



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 22, 2014

REPORT NO. HO-14-005

ATTENTION: Hearing Officer

SUBJECT: ONG RESIDENCE
PROJECT NO. 282496

LOCATION: 11490 Alamazon Street

APPLICANT: Jorge Palacio

SUMMARY

Requested Action: Should the Hearing Officer approve a Site Development Permit to allow the construction of a new, single-family residence located at 11490 Alamazon Street?

Staff Recommendation:

1. APPROVE Site Development Permit No. 991960.

Community Planning Group Recommendation: On January 8, 2014, the Rancho Penasquitos Planning Board voted unanimously to recommend approval with no conditions (Attachment 5).

Environmental Review: The Environmental Analysis Section has determined that the proposed Site Development Permit to construct a new single-family residence at 11490 Alamazon Street does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.

BACKGROUND

The 0.67-acre vacant site is located at 11490 Alamazon Street (Attachment 2). The project site is located in the RS-1-14 zone within the Rancho Penasquitos Community Plan. There is residential development to the north, south and west of the project site and a vacant lot to the east. The property is neither in nor adjacent to the Multiple Species Conservation Plan (MSCP)/Multi-Habitat Planning Area (MHPA).

The project site is in the Glens Neighborhood of the Rancho Penasquitos Community Plan (Attachment 1) and is designated low density residential. The allowable density is 0-1 dwelling unit per acre. The proposed single-family development is consistent with this designation and will not adversely affect the applicable land use plan.

DISCUSSION

Proposed Project

The proposed project would construct an approximately 1,700-square-foot, two-story, single-family residence with garage and includes a stucco finish and tile roof on a 0.67-acre lot. The project requires a Site Development Permit (Process Three) for development on Environmentally Sensitive Lands (Steep Hillides and Sensitive Biological Resources) on individual lots equal to or more than 15,000 square feet per section 143.0110, Table 143-01A of the Land Development Code. The site is rectangular in shape and slopes upwards from Alamazon Street to the south, to Paseo Montanoso to the north. The single-family residence would be oriented towards the front of the lot. The lot is accessed by Alamazon Street and measures 421 feet in length. The development is within the first 100 feet of the lot so it results in minimized impacts to the canyon area and would include a conservation easement for the remainder not effected by development. The 0.67-acre lot project would result in impacts to 0.1-acres of sensitive biological resources and the siting of the structure to the front of the lot would result in the minimum disturbance necessary to Environmentally Sensitive Lands.

The site is not adjacent to the MHPA and is also subject to brush management due to native vegetation to the east and north of the proposed development. With the current development design only Zone 2 would be located off-site on the east and west side. The applicant has obtained an encroachment letter to perform brush management on the site to the east and west from the adjacent owner in accordance with the City Fire Marshall. The project would also include landscaping and storm water management consisting of run-off drainage through an existing easement to the City Storm drain system within Alamazon Street.

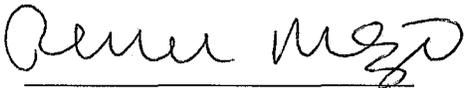
CONCLUSION

Staff has reviewed the request for a Site Development Permit for the proposed single-family development and has found that the project is in conformance with the applicable sections of the San Diego Municipal Code. Staff has determined that the development is consistent with the purpose and intent of the RS-1-14 Zone, within the Rancho Penasquitos Community Plan Area. Staff believes the required findings can be supported. Therefore, staff recommends that the Hearing Officer approve the Site Development Permit as proposed by the applicant, subject to the proposed conditions (Attachment 6).

ALTERNATIVES

1. **Approve Site Development Permit No. 991960, with modifications.**
2. **Deny Site Development Permit No. 991960, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Renee Mezo
Development Project Manager

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Project Plans
4. Draft Permit and Resolution
5. Community Planning Group Recommendation (email dated 1/9/2014)
6. Mitigated Negative Declaration No. 6107 (without Initial Study)
7. Copy of Public Notice

