six feet SIDE SETBACK: 7 feet STREETSIDE SETBACK: N/A REAR SETBACK: 26 feet PARKING: 2		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential Very Low (0-4 DU/AC); RS-1-2	Single dwelling unit residential
SOUTH:	"	"
EAST:	"	"
WEST:	"	"
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 21, 2015, the Encanto Neighborhoods Community Planning Group voted 8/5/1 to recommend approval of the project without conditions.	

HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1407554
DAMBACH RESIDENCE PROJECT NO. 401103

WHEREAS, EDWARD DAMBACH II, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 2,076-square-foot, two-story residence with roof deck (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1407554), on portions of a 0.76-acre site;

WHEREAS, the project site is located at 1711 1/3 Republic Street in the RS-1-2 Zone of the Encanto Neighborhoods Community Plan;

WHEREAS, the project site is legally described as Lot 98 of Empire Addition to Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1254, filed in the Office of the County Recorder of San Diego County, April 26, 1910;

WHEREAS, on June 22, 2017 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303(a) (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 21, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1407554 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 March 21, 2018.

A. SITE DEVELOPMENT PERMIT SAN DIEGO MUNICIPAL CODE SECTION 126.0505

1. Findings for all Site Development Permits:

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

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage. The 0.76-acre site is undeveloped and contains steep slopes and native vegetation.

The land use designation for the site is Residential Very Low (0-4 dwelling units per acre) and the site is zoned as Residential Single Dwelling Unit (RS-1-2). The 0.76-acre site could accommodate a range of one to three dwelling units based on the land

use density and implementing zoning. The proposed single dwelling unit is consistent with the development range.

The Encanto Neighborhoods Community Plan's Residential Element encourages infill residential developments within existing neighborhoods to be compatibly designed with neighborhood character and form. The project as designed will be contemporary in design with an earth tone stucco finish and bronze tone dual pane windows. The dwelling unit will have multiple pitched roof planes and have the appearance of a single story residence with attached garage from Republic Street. The development will step down the slope and be two stories from the rear with a third story roof deck. Residences in the vicinity are one and two stories with several stepping down the slope. Therefore, the development will not adversely affect the applicable land use plan.

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

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage. The 0.76-acre site is undeveloped and contains steep slopes in excess of 25 percent and native vegetation.

The proposed project has been designed to conform to the City of San Diego's policies, codes, and regulations whose primary focus is the protection of the public's health, safety and welfare. The project is consistent with the Encanto Neighborhoods Community Plan, Conservation and Sustainability Policy P-CS-15 require that hillside development complement the natural character including minimizing disturbance to topography and biological resources. The project is sited at the flattest portion of the site at the north of the site. The two-story dwelling unit has stepped footings and retaining footings within the building structure itself to minimize slope disturbance and biological resources. The development footprint area, as well as the standard 35 foot Zone One Brush Management, is 6,400 sq. ft., or 19 percent of the total lot area. In conformance with the community plan and environmentally sensitive lands regulation. Prior to development, construction plans will be reviewed for conformance with all applicable construction codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. 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 project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and

attached garage. The 0.76-acre site is undeveloped and contains steep slopes in excess of 25 percent and native vegetation.

The project site contains steep slopes greater than 25 percent. The Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The development will be sited predominately on the flattest portion of the site adjacent to the street then step down the slope. The development footprint area, as well as the standard 35 foot Zone One Brush Management will consist of 19 percent of the total lot area. The site contains vegetation communities but is not within the Multiple Species Conservation Program Subarea Plan. Busby Biological Services prepared a Biological Resources Report dated May 1, 2017. The majority of the project site and vicinity is dominated by disturbed habitat and urban/developed land. The biological resources within the project site and vicinity are of low quality. The proposed project will not impact sensitive biological resources.

The project has prepared a Brush Management Plan for the site. The first 35 feet (0.08-acres) west of the residential structure will be include ornamental irrigated landscaping protected in Brush Management Zone (BMZ) One. A 65 foot deep (0.20-acre) BMZ Two westward of BMZ One will be non-irrigated and thinned while protecting native vegetation. A Covenant of Easement (COE) with the City is required as a condition of approval over the BMZ Two and undeveloped land in the southwestern portion of the project site for a total of 0.62-acre.

The project is not seeking any deviations or variances from the applicable regulations of the Land Development Code and has sited the development and provided slope and natural vegetation protections to avoid impacts. Further the 0.62-acres of the site is protected in a COE, therefore the proposed project will comply with the applicable regulations of the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

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

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage. The 0.76-acre site is undeveloped and contains steep slopes in excess of 25 percent and native vegetation.

The site contains vegetation communities, but is not within the Multiple Species Conservation Program Subarea Plan. The majority of the project site and vicinity is dominated by disturbed habitat and urban/developed land. The biological resources within the project site and vicinity are of low quality. The proposed project will not impact sensitive biological resources.

The project site contains steep slopes greater than 25 percent. The City's General Plan Land Use Policy and Encanto Neighborhoods Community Plan's Conservation and Sustainability Element recommends preservation and enhancement of steep slopes and natural resources through dedication, acquisition and open space easements. Further, the Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The development will be sited predominately on the flattest portion of the site then step down the slope. Additionally, BMZ One, with irrigated ornamental vegetation, will extend 35 feet westward of the dwelling unit. The development area and the BMZ One will total approximately 19 percent of the lot. The remaining 0.62-acres of the site will be protected and preserved in a natural state with a required COE recorded on the premises.

The project design and protections will preserve and enhance the natural resource in conformance with the Environmentally Sensitive Lands Regulations and therefore, the project 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.

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

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage. The 0.76-acre site is undeveloped and contains steep slopes in excess of 25 percent and native vegetation.

The project site is sloping and the dwelling unit, as proposed, will step down the slope minimizing grading. The maximum depth of cut slope under the structure is seven feet for a proposed total of 121-cubic yards of grading cut. Grading fill on the site will be at a maximum depth of five feet for a proposed fill quantity of 20-cubic yards. The remaining soil will be utilized on the site with no export of grading materials.

The site is located in the City's Geologic Hazard Zone 52, generally described as other level areas, generally sloping to steep terrain, favorable geologic structure, low risk. East County Soils Consultation and Engineering, Inc. prepared an Addendum Geotechnical Investigation, dated March 5, 2013, and concludes that the site was found to be geotechnical feasible for the proposed development. The City's Geology staff has accepted the report and conclusions.

The project Drainage Area Study prepared by Kappa Surveying & Engineering, dated May 5, 2017, has studied the site and concluded that the peak runoff flow would increase by five percent. The development will provide landscape features to reduce

the flow to 0.226-cubic feet or less. The City's Engineering staff has accepted the report and conclusions.

The project has prepared a Brush Management Plan for the site. The first 35 feet (0.08-acres) west of the residential structure will be include ornamental irrigated landscaping protected in BMZ One. A 65-foot deep (0.20-acre) BMZ Two westward of BMZ One will be non-irrigated and thinned while protecting native vegetation. A Covenant of Easement (COE) with the City is required as a condition of approval over the BMZ Two and undeveloped land in the southwestern portion of the project site for a total of 0.62-acre.

The project does not require any variances and has been designed to minimize grading, geologic hazards, drainage impacts and fire risk through brush management. 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.

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

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage. The 0.76-acre site is undeveloped and contains steep slopes and native vegetation.

The project site contains steep slopes greater than 25 percent. The City's General Plan Land Use Policy and Encanto Neighborhoods Community Plan's Conservation and Sustainability Element recommends preservation and enhancement of steep slopes and natural resources through dedication, acquisition and open space easements. Further, the Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The development will be sited predominately on the flattest portion of the site then step down the slope. Additionally, BMZ One, with irrigated ornamental vegetation, will extend 35 feet westward of the dwelling unit. The development area and the BMZ One will total approximately 19 percent of the lot. The remaining 0.62-acres of the site will be protected and preserved in a natural state with a required COE recorded on the premises.

The site contains vegetation communities, but is not within the Multiple Species Conservation Program Subarea Plan. The majority of the project site and vicinity is dominated by disturbed habitat and urban/developed land. The biological resources within the project site and vicinity are of low quality. The proposed project will not impact sensitive biological resources.

The project will minimize grading and disturbance on steep slopes and protect natural vegetation in a natural state through a COE recorded against title to the property. Therefore, the project is sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square foot, two-story dwelling unit with roof deck and attached garage. The 0.76-acre site is undeveloped and contains steep slopes in excess of 25 percent and native vegetation.

The site contains vegetation communities, but is not within the Multiple Species Conservation Program Subarea Plan or the Vernal Pool Habitat Conservation Plan areas. The majority of the project site and vicinity is dominated by disturbed habitat and urban/developed land. The biological resources within the project site and vicinity are of low quality. The proposed project will not impact sensitive biological resources. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan.

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

The project site is located approximately 5.2 miles east of the Pacific Ocean. Kappa Surveying & Engineering has prepared a Drainage Area Study, dated May 5, 2017, for the project and the development is designed to treat run off and control the flow rate across the site to minimize erosion. The City's Engineering staff has accepted the report and conclusions. Therefore, the project design features as well as the distance from the coast will prevent the erosion of public beaches and not adversely impact local shoreline sand supply.

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

The project site is located at 1711 1/3 Republic Street, south of Tooley Street, in the Encanto Neighborhoods Community Plan area. The project proposes the construction of a 2,076-square-foot, two-story dwelling unit with roof deck and attached garage.

Although no mitigation measures are required for the Project, the Permit prepared for the Project provides protection to the ESL Steep Hillside and native vegetation that are outside of the allowable development area on the premises, requiring that

ATTACHMENT 5

they remain in a natural state and be used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a COE that shall be recorded against title to the property. Therefore, the nature and extent of protecting environmentally sensitive lands required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1407554 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. 1407554, a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: March 21, 2018

IO#: 24005419

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: 24005419 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1407554
DAMBACH RESIDENCE PROJECT NO. 401103
HEARING OFFICER

This Site Development Permit No. 1407554 is granted by the Hearing Officer of the City of San Diego to EDWARD DAMBACH II, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505 and sections 143.0110(a)(1) and (2) for development of properties containing natural steep hillsides and sensitive biological resources. The 0.76-acre site is located at 1711 1/3 Republic Street within the Encanto Neighborhoods Community Plan area and the Residential Single Dwelling Unit (RS-1-2) Zone. The project site is legally described as Lot 98 of Empire Addition to Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1254, filed in the Office of the County Recorder of San Diego County, April 26, 1910.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 2,076-square-foot, two-story dwelling unit with roof deck described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 21, 2018, on file in the Development Services Department.

The project shall include:

- a. Construct a 2,076-square-foot, two-story dwelling unit with attached two-car garage stepping down slope. The partially subterranean first floor consisting of two-bedrooms, two bathrooms and deck. The second floor contains the living, kitchen, dining, and family rooms, deck, powder room, and attached two-car garage. The third floor consists of a roof decks;
- b. Brush Management Plan–Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 5, 2021.
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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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:

12. 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.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for non-standard driveway on Republic Street, satisfactory to the City Engineer.
14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway with current City Standard curb, and gutter adjacent to the site on Republic Street, per current City Standards, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of 12-foot wide driveway on Republic Street, , per current City Standard, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the D-27 underdrains in the Republic Street Right-of-Way.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

21. Prior to issuance of construction permits for public improvements, and landscape, plans shall be consistent with this Permit. Improvement plans shall take into account a 40-square-foot area around each required tree which is unencumbered by utilities.
22. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.
23. Prior to construction permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A," (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

24. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

GEOLOGY REQUIREMENTS:

25. 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.

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

PLANNING/DESIGN REQUIREMENTS:

27. 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.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Steep Hillides in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on March 21, 2018 and _____.

ATTACHMENT 6

Permit Type/PTS Approval No.: SDP No. 1407554
Date of Approval: March 21, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

Owner/Permittee

By _____
EDWARD DAMBACH II

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: 401103

Project Title: Dambach Residence Site Development Permit

Project Location-Specific: 1710 Republic Street, San Diego, CA 92114

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

Description of nature and purpose of the Project: **SITE DEVELOPMENT PERMIT (SDP)** to allow for the construction of a 3-story, 2,076 square foot single family residence with roof deck and attached garage, on a 0.76 acre site. The 0.76 acre site is zone RS-1-2 (Residential-Single Unit) in the Encanto Community Plan.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Gary Taylor, Gary Taylor and Associates, 3241 Adams Avenue, San Diego, CA 92116, (619) 280-7613

Exempt Status: (CHECK ONE)

- () Ministerial (Sec. 21080(b)(1); 15268);
- () Declared Emergency (Sec. 21080(b)(3); 15269(a));
- () Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (a) (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 (a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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

Anna L. Moran / Senior Planner
Signature/Title

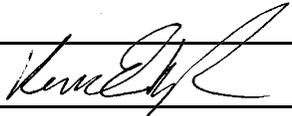
June 22, 2017
Date



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name:		Project Number:		Distribution Date:	
Project Scope/Location:					
Applicant Name:				Applicant Phone Number:	
Project Manager:		Phone Number:	Fax Number: (619) 321-3200	E-mail Address:	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME:			TITLE:		
SIGNATURE: 			DATE:		
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



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**
 DECK HOUSE 401103

Project Address:
 (1710) REPUBLIC ST 543-060-19

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.

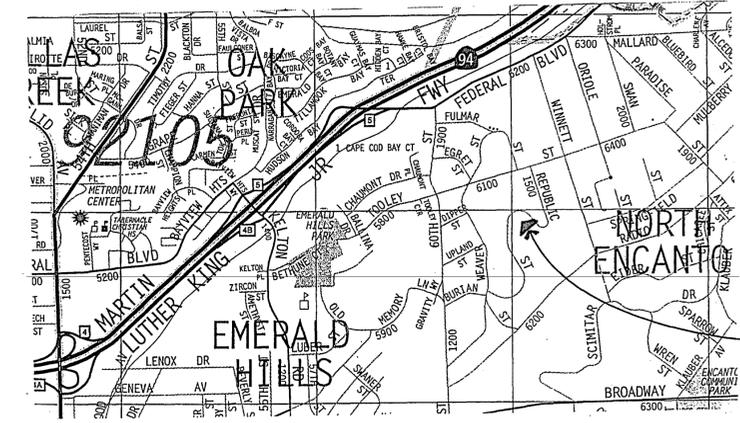
Additional pages attached Yes No

Name of Individual (type or print):
 EDWARD DAMBACH
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 826 ORANGE AVE #308
 City/State/Zip:
 CORONADO, CA 92118
 Phone No: 619 250-0495 Fax No:
 Signature: *Edward Dambach* Date: 4/5/14

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:

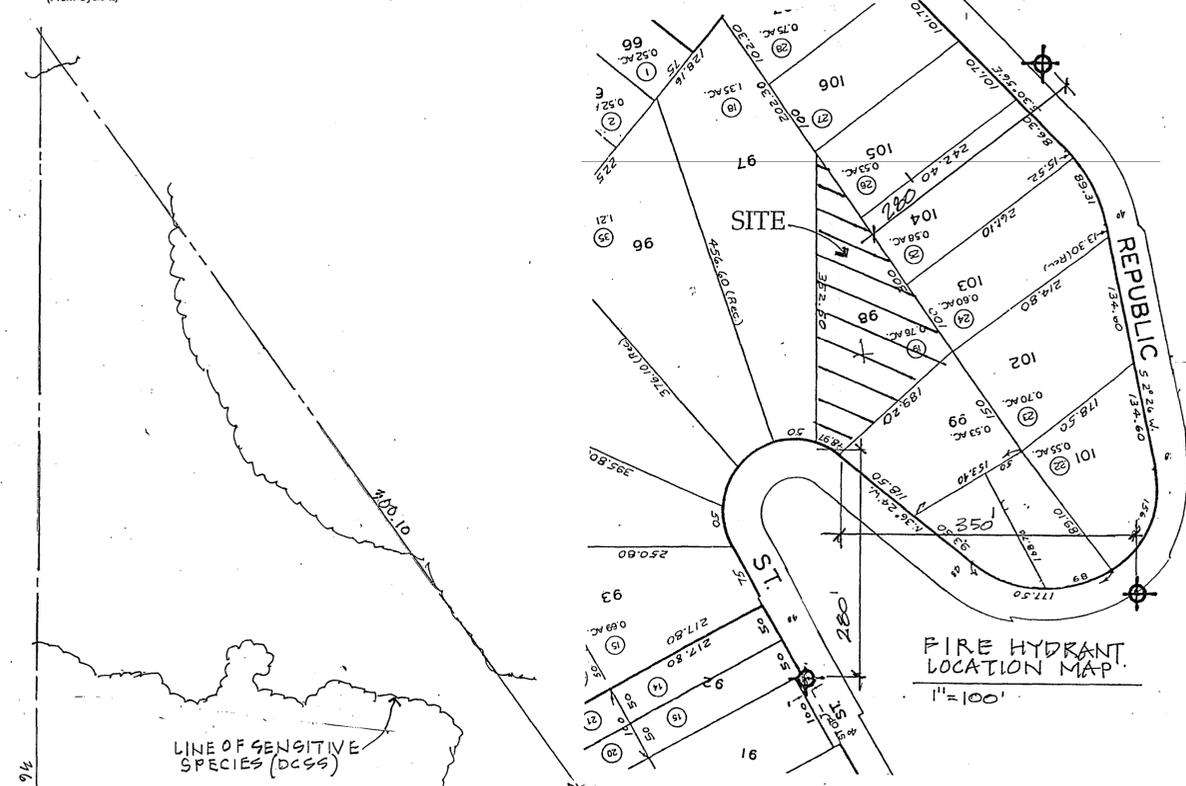
Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:



SITE

NESTING BIRD DISCLOSURE
NESTING BIRD DISCLOSURE - Please note that nesting birds may be present during construction, and are protected under US and State Law including the Federal Migratory Bird Treaty Act and in particular, CA Law - Fish and Game Code - Section 3503.

CDFG Code 3503 states: "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." (From Cycle 2)



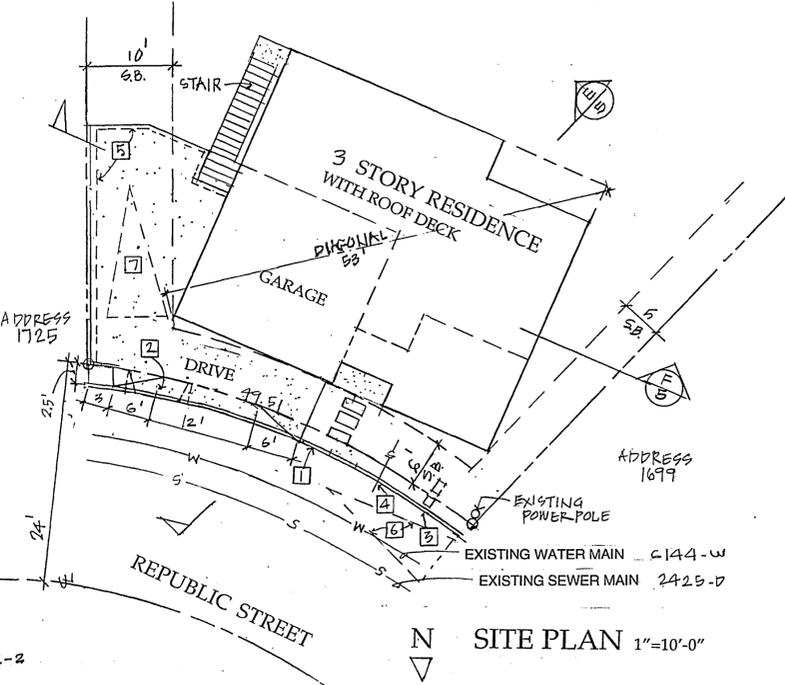
FIRE HYDRANT LOCATION MAP
1" = 100'

GEOLOGY REQUIREMENTS:

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.
(New Issue)
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. (New Issue)

LINE OF SENSITIVE SPECIES (DCSS)

(COVENANT OF EASEMENT)
EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES
EASEMENT AREA = 29773.72 SQ FT (0.684 AC)



SITE PLAN 1" = 10'-0"

SITE NOTES

- SEE SURVEY FOR EXISTING CONDITIONS.
- SEE GRADING PLANS FOR FINISHED GRADES AND SITE WALLS.
- SEE WATER CONTROL & BMP SHEET FOR REQUIREMENTS.
- SEE BRUSH MANAGEMENT PLANS FOR REQUIREMENTS.
- FENCES AND WALLS SHALL COMPLY WITH ZONING REGULATIONS. RETAINING WALLS OVER 3 FEET IN HEIGHT REQUIRE A BUILDING PERMIT. DRIVEWAY MAXIMUM SLOPE TO BE 14%. PARKING AREAS MAX. SLOPE 6%.

SITE KEY NOTES

- EXISTING CURB NOTE: No sidewalks in the immediate neighborhood
- ENLARGE EXISTING CURB CUT FOR NEW DRIVEWAY per city standard E.M.P.A. REQUIRED SDG-162
- NEW WATER METER & SERVICE FOR DOMESTIC & FIRE SPRINKLERS. PROVIDE BACKFLOW ASSEMBLY TYPE "RP" PER STRSD WR-01& SDV-100.
- NEW 4" A.B.S. PRIVATE SEWER LINE WITH GLEANOUT. CONNECT TO EXISTING SEWER MAIN. VERIFY EXACT DEPTH AND LOCATION.
- CONCRETE BLOCK SITE RETAINING WALL - SEE SH.T. C-2
- 8' x 20' ON-STREET PARKING SPACE
- 8' x 18' OFF-STREET PARKING SPACE

SLOPE NOTE
< 25% 2.47%
> 25% 93.53%
SEE SLOPE ANALYSIS

SITE PLAN 1" = 20'-0"

CONSULTANTS

- DESIGN / AGENT:** Gary Taylor and Associates Inc.
3241 Adams Ave
San Diego, CA 92116
(619) 280-7613 fax 280-7616
- SURVEY/CIVIL:** Kappa Surveying and Engineering, Inc.
8707 La Mesa Blvd.
La Mesa, CA 91941
(619) 465-8948 fax 465-6410
- BIOLOGY:** Busby Biological Services, Inc.
4629 Cass Street # 192
San Diego, CA 92019
(858) 334-9507
- LANDSCAPE:** Hutter Designs, Inc.
3645 Ruffin Road #235
San Diego, CA 92123
(619) 337-4044 fax (619) 342-8528
- GEO TECHNICAL:** East County Soil Engineering
10925 Hartley Road Suite "1"
SanDiego, CA 92071
(619) 258-7901 fax 258-7902

FIRE DEPARTMENT NOTES

- Existing fire hydrant location is shown on Sheet 1
- Provide building address numbers, visible and legible from the street fronting the property per FHPS Policy P-00-6. (UFC 901.4.4)
- Post indicator valves, fire department connections, and alarm bell are to be located on the address / access side of the structure.

GENERAL NOTES

- No existing easements on site.
- No existing or proposed bus / transit stops.
- No obstruction including landscaping or solid walls in the visibility area shall exceed 3 feet in height.
- Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the municipal code, into the construction plans or specifications.
- 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 Appendix E of the City's Storm Water Standards.
- Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

Storm Water Notes:

- At the storm water discharge locations, suitable energy dissipaters are to be installed to reduce the discharge to non-erodible velocities.
- Multiple storm water discharge locations will be used to mimic the existing drainage pattern.
- No additional run-off is proposed for the discharge locations.
- This project will not discharge any increase in storm water run-off onto the existing hillside areas.

PROJECT DATA

REQUESTING: Site Development Permit for a Single Family residence

DESCRIPTION: New 3 story single family residence. 2 bedroom 2.5 bath with a penthouse and roof deck. Existing property is vacant.