Job Order No. 24002710

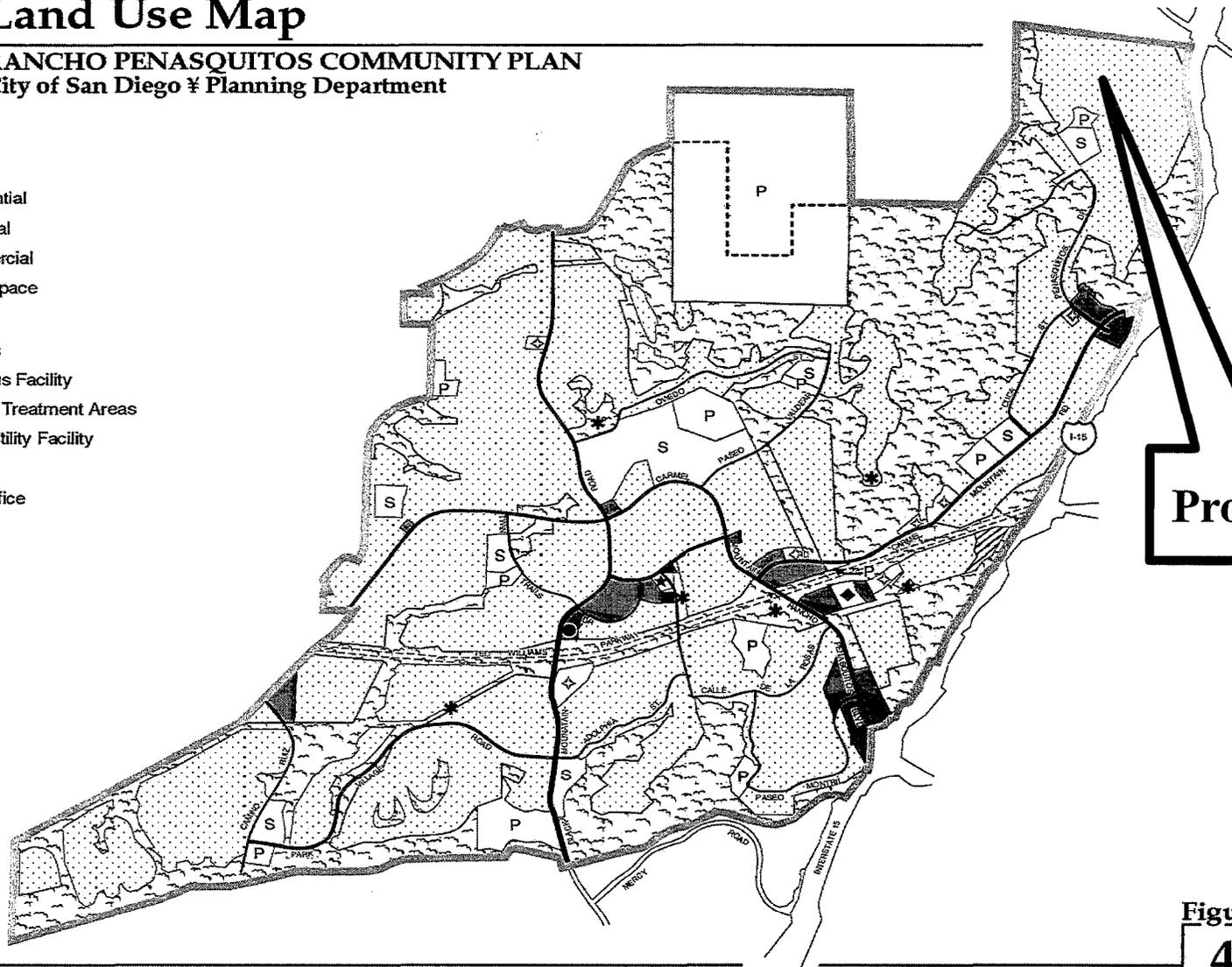




Land Use Map

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego Planning Department

- Residential
- Industrial
- Commercial
- Open Space
- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire



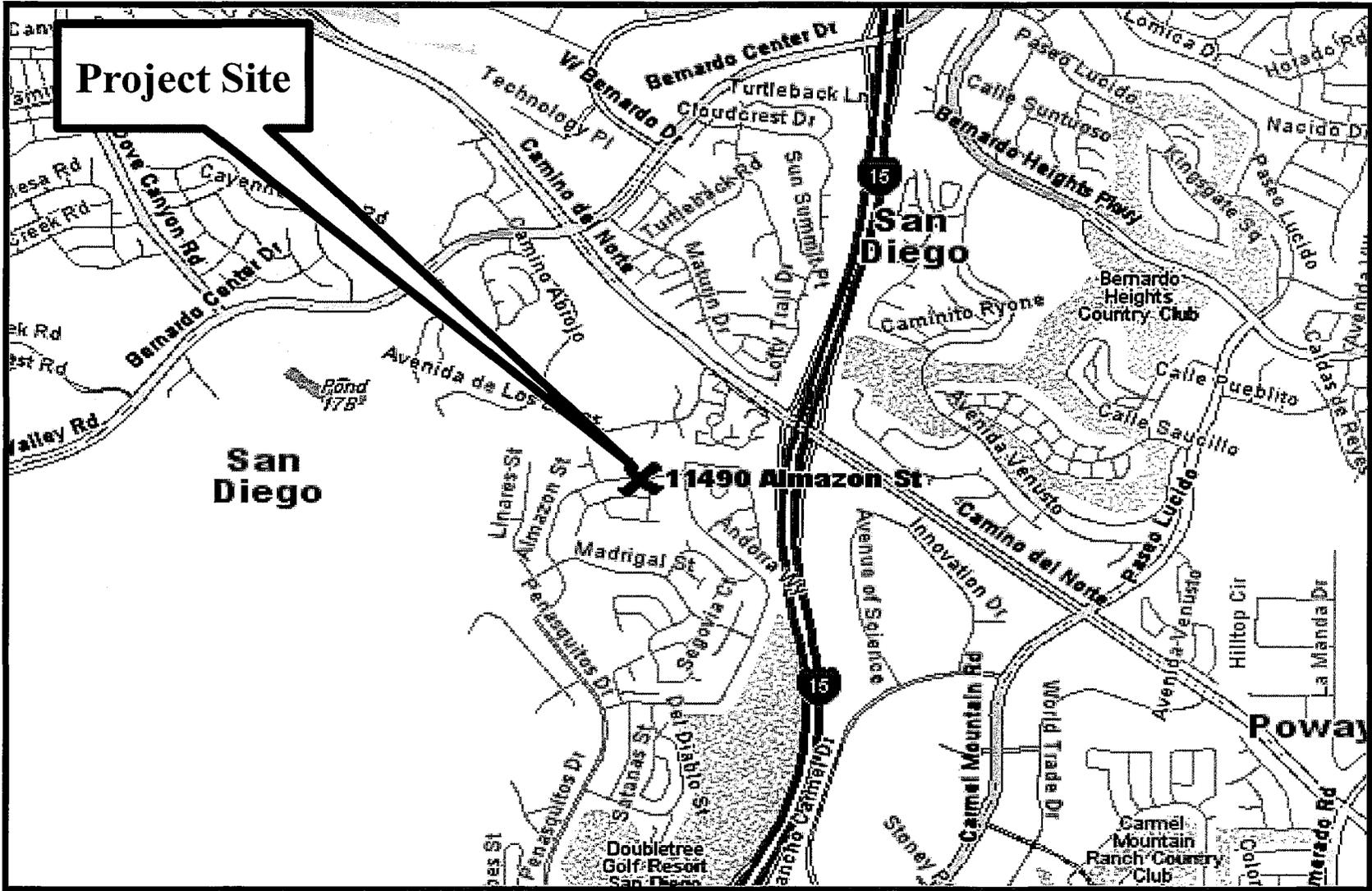
Project Site

Figure
4



ONG RESIDENCE- 11490 ALMAZON STREET
Project No. 282496

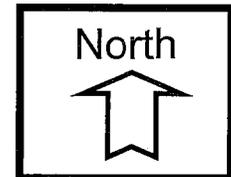
ATTACHMENT 1

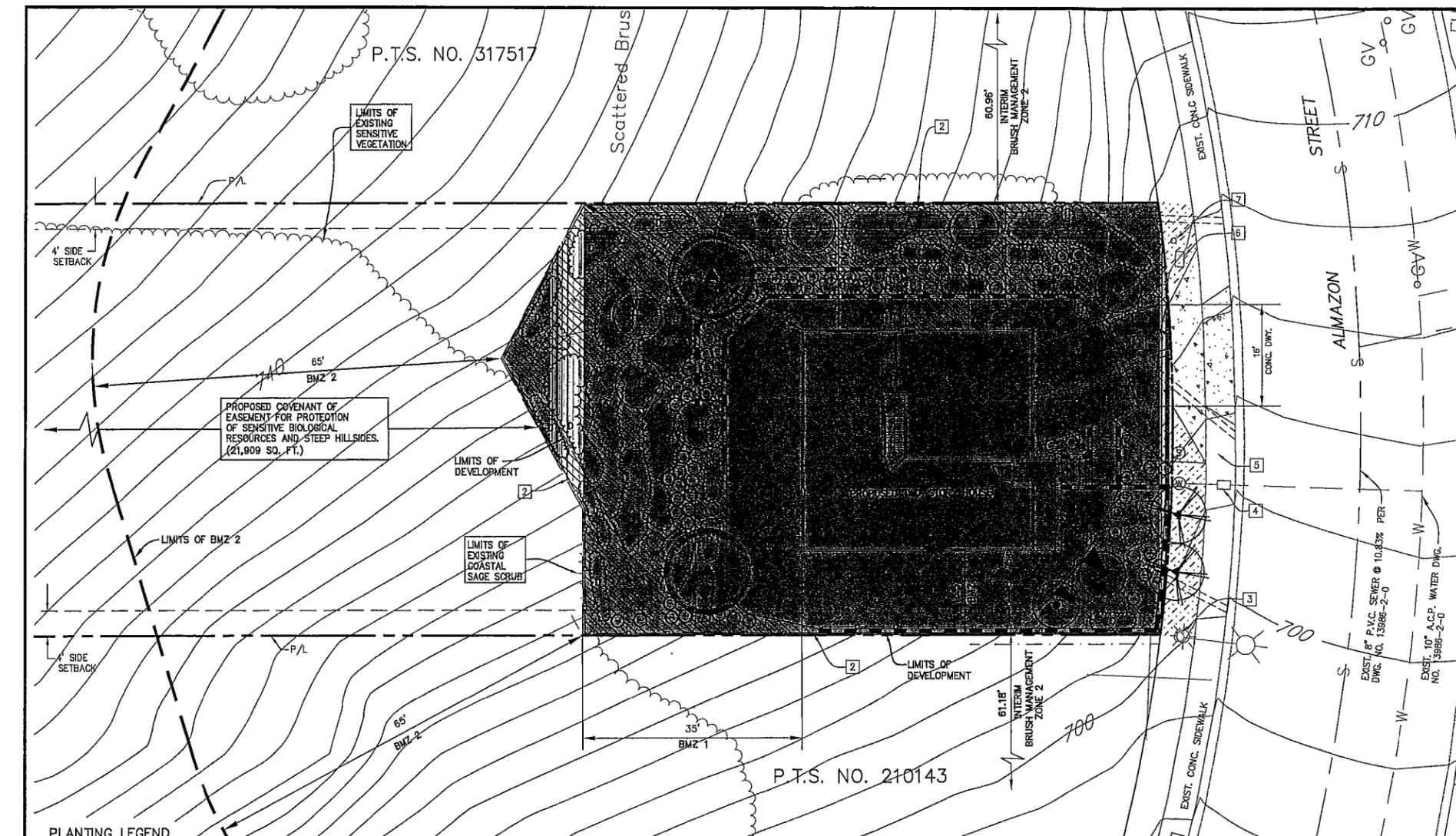


Project Location Map

ONG Residence— 11490 ALMAZON STREET

Project Number - 282496



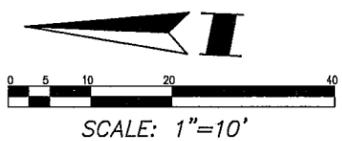


LANDSCAPE NOTES

1. THE LANDSCAPE ARCHITECTURAL DESIGN FOR THIS PROJECT WILL BE DESIGNED TO BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.
2. THE LANDSCAPING WILL INCORPORATE A VARIETY OF TREES, SHRUBS, AND GROUNDCOVERS THAT ARE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.
3. THE TYPE AND PLACEMENT OF TREES HAS BEEN CAREFULLY SELECTED TO SOFTEN THE ONSITE AND OFFSITE VIEWS OF THE SLOPES AND TO CREATE A SOFT GREEN EDGE TO THE PROJECT ADJACENT TO THE SURROUNDING DEVELOPMENT.
4. ALL SLOPES ARE PLANTED WITH DROUGHT TOLERANT TREES SHRUBS AND GROUNDCOVERS TO EXCEED THE MINIMUM REQUIREMENTS OF THE LANDSCAPE REGULATIONS AND STANDARDS, FOR EROSION CONTROL AND WATER CONSERVATION.
5. ALL STREET TREES FOR ALMAZON SHALL BE CITY APPROVED STREET TREES AND MEET THE SIZE AND SPACING REQUIREMENTS OF THE LANDSCAPE REGULATIONS. EACH TREE SHALL HAVE AT LEAST 40 SQUARE FEET OF WATER PERMEABLE ROOT ZONE AREA.
6. ALL REQUIRED LANDSCAPE SHALL BE PERMANENTLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND LOW PRECIPITATION IRRIGATION SYSTEM SEGREGATED FOR WATER CONSERVATION. ALL TEMPORARY OR INTERIM PLANTING SHALL HAVE A TEMPORARY, ABOVE GRADE, AUTOMATIC IRRIGATION SYSTEM.
7. MAINTENANCE OF ALL REQUIRED LANDSCAPING WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND WILL COMPLY WITH THE LANDSCAPE STANDARDS.
8. EXTENTS OF REVEGETATION OVER 1 1/2 :1 CUT SLOPES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HARD BEDROCK FACES LEFT EXPOSED AT FINAL GRADED CONFIGURATION SHALL NOT BE REQUIRED TO ACHIEVE 100% COVERAGE.