OWNER: Edward Dambach
826 Orange Ave #308
Coronado, CA 92118 (619) 250-0495

JOB ADDRESS: (1710) Republic Street San Diego, CA 92114
(between 1699 and 1725)

COMMUNITY: Encanto **SITE AREA:** 0.76 acres / 33,105 sf

A.P.N.: 543-060-19-00

LEGAL: Lots 98 of Empire Addition To Encanto Heights Map 1254 Map 1174

ZONE: RS-1-2 Overlays: Steep Hillside, Sensitive Biological Resources, Brush Zones

GEOLOGIC HAZARD CATEGORY: 52

CONSTRUCTION: Type V B (fire sprinklered) **OCCUPANCY:** R-3

FLOOR AREA RATIO: 2,076 sf / 0.062

PARKING: Spaces required 2 + 2 (drive length less than 20')
Spaces shown 4 (1 allowed on-street)

AREA DATA: Lower Level (first floor) 679 sf
Main Level (second floor) 870 sf + 400 sf Garage = 1,270 sf
Upper Level (penthouse) 127 sf

Total Living Area 1,676 sf + 400 sf Garage = 2,076 sf Total Area
Total Deck Area 708 sf

SHEET INDEX

- SITE PLAN PROJECT DATA
- SURVEY - EXISTING CONDITION - SLOPE ANALYSIS
- FLOOR PLANS - ROOF PLAN
- EXTERIOR ELEVATIONS
- BUILDING SECTIONS
- LANDSCAPE / REVEGETATION PLAN
BRUSH MANAGEMENT PLAN
- C-1 GRADING & DRAINAGE NOTES
- C-2 GRADING & DRAINAGE PLAN
- C-3 EROSION CONTROL PLANS
- C-4 DRAINAGE AREA MAPS

ATTACHMENTS:

- A GEOTECHNICAL INVESTIGATION
- B WATER QUALITY STUDY
- D BIOLOGICAL REPORT

SITE DEVELOPMENT PERMIT

REPUBLIC STREET

- REVISION 5 5.5.17
- REVISION 4 11.8.16
- REVISION 3 7.5.16
- REVISION 2 10.7.15
- REVISION 1 1.12.15

ORIG. DATE 12.5.14

SITE PLAN PROJECT DATA

sheet 1 of 10
pts #401103

the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

TOPOGRAPHIC SURVEY OF REPUBLIC STREET

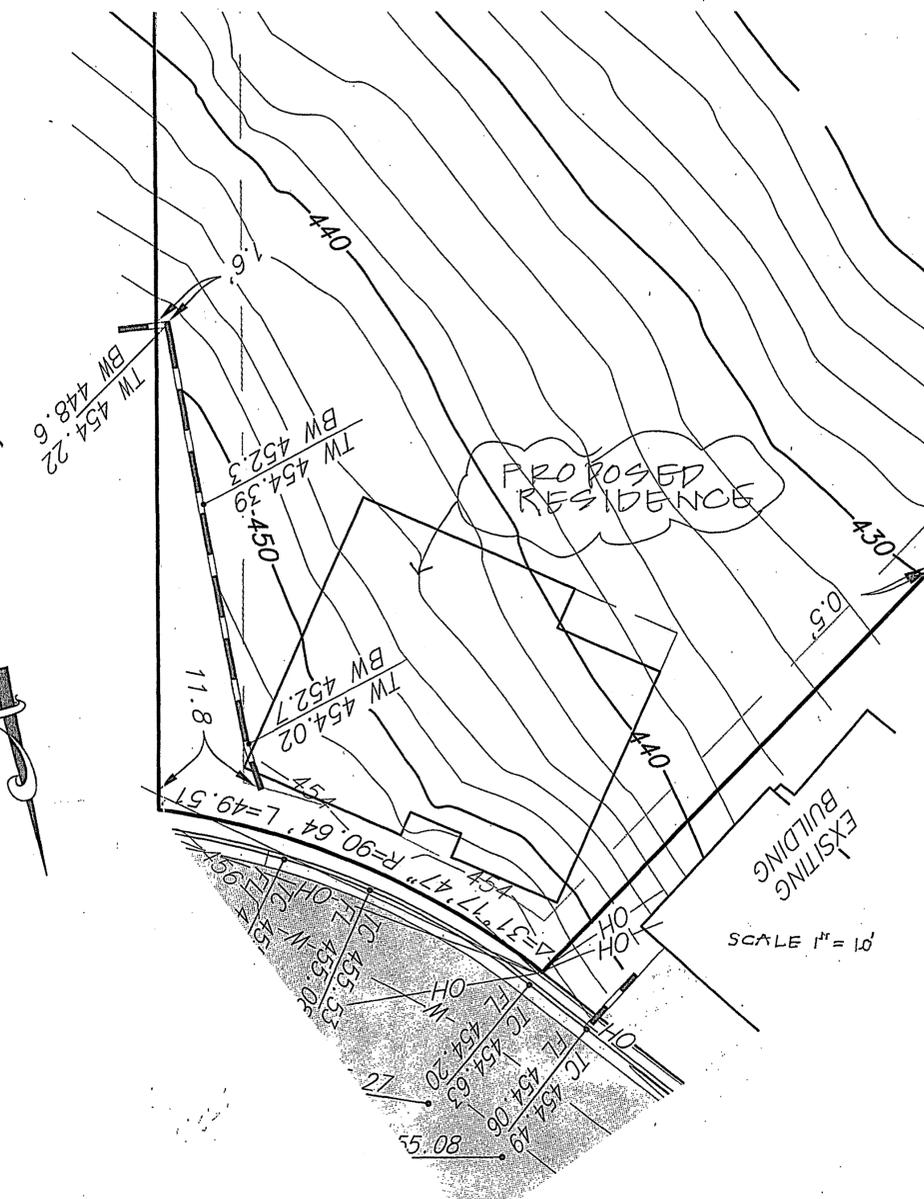
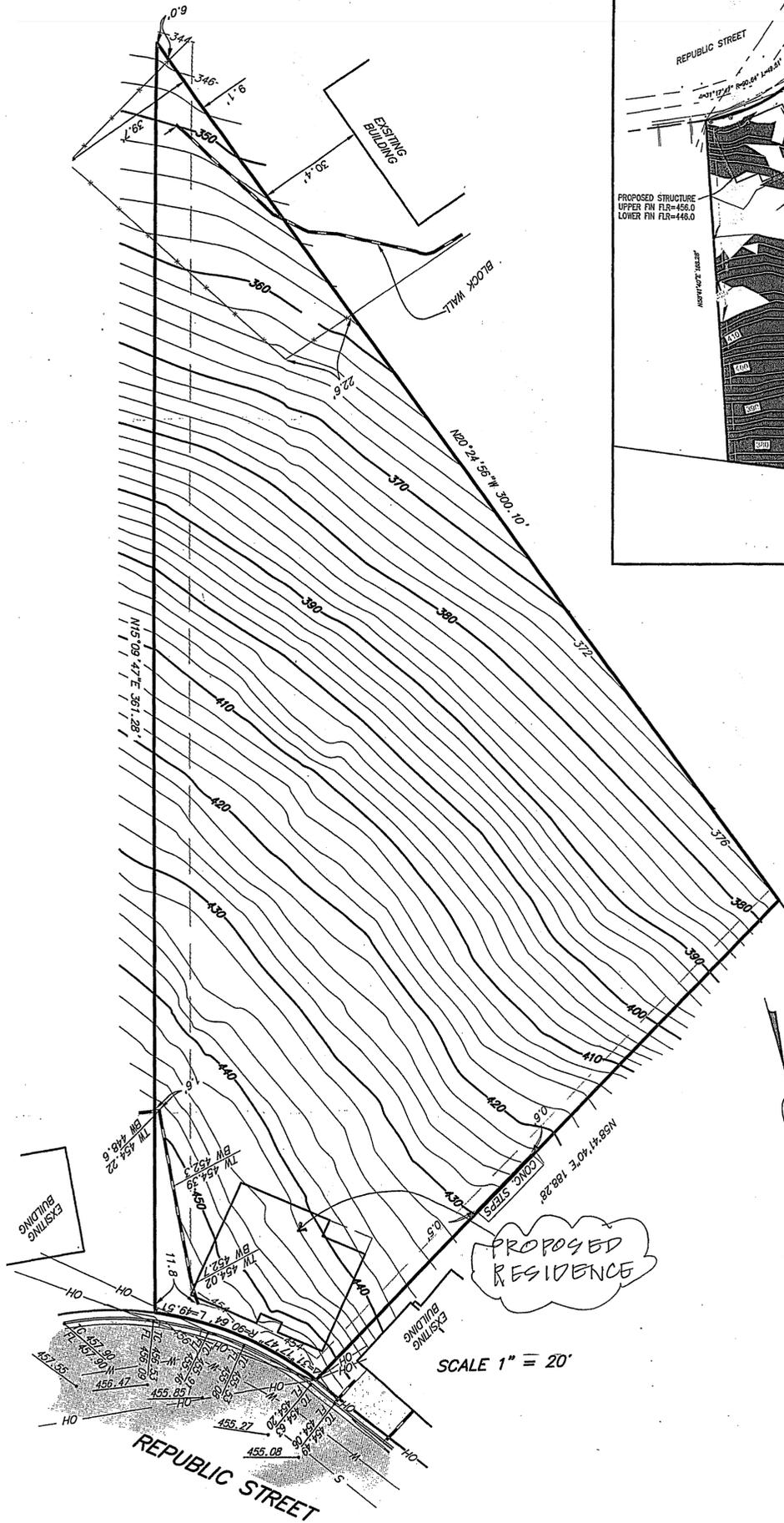
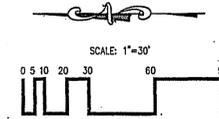
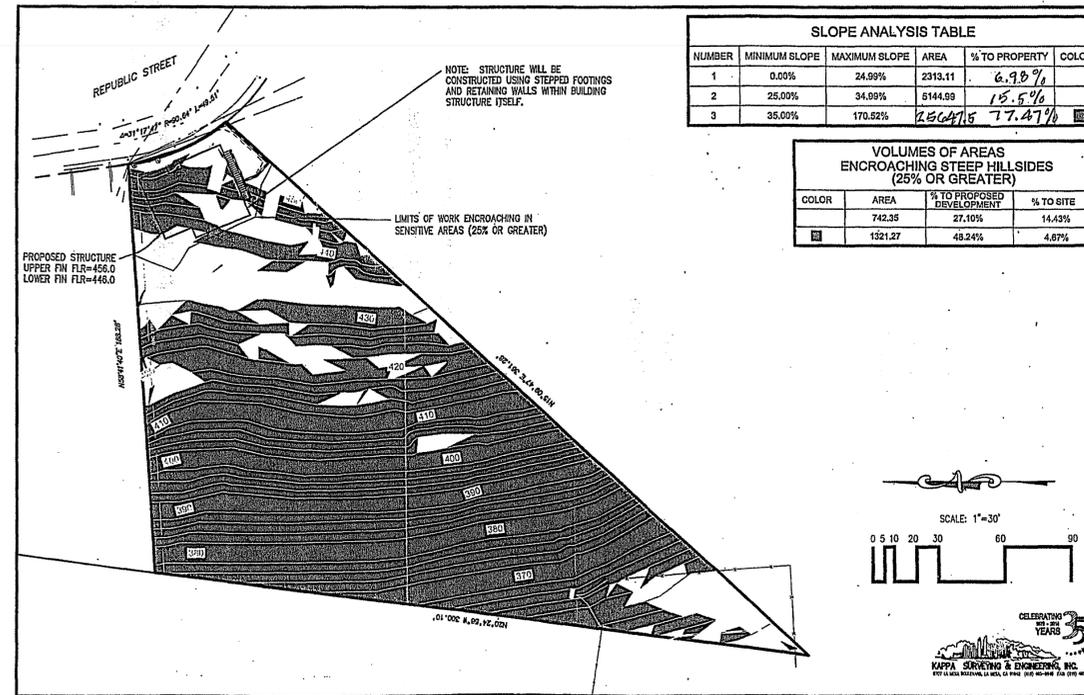
SAN DIEGO, CA.
JANUARY 21, 2013

LEGEND

- 456.47 — SPOT ELEVATION
- 420 — — CONTOUR ELEVATION (2 FOOT INCR.)
- FL — FLOW LINE
- TC — TOP OF CURB
- TW — TOP WALL
- SMH — SEWER MANHOLE
- BW — BOTTOM WALL
- CONC. — CONCRETE PAVING
- AC — ASPHALT PAVING
- OH — — OVERHEAD UTILITY
- W — — WATER LINE
- S — — SEWER
- X — — EXISTING CHAIN LINK FENCE
- — — — EXISTING MASONRY BLOCK WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

SLOPE ANALYSIS TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	% TO PROPERTY	COLOR
1	0.00%	24.99%	2313.11	6.99%	
2	25.00%	34.99%	5144.99	15.5%	
3	35.00%	170.52%	25047.5	77.47%	

VOLUMES OF AREAS ENCRANCHING STEEP HILLSIDES (25% OR GREATER)			
COLOR	AREA	% TO PROPOSED DEVELOPMENT	% TO SITE
	742.35	27.10%	14.43%
	1521.27	48.24%	4.87%



KAPPA SURVEYING
INC

8707 La Mesa Blvd (619) 465-8948
La Mesa, Calif. 91942 FAX(619) 465-8410

Allen R. A. Turner III

Allen R. A. Turner III PLS



PREPARED FOR:

MR. EDWARD LI DAMBACH
826 ORANGE AVE #308
CORONADO, CA 92118

BENCH MARK:

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG THE SOUTHEAST CORNER OF REPUBLIC STREET AND TOOLEY AVENUE.
ELEVATION: 452.00
DATUM: MEAN SEA LEVEL

NOTES:

- SITE ADDRESS: REPUBLIC STREET, SAN DIEGO, CA.
- LEGAL DESCRIPTION: LOT 98 OF EMPIRE ADDITION TO ENCANTO HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 1254, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER APRIL 26, 1910.
- ASSESSOR'S PARCEL NO. 543-060-19
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
- THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE TAKEN FROM A PENDING CORNER RECORD BY KAPPA SURVEYING INC..