MINIMUM TREE SEPARATION DISTANCES

- TRAFFIC SIGNAL, STOP SIGN - 20 FEET
- UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET
- SEWER LINES - 10 FEET
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS - 10 FEET
- INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS) - 25 FEET



SITE PLAN LEGEND

- 1 CONCRETE DRIVEWAY
- 2 5' HIGH WROUGHT IRON FENCE
- 3 EXISTING STREET LIGHT
- 4 EXISTING WATER SERVICE
- 5 EXISTING SEWER SERVICE
- 6 EXISTING CABLE TV RISER
- 7 EXISTING AT & T RISER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM/FUNCTION	
STREET TREES:	TRISTANIA CONFERTA OR JACARANDA MIMOSAFOLIA	BRIZBANE BOX OR JACARANDA	24" BOX	LG. CANOPY/EVERGREEN SHADE	
	FRONT YARD TREES:	CASSIA LEPTOPHILLO OR ERIBOTRYA DEFLEXA	GOLD MEDALLION TREE OR BRONZE LOQUAT	15 GALLON	SML. CANOPY/DECID. FLOWERING
	SLOPE TREES: (ALL MULTI-TRUNK)	LAGERSTROEMIA INDICA OR RHUS LANCEA	CRAPEMYRTLE OR AFRICAN SUMAC	15 GALLON	SML. CANOPY/DECID. FLOWERING
REAR YARD TREES:	PLATANUS RACEMOSA OR QUERCUS AGRIFOLIA	CALIFORNIA SYCAMORE OR COAST LIVE OAK	15 GALLON	LG. CANOPY/DECID. FLOWERING	
SHRUBS:	CEANOTHUS G. HORIZONTALIS	CARMEL MT. LILAC	1 GALLON (4" O.C.)	LOW/SPREADING	
	RAPHEOLEPIS "SPRINGTIME"	INDIAN HAWTHORN	1 GALLON (4" O.C.)	LOW/MOUNDING	
	AGAPANTHUS AFRICANUS	A. UMBELLATUS	1 GALLON	FLOWER ACCENT	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON (3" O.C.)	LOW/SPREADING	
HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON (3" O.C.)	LOW/SPREADING		
GROUND COVER:	BACHARRIS PILULARIS	TWIN PEAKS	1 GAL/18"O.C.	LOW/SPREADING	
	MYOPORUM PARVIFOLIUM	PROSTATUM	18" O.C. FLATS (ROOTED CUTTINGS)	LOW/SPREADING	
	MARATHON 2 SOD	PROSTATUM		TURF	

WATER CONSERVATION STATEMENT:

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
6. MULCH REQUIREMENTS. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

EROSION CONTROL NOTES:

ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN ON TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.

GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES, OR PLANTED FOR A PERIOD OF OVER 90 DAYS SHALL BE TEMPORARILY REVEGETATED WITH A TEMPORARY-IRRIGATED HYDROSEED MIX, GROUND COVER OR EQUIVALENT MATERIAL.

STREET NOTE:

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES.

BRUSH MANAGEMENT NOTES:

TREES WITHIN BMZ ONE SHALL BE LOCATED AWAY FROM THE STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREES AT MATURITY IN ACCORDANCE WITH LDM 142.0412(0)(4).

THE MINIMUM HORIZONTAL SPACE FROM THE EDGE OF ONE TREE CANOPY TO THE EDGE OF THE NEXT SHALL BE 10 FEET.

THE PLANT PALETTE FOR ANY GRADING INTO A BRUSH MANAGEMENT ZONE TWO CONDITION SHALL BE COMPATIBLE WITH CRITERIA SET FORTH UNDER 142.0412 (h) (s) FOR REVEGETATION WITHIN ZONE TWO.

SEE SHEET 5, L-2 FOR ADDITIONAL NOTES.

FENCE NOTE:

FENCE LOCATED IN BRUSH MANAGEMENT ZONES SHALL BE MADE OF NON-COMBUSTIBLE MATERIALS ONLY.

BENCH MARK	
DESCRIPTION:	BRASS PLUG
LOCATION:	SOUTHEAST CORNER OF ALMAZON STREET AND MEKNE'S STREET
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	708.207
DATUM:	M.S.L.

NOTE:

FOR BRUSH MANAGEMENT PROGRAM SEE SHEET 5

Prepared By:

Name: J.P. ENGINEERING, INC.

Address:

4849 Ronson Court, Suite 105
San Diego, CA 92111

Phone #:

(858) 569-7377

FAX #:

(858) 569-0830

Project Address:

11490 Almazon Street
San Diego, California 92129

Project Name:

Ong Residence

Sheet Title:

Landscape Plan

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	OCTOBER 7, 2013
Revision 2:	MARCH 20, 2013
Revision 1:	JUNE 20, 2012

Original Date: MARCH 30, 2012

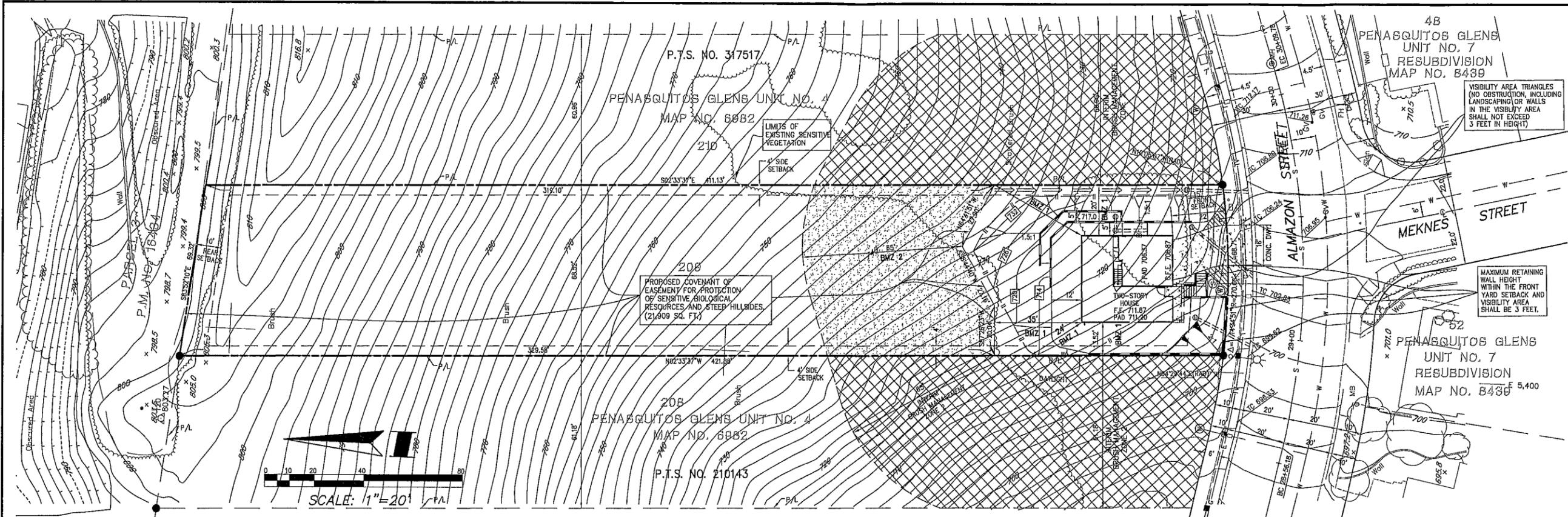
Sheet 4 of 8

DEP# PTS 282496

J.O. No. ACCOUNT NO. 24002710

L.C. 300-1743 CCS 83 1940-6303

SHEET	4		OF	8	
	LANDSCAPE PLAN			11490 ALMAZON STREET	
DESIGNER	J.P.P.	AL	J.P.P.	DATE	10-07-13
DRAWN					
CHECKED					
PROJECT TITLE: LANDSCAPE PLAN					
PROJECT NAME: 11490 ALMAZON STREET					
A.P.N. 313-180-07-00					
CIVIL ENGINEERING • LAND PLANNING • SURVEYING • 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 • (858)569-7377 FAX (858)569-0830					



L-2
SHEET 5 OF 8
Project No. 928-12

BRUSH MANAGEMENT PROGRAM
11490 ALMAZON STREET
A.P.N. 313-180-07-00
DESIGNER: JHP
DRAWN: AL
CHECKED: JHP
DATE: 10-07-13

BY: _____
NO. DATE: _____
NO. DATE: _____

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. THIS PROJECT HAS A MODIFIED BM PROGRAM, SEE NOTES ON THIS PAGE.

(a) BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES ON THE FOLLOWING TYPES OF PREMISES:

- (1) PUBLICLY OR PRIVATELY OWNED PREMISES THAT ARE WITHIN 100 FEET OF A STRUCTURE AND CONTAIN NATIVE OR NATURALIZED VEGETATION.
- (2) EXCEPT FOR WETLANDS, ENVIRONMENTALLY SENSITIVE LANDS THAT ARE WITHIN 100 FEET OF A STRUCTURE, UNLESS THE FIRE CHIEF DEEMS BRUSH MANAGEMENT NECESSARY IN WETLANDS IN ACCORDANCE WITH SECTION 142.0412 (f). WHERE BRUSH MANAGEMENT IN WETLANDS IS DEEMED NECESSARY BY THE FIRE CHIEF, THAT BRUSH MANAGEMENT SHALL NOT QUALIFY FOR AN EXEMPTION UNDER THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS, SECTION 143.0110 (c)(7).

(b) BRUSH MANAGEMENT ZONES. WHERE BRUSH MANAGEMENT IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARDS AROUND STRUCTURES BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN AN STRUCTURES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION. THIS FIRE BREAK SHALL CONSIST OF TWO DISTINCT BRUSH MANAGEMENT AREAS CALLED "ZONE ONE" AND "ZONE TWO" AS SHOWN IN DIAGRAM 142-04E.

(1) BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PAVEMENT 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.

(2) BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND SHALL CONSIST OF THINNED, NATIVE OR NON-IRRIGATED VEGETATION.

(c) EXCEPT AS PROVIDED IN SECTIONS 142.0412 (f) OR 142.0412(i), THE WIDTH OF ZONE ONE AND ZONE TWO SHALL NOT EXCEED 100 FEET AND SHALL MEET THAT SHOWN IN TABLE 142-04H. BOTH ZONE ONE AND ZONE TWO SHALL BE PROVIDED ON THE SUBJECT PROPERTY UNLESS A RECORDED EASEMENT IS GRANTED BY AN ADJACENT PROPERTY OWNER TO THE OWNER OF THE SUBJECT PROPERTY TO ESTABLISH AND MAINTAIN THE REQUIRED BRUSH MANAGEMENT ZONE(S) ON THE ADJACENT PROPERTY IN PERPETUITY.
NOTE: INTERIM BM 2 EASEMENT ON ADJACENT UNDEVELOPED PROPERTIES.