SITE
DEVELOPMENT
PERMIT

REPUBLIC STREET

REVISION 5	5.5.17
REVISION 4	11.8.16
REVISION 3	7.5.16
REVISION 2	10.7.15
REVISION 1	1.12.13

ORIG. DATE 12-3-14

SURVEY
EXISTING
CONDITIONS
SLOPE ANALYSIS

sheet 2 of 10
pts #401103

the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

SD CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1: Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

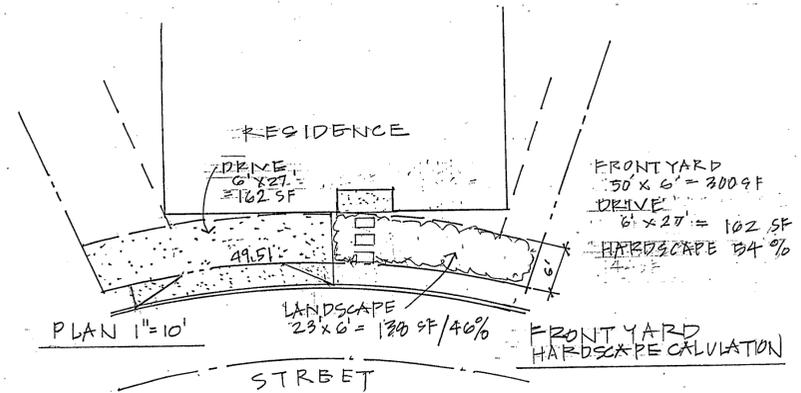
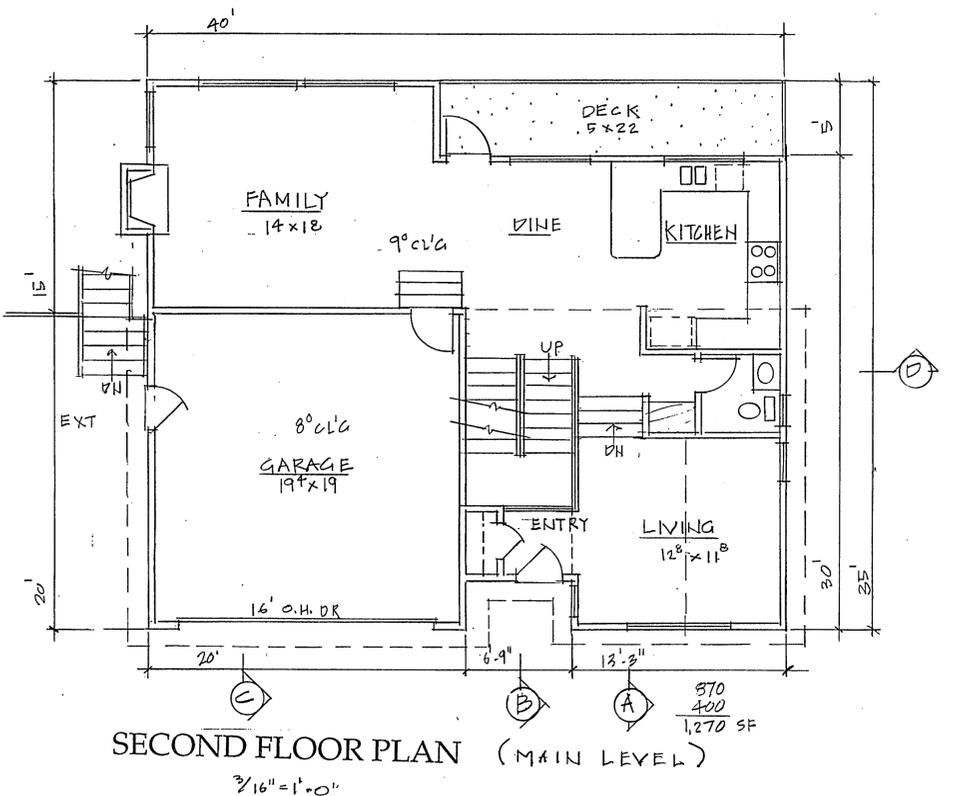
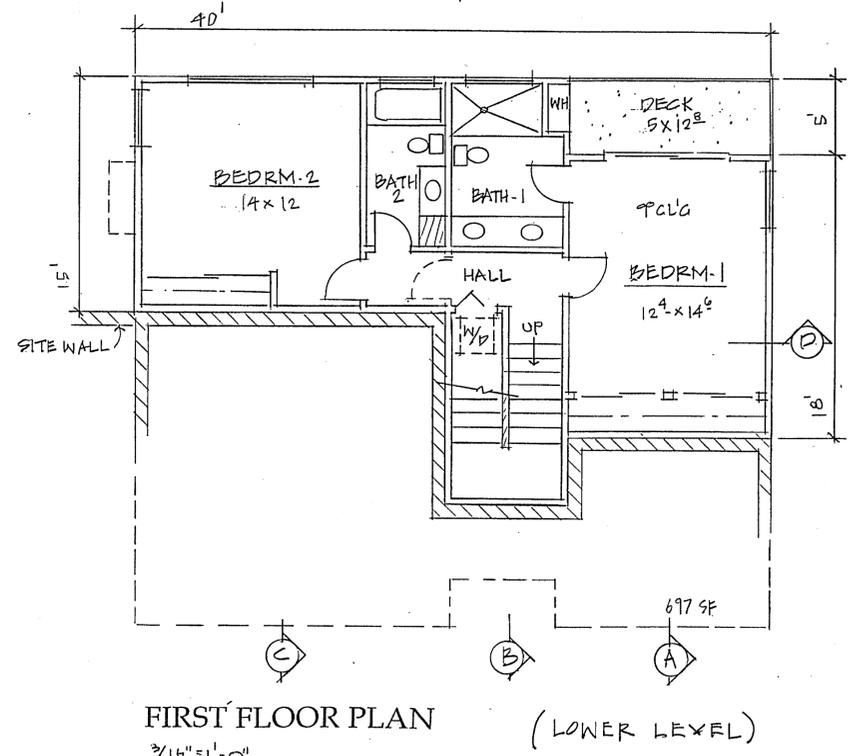
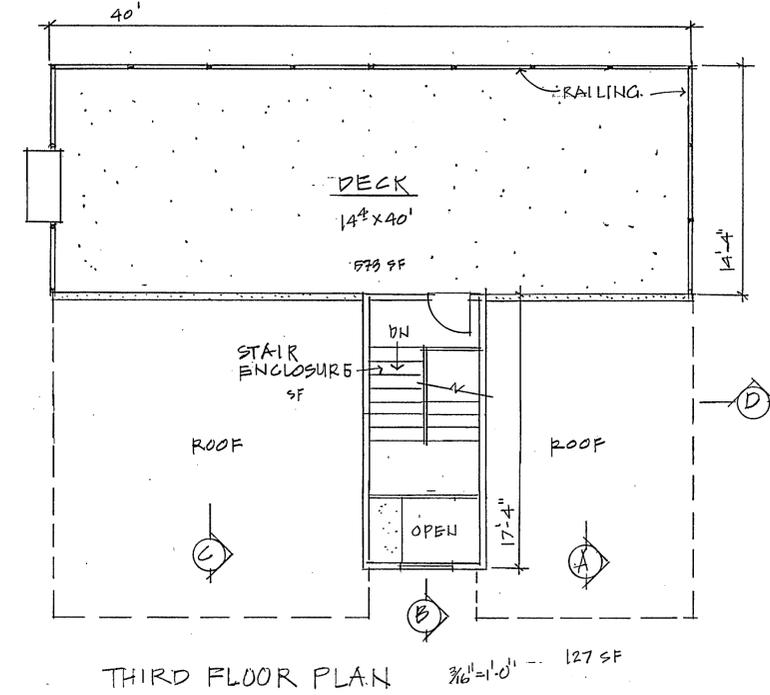
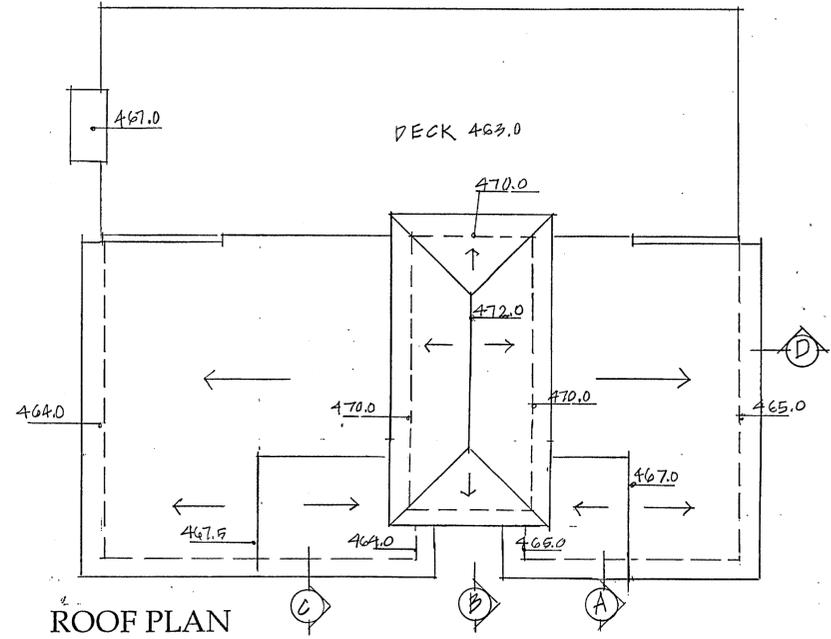
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.63	0.75	75
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.63	0.75	75
	> 2:12	0.20	0.75	16

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.108.5.1 and A5.108.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.
CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zone (7 and 10). Therefore, the values for climate zone 18 that covers Imperial County are adapted here.
Solar reflectance index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2: Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

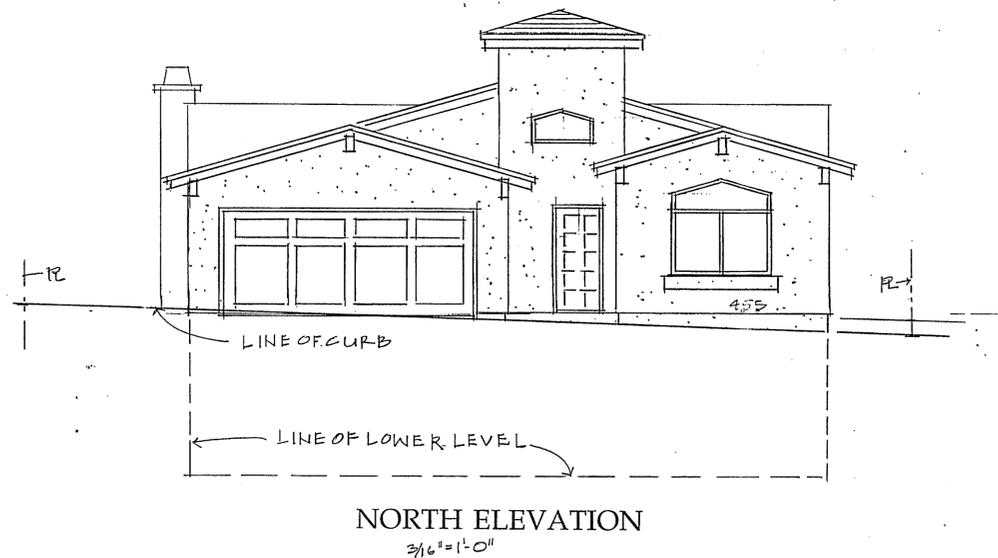
Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @ 60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 (rim space/in.)/20 gpm @ 60 psi
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 gallons/cycle 20 (rim space/in.) @ 60 psi
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Floor-mounted Urinals or Wall-mounted Urinals	0.44 or 0.11 gallons/flush

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the California Plumbing Code for definitions of each fixture type.
Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.
Acronyms:
gpm = gallons per minute
psi = pounds per square inch (unit of pressure)
in. = inch

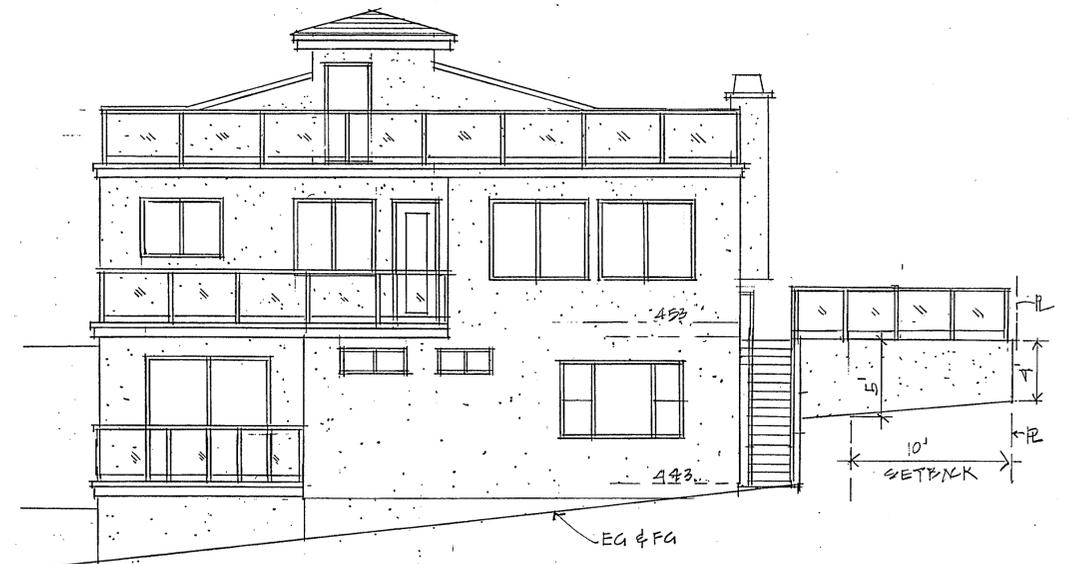


the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

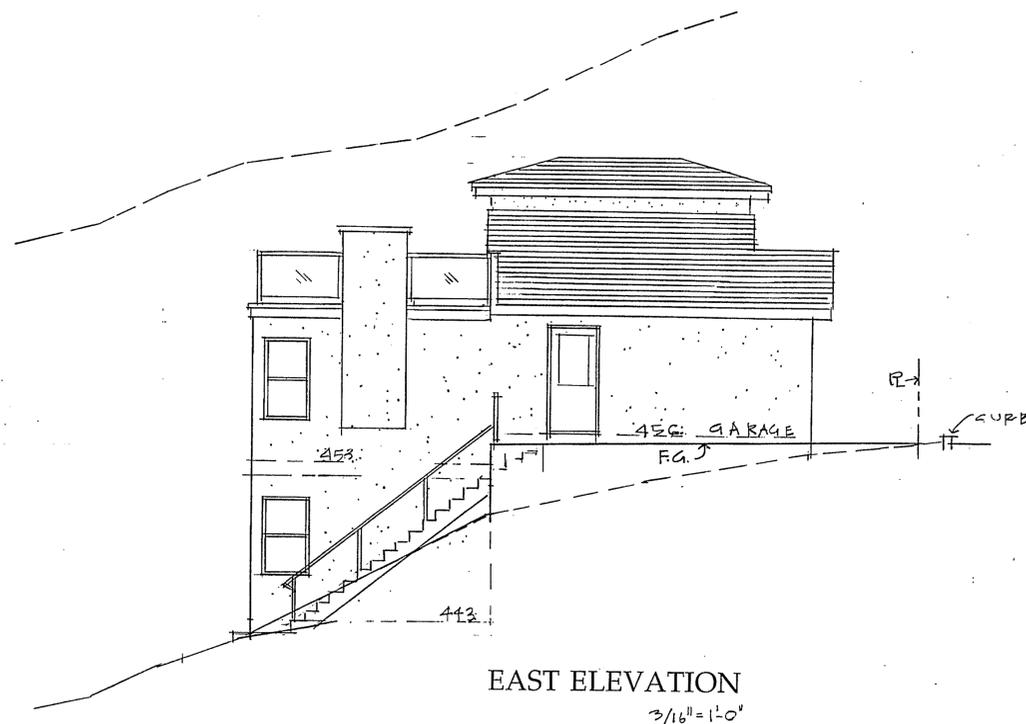
SITE DEVELOPMENT PERMIT
REPUBLIC STREET
REVISION 5 5-5-17
REVISION 4 11-8-16
REVISION 3 7-9-16
REVISION 2 10-1-15
REVISION 1 1-12-15
ORIG. DATE 12-5-14
FLOOR PLANS ROOF PLAN
sheet 3 of 10
pts #401103



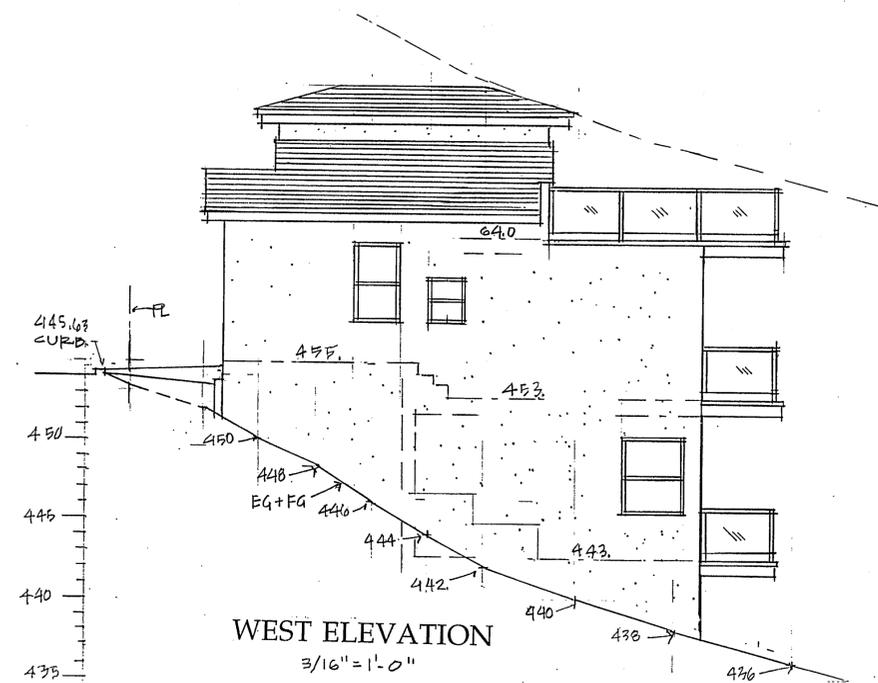
NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"

the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

SITE
DEVELOPMENT
PERMIT

REPUBLIC STREET

REVISION 5	5.5.17
REVISION 4	11.8.16
REVISION 3	7.8.16
REVISION 2	10.7.15
REVISION 1	1.12.15

ORIG. DATE 12-5-14

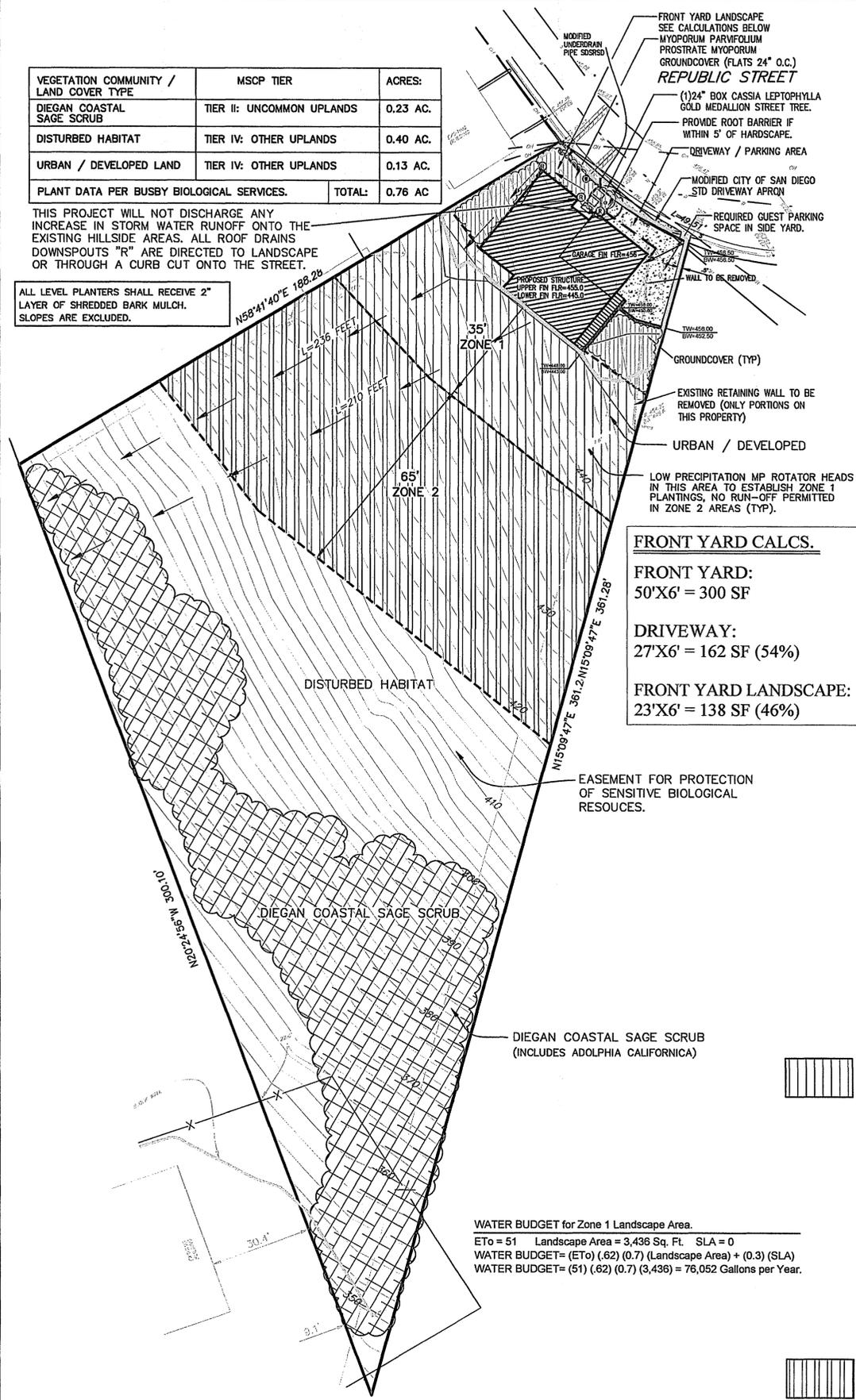
ELEVATIONS

sheet 4 of 10
pts #401103

VEGETATION COMMUNITY / LAND COVER TYPE	MSCP TIER	ACRES:
DIEGAN COASTAL SAGE SCRUB	TIER II: UNCOMMON UPLANDS	0.23 AC.
DISTURBED HABITAT	TIER IV: OTHER UPLANDS	0.40 AC.
URBAN / DEVELOPED LAND	TIER IV: OTHER UPLANDS	0.13 AC.
PLANT DATA PER BUSBY BIOLOGICAL SERVICES.		TOTAL: 0.76 AC

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUNOFF ONTO THE EXISTING HILLSIDE AREAS. ALL ROOF DRAINS DOWNSPOUTS "R" ARE DIRECTED TO LANDSCAPE OR THROUGH A CURB CUT ONTO THE STREET.

ALL LEVEL PLANTERS SHALL RECEIVE 2" LAYER OF SHREDDED BARK MULCH. SLOPES ARE EXCLUDED.



FRONT YARD CALCULATIONS

FRONT YARD:
50'X6' = 300 SF

DRIVEWAY:
27'X6' = 162 SF (54%)

FRONT YARD LANDSCAPE:
23'X6' = 138 SF (46%)

WATER BUDGET for Zone 1 Landscape Area.

ETo = 51 Landscape Area = 3,436 Sq. Ft. SLA = 0
 WATER BUDGET = (ETo) (0.7) (Landscape Area) + (0.3) (SLA)
 WATER BUDGET = (51) (0.7) (3,436) = 76,052 Gallons per Year.

BRUSH MANAGEMENT PROGRAM NOTES

THE BRUSH MANAGEMENT PROGRAM FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS AND CRITERIA SET FORTH IN SECTION 142.0412 OF THE LANDSCAPE REGULATIONS.

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.

BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PALM AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY THAT RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCROACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(c)(4) OF THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS.