BENCH MARK	
DESCRIPTION:	BRASS PLUG
LOCATION:	SOUTHEAST CORNER OF ALMAZON STREET AND MEKNES STREET
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	708.207
DATUM:	M.S.L.

TABLE 142-04H
BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	STANDARD ZONE WIDTHS	PROVIDED	NOTES
ZONE ONE WIDTH	35'	35' REAR, 13' WEST, 20' EAST	MODIFIED BM PROGRAM
ZONE TWO WIDTH	65'	65' REAR, 61' WEST, 60.9' EAST	SEE NOTES

- (d) BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
- (f) THE ZONE TWO WIDTH MAY BE DECREASED BY 1 1/2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH.

(g) ZONE ONE REQUIREMENTS

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

(h) ZONE TWO REQUIREMENTS

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - (a) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE 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.
 - (b) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANGE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
 - (c) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - (d) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(c), 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 TWO.
- (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
- (7) 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 REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

MODIFICATIONS

- (1) THE FIRE CHIEF MAY MODIFY THE REQUIREMENTS OF THIS SECTION IF THE FOLLOWING CONDITIONS EXIST:
 - (1) IN THE WRITTEN OPINION OF THE FIRE CHIEF, BASED UPON A FIRE FUEL LOAD MODEL REPORT CONDUCTED BY A CERTIFIED FIRE BEHAVIOR ANALYST, THE REQUIREMENTS OF SECTION 142.0412 FAIL TO ACHIEVE THE LEVEL OF FIRE PROTECTION INTENDED BY THE APPLICATION OF ZONES ONE AND TWO; AND
 - (2) THE MODIFICATION TO THE REQUIREMENTS ACHIEVES AN EQUIVALENT LEVEL OF FIRE PROTECTION AS PROVIDED BY SECTION 142.0412, OTHER REGULATIONS OF THE LAND DEVELOPMENT CODE, AND THE MINIMUM STANDARDS CONTAINED IN THE LAND DEVELOPMENT MANUAL; AND
 - (3) THE MODIFICATION TO THE REQUIREMENTS IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.
- (2) IF THE FIRE CHIEF APPROVES A MODIFIED PLAN IN ACCORDANCE WITH THIS SECTION AS PART OF THE CITY'S APPROVAL OF A DEVELOPMENT PERMIT, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS.

MODIFIED BRUSH MANAGEMENT PROGRAM NOTES

THE FOLLOWING ADDITIONAL REQUIREMENTS ARE REQUIRED TO ACHIEVE AN EQUIVALENT LEVEL OF FIRE PROTECTION.

- (1) IN ADDITION TO THE REQUIREMENT OF THE CBC SECTION 7, THE STRUCTURE ADJACENT TO ZONE 1 SHALL BE ONE HOUR FIRE RATED WITH FLAME RESISTIVE TRIM, POSTS, BEAMS, CONCRETE TILE ROOF, AND WINDOWS WITH DUAL TEMPERED GLAZING ALONG THE NORTHERLY, WESTERLY AND EASTERLY SIDES OF THE STRUCTURE AND WITHIN 10 FEET OF SAID SIDES.
- (2) IN THE EVENT THAT THE RESIDENTIAL HOMES PER CITY'S PTS NO.210143, APPROVED MARCH 6, 2013, AND PTS NO. 317517, UNDER PROCESSING, HAVE NOT BEEN BUILT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR THIS PROPERTY AND THE PERMITS FOR IMPLEMENTING AND MAINTAINING ZONE 2 IN THE ADJACENT WESTERLY AND EASTERLY LOTS CAN NOT BE SECURE, THE WESTERLY AND EASTERLY SIDES OF THE STRUCTURE, IN ADDITION TO NOTE (1) ABOVE, WILL USE SPRINKLERS FOR OPENING PROTECTION PER NFPA 13 STANDARDS IN LIEU OF FULL MANAGEMENT ZONES.
- (3) BRUSH MANAGEMENT ZONE ONE DIMENSIONS VARY FROM 13.52 FEET TO 40 FEET, INCLUSIVE OF PERMANENTLY IRRIGATED 1 1/2 : 1 SLOPES. SEE PLAN.