A.P.N. 543-060-19
 (Legal Lot Map prior to 1989)
 MAP 1254-Dated: 4/26/1910

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTHS	COMMENTS
ZONE ONE WIDTH W/ PERMANENT IRRIGATION	35 FT.	(ON SLOPE AREAS) T.M. APPROVED PRIOR TO 1989
ZONE TWO WIDTH	65' FT.	(NO NEW PLANTINGS PROPOSED)

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARTINIQUE SAGE, 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.

ZONE ONE REQUIREMENTS

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

- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B" OF THE LTM).
- TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE ONE AREA.
- 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.
- TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (SEE FIGURE 1-TREE PRUNING).

REVEGETATION / EROSION CONTROL PLAN

ZONE 1 - 35' - TREES, LOW GROWING SHRUBS
 MANY ORNAMENTAL PLANT SPECIES MAY BE UTILIZED IN ZONE 1 LANDSCAPED AREAS PROVIDED THAT THE REQUIREMENTS OF THIS SECTION ARE MET WITH REGARD TO FIRE-RESISTANCE, MAINTENANCE, PLANT SPACING AND HEIGHT, AND PLACEMENT AROUND STRUCTURES.

TREES:

BOTANICAL NAME	SIZE	COMMON NAME	SPREAD - MATURITY
CERCIS OCCIDENTALIS	15 Gal/24" Box	WESTERN REDBUD	(15" DIAMETER)
PRUNUS ILICIFOLIA	24" Box	HOLLYLEAF CHERRY	(25" DIAMETER)

(Note: Trees shall be 10' min. from structure to the drip line at Maturity.)

SHRUBS / GROUNDCOVER

BOTANICAL NAME	SIZE	COMMON NAME	SPREAD - MATURITY
CEANOTHUS SPP.	5 Gal / 1 Gal	CEANOTHUS MONKEY FLOWER	(max 48" ht)
MYOPORUM PACIFICUM	Rooted Cuttings	PROSTRATE MYOPORUM	(24" ht x 20' width)

ZONE 2 - 65'
 NO NEW PLANTINGS ARE BEING PROPOSED IN THIS AREA. ZONE 2 SHALL BE MAINTAINED AS DESCRIBED ABOVE.

ZONE TWO REQUIREMENTS

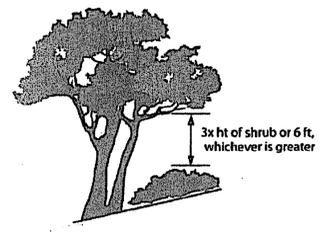
- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24" IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- WITHIN ZONE 2, 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 LANDSCAPE DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF A LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE 2 SHALL BE NATIVE NON-IRRIGATED, LOW-FUEL, AND FIRE RESISTIVE. NO NON NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
 - EXCEPT AS PROVIDED IN SECTION 142.0412(i), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
 - WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE 2.

MAINTENANCE REQUIREMENTS

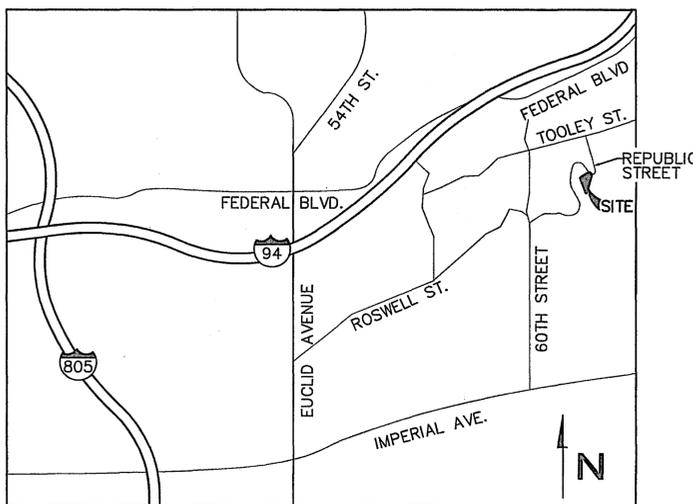
ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE.

BRUSH MANAGEMENT ZONE 1:
 THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED. ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTINGS, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES TO BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

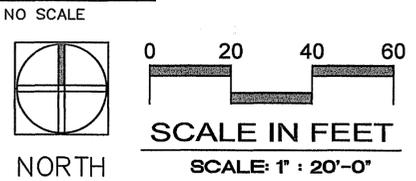
BRUSH MANAGEMENT ZONE 2:
 ZONE 2 MUST BE MAINTAINED ON A REGULAR BASIS BY CONTROLLING WEEDS AND REMOVING INVASIVE SPECIES. SELECTIVE THINNING AND PRUNING OF NATIVE AND NON-NATIVE PLANTS IS REQUIRED TO REDUCE THE FUEL-LOAD. DO NOT GRADE OR GRUB NATIVE PLANTS, SOILS, OR HABITATS. NON-NATIVE PLANTS MUST BE PRUNED BEFORE NATIVE PLANTS. VIOLATORS WILL BE RESPONSIBLE FOR RESTORATION AND MITIGATION COSTS AS APPLICABLE. BRUSH MANAGEMENT ACTIVITY IS NOT ALLOWED MARCH 1 THROUGH APRIL 15 IN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, OR COASTAL SAGE CHAPARRAL HABITATS, UNLESS AN EXCEPTION IS SPECIFICALLY GRANTED. NO STRUCTURES ARE PERMITTED IN ZONE 2. A PERMIT IS REQUIRED TO RE-VEGETATE OR RE-CONFIGURE ZONE 2. FAILURE TO OBTAIN THE REQUIRED PERMITS COULD RESULT IN COSTLY CORRECTIVE ACTION.



**FIGURE 1
 TREE PRUNING**



VICINITY MAP



IRRIGATION NOTE:
 1. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

NOTES:
 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

NOTE:
 1. ALL LANDSCAPE AND IRRIGATION OF THE STREET YARD AND PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS (SECTIONS 142.0404, 142.0405, AND 142.0409), THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
 2. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT

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 Landscape Architects
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 San Diego, Ca 92123
 T: (619) 337-4044
 F: (619) 342-8528



LANDSCAPE + BRUSH MANAGEMENT PLAN

FOR THE DAMBACH RESIDENCE
 1710 REPUBLIC STREET, SAN DIEGO, CA 92114

SITE DEVELOPMENT PERMIT

REPUBLIC STREET

REVISION 5 5.5.17
 REVISION 4 1.8.16
 REVISION 3 7.5.16
 REVISION 2 10/7/2015
 REVISION 1 1/12/2015

ORIG. DATE 12.5.14

LANDSCAPE + BRUSH MANAGEMENT PLAN

sheet 6 of 10
 pts #401103

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 6771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR., SAN DIEGO, CA.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND / OR THE CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HAND-HOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SODAS, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORMWATER RUNOFF ONTO THE EXISTING HILLSIDE AREAS.

TRAFFIC CONTROL NOTES

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (11"x17") FOR APPROVAL PRIOR TO STARTING WORK. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, BUILDING, SAFETY & CONSTRUCTION DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619-446-5150). CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS IF WORK WILL AFFECT A BUS STOP OR AN EXISTING TRAFFIC SIGNAL, OR IF WORK WILL REQUIRE A ROAD OR ALLEY CLOSURE.

STORM WATER PROTECTION NOTES

THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO: R9-2007-1; AND RISK LEVEL / TYPE: CHECK ONE BELOW

WPCP
 COP RISK LEVEL 1
 COP RISK LEVEL 2
 COP RISK LEVEL 3

CUP LUP TYPE 1
 CUP LUP TYPE 2
 CUP LUP TYPE 3

CHECK ONE:
 THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
 THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
 NOT APPLICABLE.

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

GRADING NOTES

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDRO-SEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE LANDSCAPING SHEETS FOR MIX AND SPECIFICATIONS.

GROUND-WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2008-0002 NPDES CAG919002.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2007-0034 NPDES NO. CAG919001.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

WILLIAM R. DICK R.C.E. NO: 34563 EXPIRATION: 9-31-2017 DATE

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S AND THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.

FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.

FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.

THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND THE STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.

THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.

EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.

THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.

THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.

GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.

THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO MAY 1ST FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

PRIVATE IMPROVEMENT NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO

STANDARD SPECIFICATIONS

DOCUMENT NO.	DESCRIPTION
	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
S070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
S070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
S070112-08	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS

DOCUMENT NO.	DESCRIPTION
S070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
S070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

LEGEND OF PROPOSED IMPROVEMENTS

IMPROVEMENT	STD DWGS	SYMBOL
CMU RETAINING WALLS		-----
SHEET FLOW		→
DRAINAGE PIPE (4") (ARROW DIRECTION OF FLOW)		--->---
A.C. DRIVEWAY PAVING (IMPERVIOUS)		-----
4" SEWER LINE (NEW SERVICE)		Ⓢ
1" WATER LINE (NEW SERVICE)		Ⓜ
BROW DITCH		⇄
ROOF DRAINS		Ⓡ
DRAINAGE CATCH BASIN (PRIVATE)		Ⓜ

OWNER / APPLICANT

EDWARD DAMBACH, 3322 BOUGANVILLE ROAD, BLDG 309, CORONADO, CA 92118

SITE ADDRESS

REPUBLIC STREET (NO NUMBER ASSIGNED YET), SAN DIEGO, CA 92128

TOPOGRAPHY SOURCE

THE TOPOGRAPHY USED ON THESE PLANS IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY KAPPA SURVEYING AND ENGINEERING, INC. PERFORMED ON JANUARY 21, 2013.

BENCH MARK

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE SOUTHEAST CORNER OF REPUBLIC STREET AND TOOLEY AVENUE. ELEVATION: 452.00 DATUM: MSL (NGVD-29)

TOTAL DISTURBED AREA

THE TOTAL SITE DISTURBED AREA IN ACRES IS REQUIRED FOR STORMWATER PURPOSES. THE AREA OF THIS SITE BEING DISTURBED IN ACRES IS: 0.76

A: GRADING UNDER BUILDING FOOT PRINT FOR FOOTINGS QUANTITIES

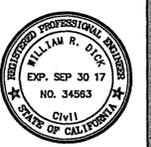
MAX CUT DEPTH	7 FEET
CUT QUANTITIES	121 CY
MAX CUT SLOPE RATIO	2.0 TO 1
FILL QUANTITIES	20 CY
MAX FILL DEPTH	5 FEET
IMPORT / EXPORT	0.0 CY
MAX FILL SLOPE RATIO	2.0 TO 1

THIS PROJECT PROPOSES TO EXPORT NO CUBIC YARDS OF MATERIAL FROM THIS SITE.

EXISTING AND PROPOSED LEGAL DESCRIPTION

LOT 98 OF EMPIRE ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1254, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 26, 1910.