APPROVED BY: _____
DEPUTY FIRE MARSHALL DATE _____

BRUSH MANAGEMENT PROGRAM NOTE

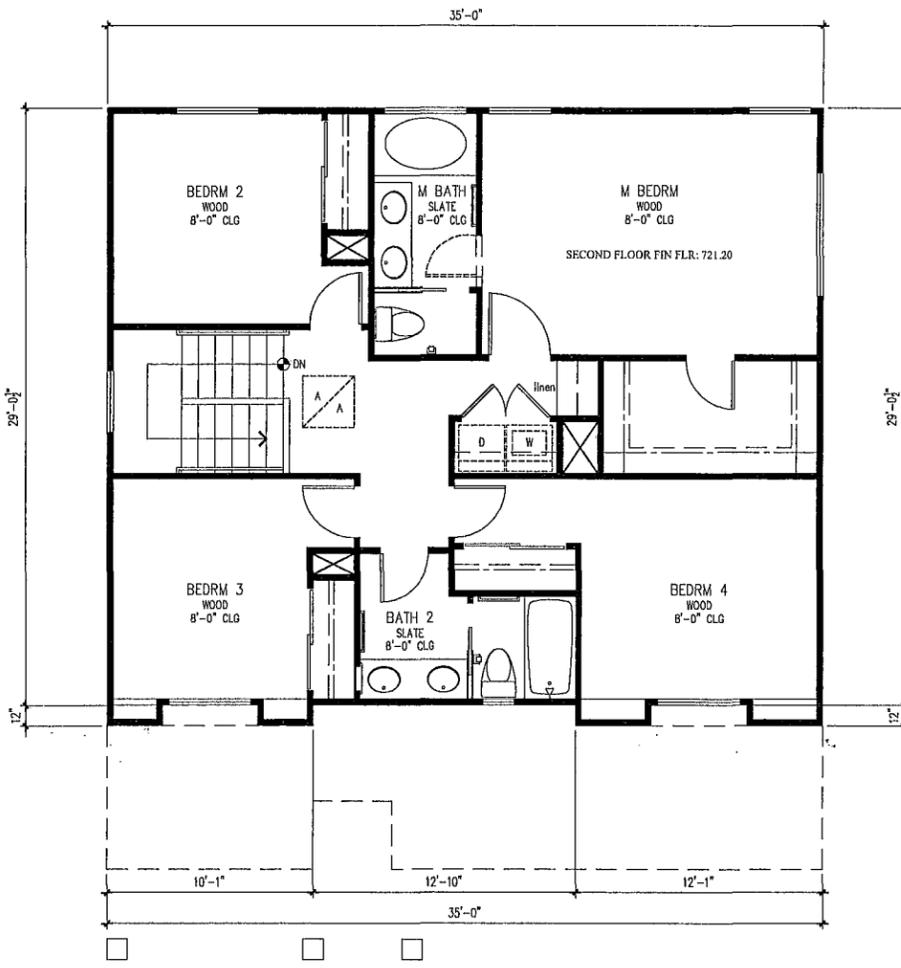
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR GRADING A RECORDED EASEMENT SHALL BE GRANTED FROM ADJACENT PROPERTY OWNERS OF PARCEL APN 313-180-06-00 (LOT 208) AND PARCEL APN 313-180-08-00 (LOT 210) FOR OFFSITE TEMPORARY BRUSH MANAGEMENT AS SHOWN ON THIS PLAN. THE REQUIRED TEMPORARY BRUSH MANAGEMENT EASEMENT DOCUMENTS SHALL BE USED TO MAINTAIN THE REQUIRED BRUSH MANAGEMENT ZONE TWO ON THE ADJACENT PROPERTIES UNTIL SUCH TIME THAT A BUILDING PERMIT IS ISSUED AND CONSTRUCTION IS UNDERWAY FOR THE ADJACENT PROPERTIES, APN 313-180-06-00 (LOT 208) AND APN 313-180-08-00 (LOT 210).

Prepared By: _____
Name: J.P. ENGINEERING, INC.
Address: 4849 Ronson Court, Suite 105
SAN DIEGO, CA 92111
Phone #: (858) 569-7377
FAX #: (858) 569-0830
Project Address: 11490 Almazon Street
San Diego, California 92129
Project Name: Ong Residence

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: OCTOBER 7, 2013
Revision 2: MARCH 20, 2013
Revision 1: JUNE 20, 2012
Original Date: MARCH 30, 2012
Sheet: 5 of 8
DEP#: PTS 282496
J.O. No.: ACCOUNT NO. 24002710

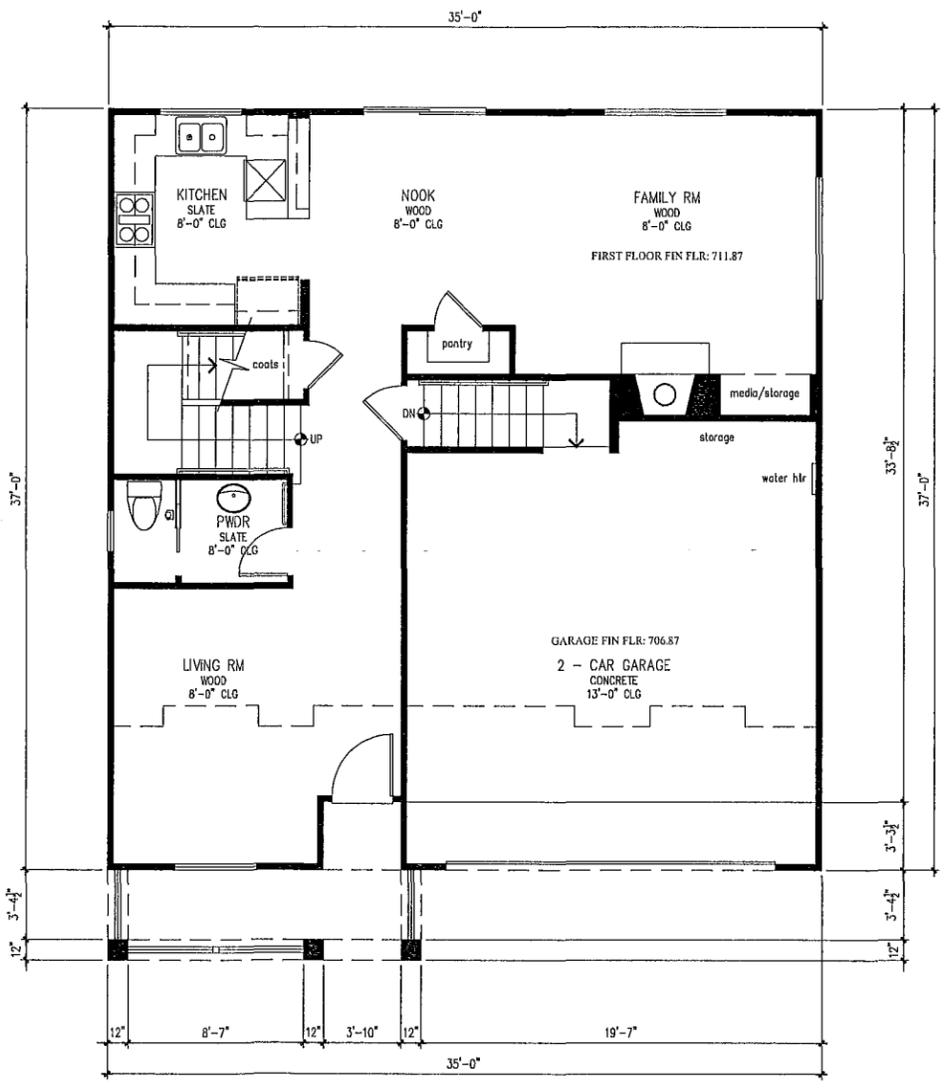
E:\PROJECTS\1928\28-REVISED\BRUSH MANAGEMENT-SHA.dwg, 12/10/2013 12:28:50 PM

CIVIL ENGINEERING • LAND PLANNING • SURVEYING • 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 • (858)569-7377 FAX (858)569-0830



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

FIRST FLOOR: 819 SQ. FT.
SECOND FLOOR PLAN: 969 SQ. FT.
TOTAL: 1,788 SQ. FT.
GARAGE: 464 SQ. FT.