ASSESSORS PARCEL NUMBER 543-060-19-00



GRADING AND DRAINAGE NOTES FOR THE DAMBACH RESIDENCE REPUBLIC STREET, SAN DIEGO, CA

SITE DEVELOPMENT PERMIT

REPUBLIC STREET

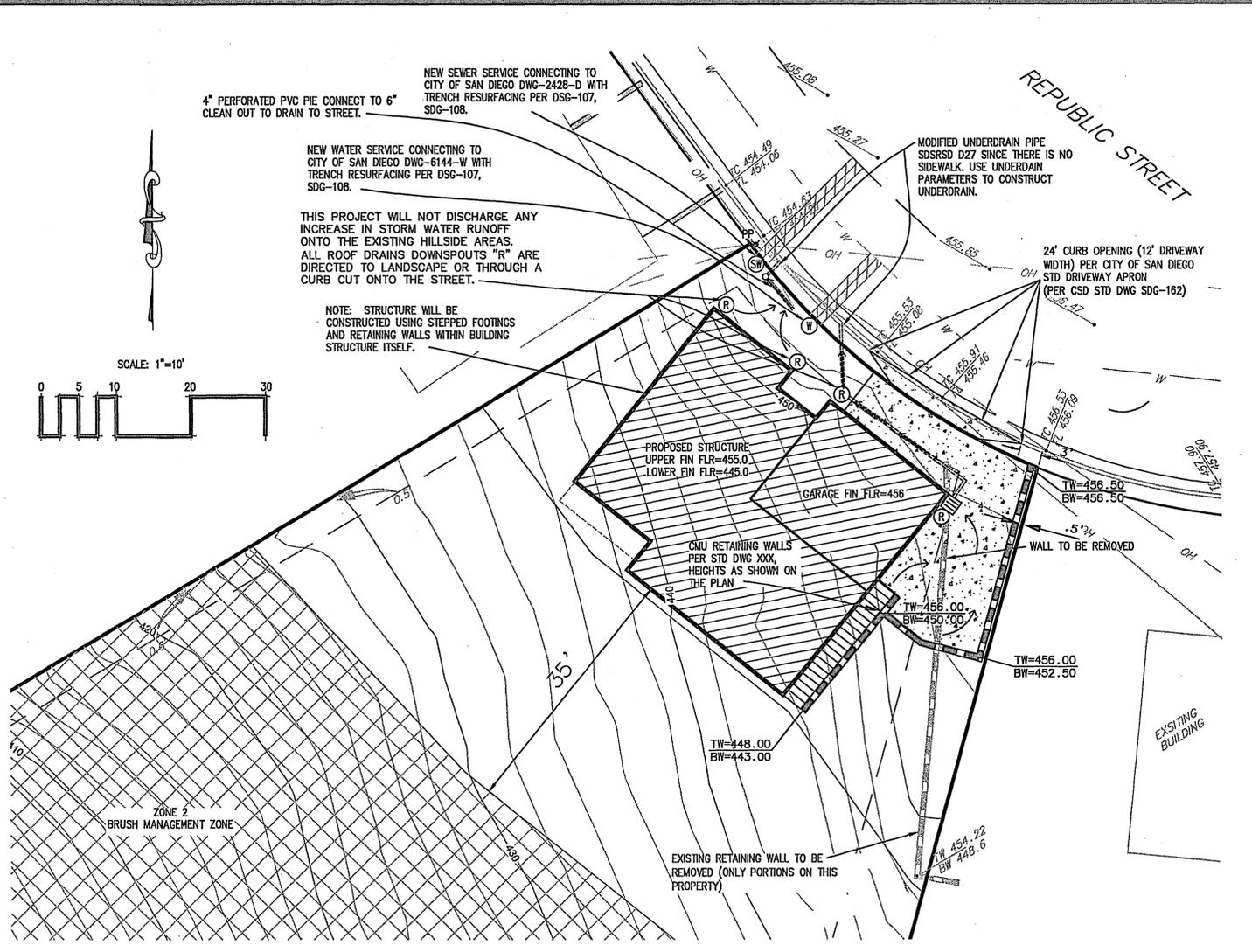
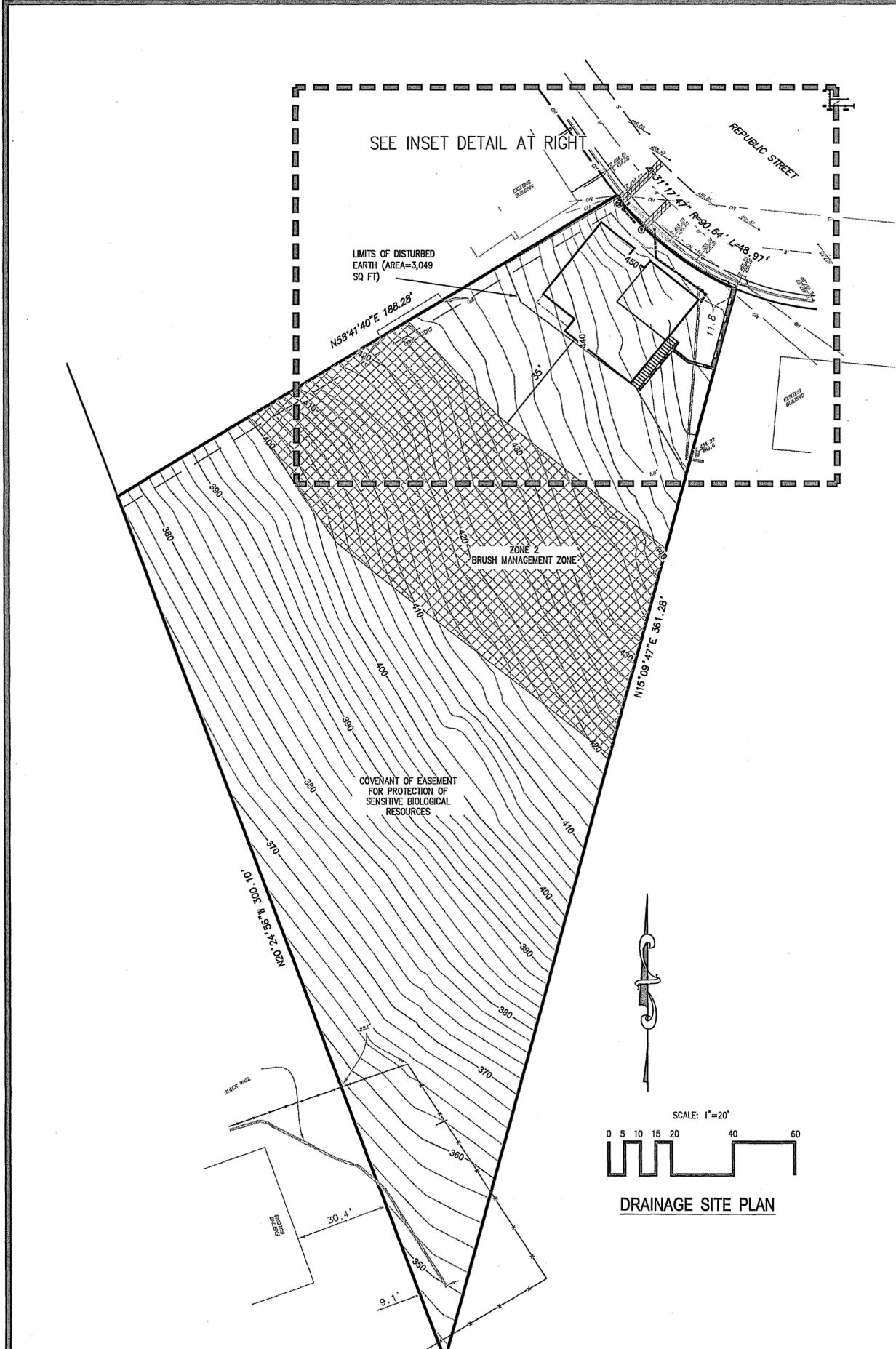
REVISION 5 5-5-17
 REVISION 4 11-8-16
 REVISION 3 7-5-16
 REVISION 2 10-7-15
 REVISION 1 1-12-15

ORIG. DATE 12-5-14

GRADING & DRAINAGE NOTES

SHEET NO

7 C.1



CELEBRATING 50 YEARS 1970-2020

KAPPA SURVEYING & ENGINEERING, INC.

8717 LA MENA BOULEVARD, LA MENA, CA 92042 (619) 465-8888 FAX (619) 465-8810

REGISTERED PROFESSIONAL ENGINEER

WILLIAM R. O'CONNOR

EXP. SEP 30 17

NO. 34583

CIVIL

STATE OF CALIFORNIA

GRADING AND DRAINAGE PLAN

FOR

THE DAMBACH RESIDENCE

REPUBLIC STREET, SAN DIEGO, CA

SITE DEVELOPMENT PERMIT

REPUBLIC STREET

REVISION 5	5-5-17
REVISION 4	11-8-16
REVISION 3	7-5-16
REVISION 2	10-7-15
REVISION 1	1-12-15

ORIG. DATE 12-5-14

GRADING DRAINAGE PLAN

SHEET NO

8 C.2

Project Address: 1711 Republic Street Project Number (for City Use Only):

SECTION 1. Construction Storm Water BMP Requirements: All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)?

Yes; SWPPP required, skip questions 2-4 No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and contact with storm water runoff?

Yes; WPCP required, skip 3-4 No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

Yes; WPCP required, skip 4 No; next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit. Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service. Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

Yes; no document required

Check one of the boxes below, and continue to PART B:

If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/regulations/index.shtml

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (10-16)

PART B: Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction.

Complete PART B and continued to Section 2

1. ASBS a. Projects located in the ASBS watershed.

2. High Priority a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.

b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. Medium Priority a. Projects 1 acre or more but not subject to an ASBS or high priority designation.

b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. Low Priority a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements. Projects that are considered routine maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

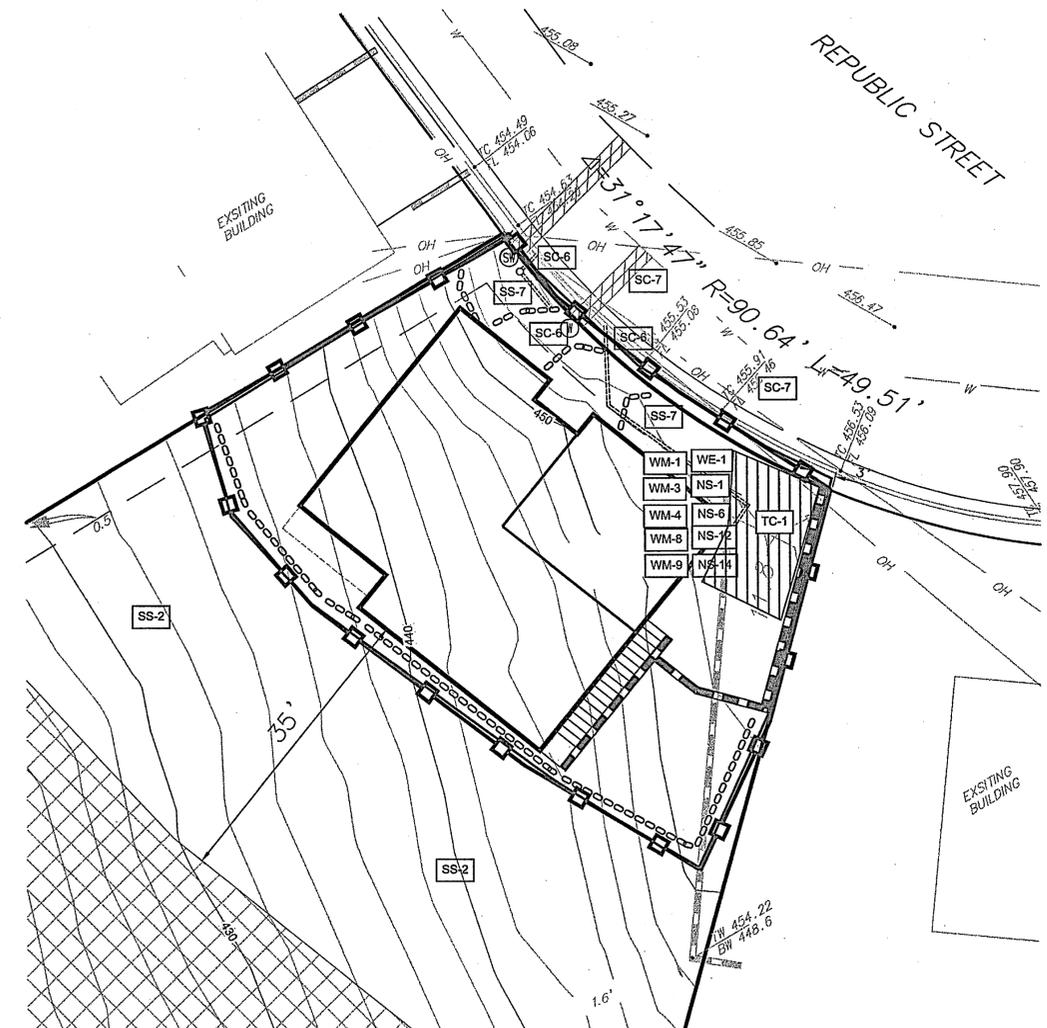
If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? Yes No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). Yes No

Clear Page 2



PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

- Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

Yes; PDP exempt requirements apply No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

Yes; PDP exempt requirements apply No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

Clear Page 3

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingling with flows from adjacent lands). Yes No

8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No

9. New development or redevelopment projects of an automotive repair shops that create and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. Yes No

10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. Yes No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. No

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. Yes

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. No

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management. No

Name of Owner or Agent (Please Print) Title

Signature Date

Clear Page 4

Clear Form

SPECIAL RAINY SEASON PROVISIONS

DURING THE RAINY SEASON, THE CONTRACTOR MUST TAKE SPECIAL CARE TO MAKE SURE THAT ALL PROVISIONS OF THIS PLAN AND THE WATER POLLUTION CONTROL PROGRAM ARE FULLY IMPLEMENTED.

1. THE RAINY SEASON IS DEFINED AS FROM OCTOBER 1ST TO MAY 1ST.

2. ALL EROSION CONTROL FEATURES (BMPs) SHALL BE INSPECTED AT LEAST ONCE EACH WEEK.

3. SEE PROVISIONS OF THE WATER POLLUTION CONTROL PROGRAM FOR REQUIRED WORK WHEN A RAIN EVENT IS ANTICIPATED.

EROSION CONTROL LEGEND

THE FOLLOWING EROSION CONTROL BMPs WILL BE USED ON THIS PROJECT, ALONG WITH ALL ELEMENTS OF THE PROJECT'S WATER POLLUTION CONTROL PROGRAM (WPCP) WHICH ARE INCLUDED HEREIN BY REFERENCE.

Table with columns: TEMPORARY BMP NAME, BMP DWG NO., SYMBOL, and TRACKING CONTROL. Includes items like SOIL STABILIZATION (SS-1), SCHEDULING (SS-1), PRESERVATION OF PROPERTY/EXISTING VEGETATION (SS-2), EARTH DIKES/ DRAINAGE SWALES AND LINED SWALES (SS-7), SEDIMENT CONTROL (SC-1, SC-6, SC-7), WIND EROSION CONTROL (TC-1), and CONSTRUCTION ENTRANCE (TC-1).

TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE / EXIT TC-1

STREET SWEEPING SC-7

NON-STORM WATER MANAGEMENT

WATER CONSERVATION PRACTICES NS-1

ILLEGAL CONNECTION / ILLEGAL DISCHARGE DETECTION AND REPORTING NS-6

CONCRETE CURING / TREATMENT NS-12

CONCRETE FINISHING NS-14

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

MATERIAL DELIVERY AND STORAGE (NO LOCATION DESIGNATED YET) WM-1

MATERIAL USE (NO LOCATION DESIGNATED YET) WM-2

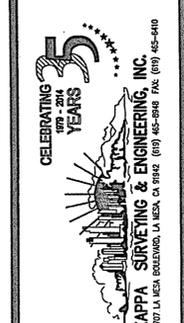
STOCKPILE MANAGEMENT (NO LOCATION DESIGNATED YET) WM-3

SPILL PREVENTION WM-4

SOLID WASTE MANAGEMENT (NO LOCATION DESIGNATED YET) WM-5

CONCRETE WASTE MANAGEMENT (NO LOCATION DESIGNATED YET) WM-8

SANITARY / SEPTIC WASTE MANAGEMENT (NO LOCATION DESIGNATED YET) WM-9



EROSION CONTROL PLAN FOR THE DAMBACH RESIDENCE 1711 REPUBLIC STREET, SAN DIEGO, CA

SITE DEVELOPMENT PERMIT

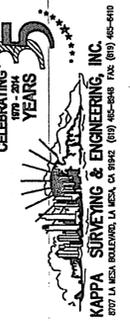
REPUBLIC STREET

REVISION 5 5-5-17 REVISION 4 11-9-16 REVISION 3 7-5-16 REVISION 2 10-7-15 REVISION 1 1-12-15

ORIG. DATE 12-5-14

STORM WATER EROSION CONTROL

SHEET NO 9 C.3



DRAINAGE AREA MAPS EXHIBIT A

FOR
THE DAMBACH RESIDENCE
REPUBLIC STREET, SAN DIEGO, CA

SITE DEVELOPMENT PERMIT

REPUBLIC STREET

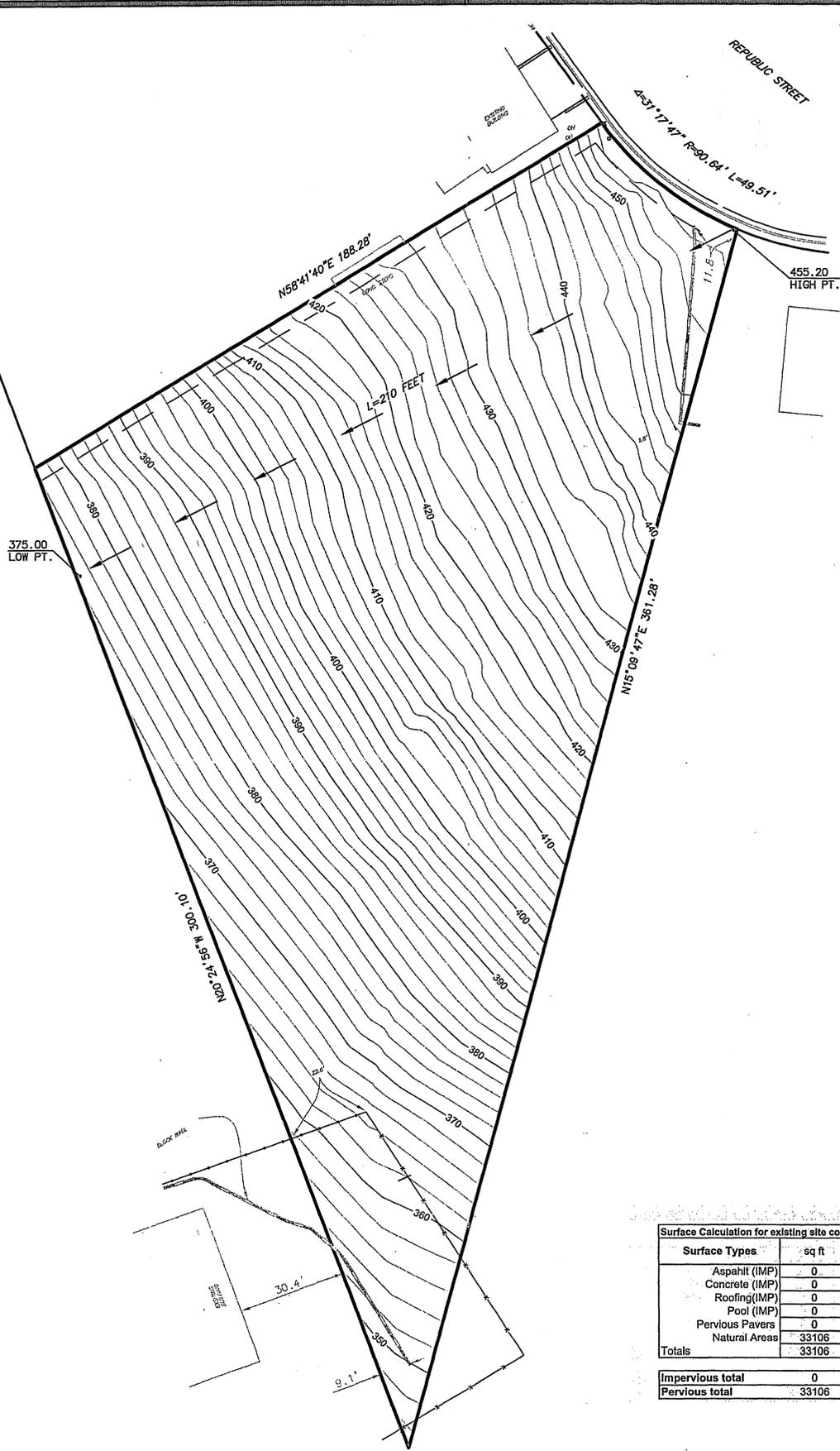
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REVISION 3 7-5-16
REVISION 2 10-7-15
REVISION 1 1-12-15

ORIG. DATE 12-5-14

DRAINAGE AREA MAPS EXHIBIT A

SHEET NO
10 C.4

NOTE:
STRUCTURE WILL BE
CONSTRUCTED ON STEPPED
FOOTING AND RETAINING
WALL WITHIN THE BUILDING.

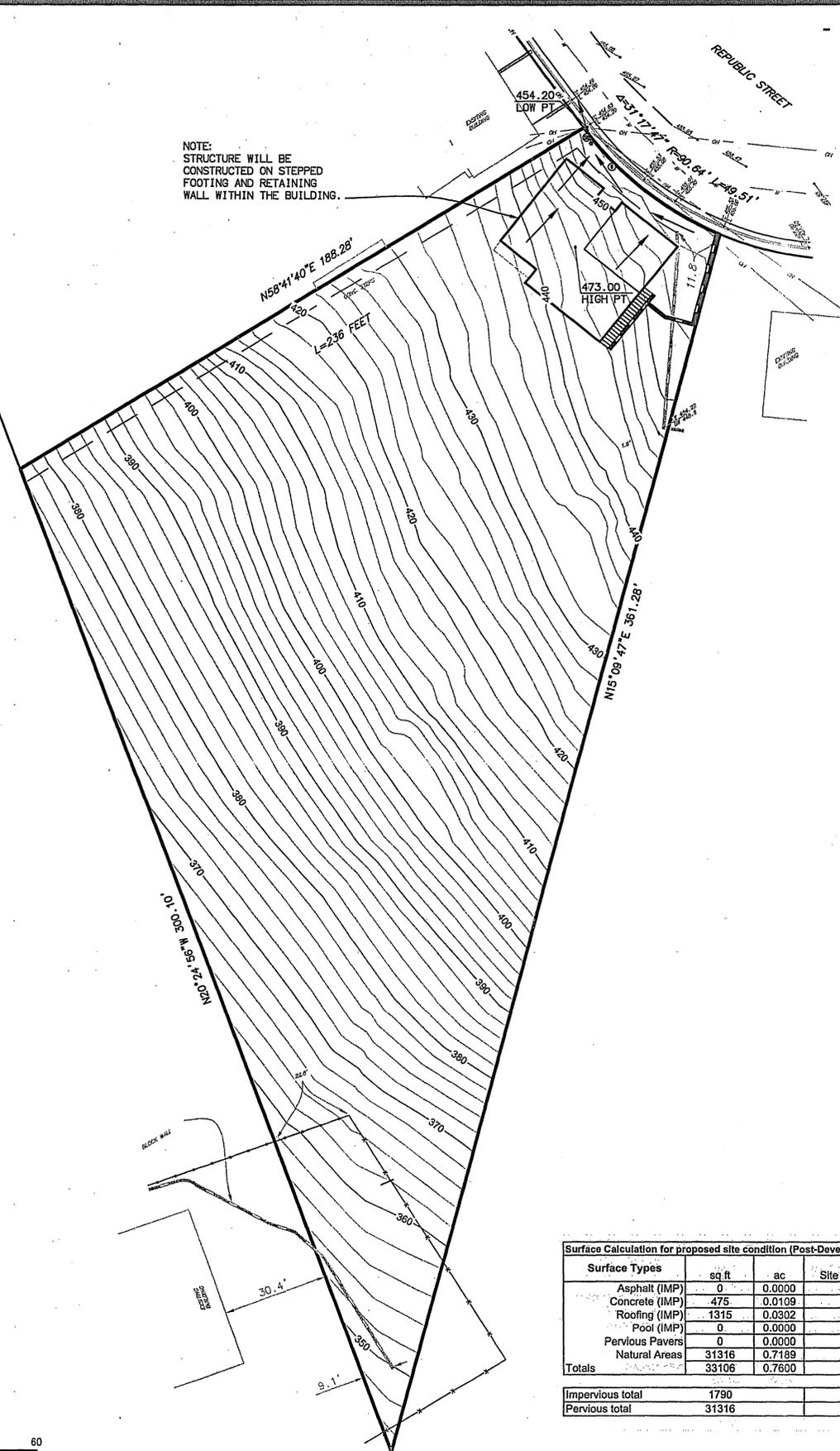
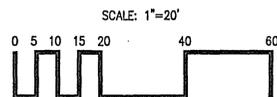


PRE-DEVELOPMENT CONDITION

LEGEND

- FLOW LINE
- WALL (EXISTING)
- FENCE (EXISTING)

Surface Calculation for existing site condition (Pre-Development)			
Surface Types	sq ft	ac	Site Contribution Area (%)
Asphalt (IMP)	0	0.00	0.000
Concrete (IMP)	0	0.00	0.000
Roofing (IMP)	0	0.00	0.000
Pool (IMP)	0	0.00	0.000
Pervious Pavers	0	0.00	0.000
Natural Areas	33106	0.76	1.000
Totals	33106	0.76	
Impervious total	0		0%
Pervious total	33106		100%



POST-DEVELOPMENT CONDITION

Surface Calculation for proposed site condition (Post-Development)			
Surface Types	sq ft	ac	Site Contribution (%)
Asphalt (IMP)	0	0.0000	0.00
Concrete (IMP)	475	0.0109	0.01
Roofing (IMP)	1315	0.0302	0.04
Pool (IMP)	0	0.0000	0.00
Pervious Pavers	0	0.0000	0.00
Natural Areas	31316	0.7189	0.95
Totals	33106	0.7600	
Impervious total	1790		5%
Pervious total	31316		95%