Prepared By:
Name: Mark Longstaff
Address: 1818 First Avenue
SAN DIEGO, CA 92101
Phone #: (619) 238-1134
FAX #: (619) 238-6038

Project Address:
11490 Almazon Street
San Diego, California 92129

Project Name:
Ong Residence

Sheet Title:
Floor Plans

- Revision 14: _____
- Revision 13: _____
- Revision 12: _____
- Revision 11: _____
- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
- Revision 6: _____
- Revision 5: _____
- Revision 4: _____
- Revision 3: OCTOBER 7, 2013
- Revision 2: MARCH 20, 2013
- Revision 1: JUNE 20, 2012

Original Date: MARCH 30, 2012

Sheet 6 of 8

DEPT: PTS 282496

J.O. No. ACCOUNT NO. 24002710

NO.	DATE	BY	NO.	DATE	BY



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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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002710

SITE DEVELOPMENT PERMIT NO. 991960
ONG RESIDENCE PROJECT NO. 282496
HEARING OFFICER
DRAFT

This Site Development Permit is granted by the Hearing Officer of the City of San Diego to ANDRE ONG, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502(a)(2). The 0.67-acre site is located at 11490 Almazon Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan. The project site is legally described as Lot 209 of Penasquitos Glen, Unit No. 4, Map No. 6982.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee ANDRE ONG to construct one, single-family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 22, 2014, on file in the Development Services Department.

The project shall include:

- a. The construction of an approximately 1,700-square-foot, two-story, single-family residence with garage;
- b. Landscaping (planting, irrigation and landscape related improvements) and Brush Management;
- c. Retaining walls on site would total approximately 78 feet in length up to a maximum height of 8 feet.

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 February 5, 2017.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. 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.
8. 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.

ENVIRONMENTAL REQUIREMENTS:

9. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.
10. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 6017, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
11. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 6017, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer.

ENGINEERING REQUIREMENTS:

12. The project proposes to export 1040 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 16-foot wide driveway, adjacent to the site on Alamazon Street, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.
17. 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 San Diego Municipal Code, into the construction plans or specifications.
18. 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.

19. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

GEOLOGY REQUIREMENTS:

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

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

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards, the San Diego Low Impact Development Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

23. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

24. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan & Brush Management Program, on file in the Development Services Department.

25. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

26. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including within the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Landscape Development Plan on file in the Development Services Department.
30. The Brush Management Program shall be based upon a standard Zone One of 35 feet with Zone Two of 65 feet, modified as follows: Zone One shall range in width from 13.52 feet to 40 feet, inclusive of permanently irrigated 1 ½ : 1 slopes, with corresponding Zone Two of 61.18 feet to 57.5 feet. The brush management shall extend out from the structure towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code, section 142.0412. Off-site easements and/or fire-rated construction shall be incorporated to compensate for the lack of full brush management zones.
31. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'
32. Prior to issuance of any building permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.
33. Prior to issuance of any building permits, recorded easements shall be obtained from adjacent property owners of Lots 208 and 210 of Map No. 6982 (APN's 313-180-06-00 and 313-180-08-00 respectively) for the purposes of performing off-site Zone Two brush management. Said easements shall remain in effect until such a time as the adjacent lots are developed and the fuel-load no longer exists. In the event that easements cannot be obtained, the structure on Lot 209 shall be upgraded along corresponding westerly or easterly faces to include sprinklers for opening protection to meet NFPA 13 Standards in addition to the architectural requirements set forth below.

34. Due to a lack of full brush management zones and Zone One being inclusive of 1 1/2 : 1 slopes, the following additional measures shall be required: In addition to the requirements of the CBC section 7, the structure adjacent to Zone 1 shall be one hour fire rated with flame resistive trim, posts, beams, concrete tile roof, and openings provided with dual tempered dual glazed panes along the westerly, easterly, and northerly sides of the structure.

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

36. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

37. Prior to final inspection, the approved Brush Management Program shall be implemented.

PLANNING/DESIGN REQUIREMENTS:

38. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

39. 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 Sensitive Biological Resources and Steep Hillside, 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."

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

PUBLIC UTILITIES REQUIREMENTS:

41. Sewer lateral connections shall be made in accordance with Table 2-6 Of the City of San Diego sewer design guide. Lateral connections through a "Y" fitting or saddle type connections.

42. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed

by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §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 January 22, 2014, Resolution No. XXXX.

Site Development Permit No. 991960:
Date of Approval: January 22, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Renee Mezo
Development Project Manager

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

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

By _____

ANDRE ONG
Owner/Permittee

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

DEVELOPMENT SERVICES DEPARTMENT
 RESOLUTION NO. HO-XXXX
 SITE DEVELOPMENT PERMIT NO. 991960
ONG RESIDENCE- PROJECT NO. 282496 (MMRP)
DRAFT

WHEREAS, ANDRE ONG, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an approximately 2,900-square-foot, two-story, single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 991960), on portions of a 0.67-acre site (the Project);

WHEREAS, the project site is located at 11490 Alamazon Street in the RS-1-14 Zone within the Rancho Penasquitos Community Plan (the Site);

WHEREAS, the Project Site is legally described as Lot 209 of Penasquitos Glen, Unit No. 4, Map 6982;

WHEREAS, on November 14, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, has determined that the proposed Site Development Permit does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 certified on December 17, 2003 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.

WHEREAS, on January 22, 2014, the HEARING OFFICER of the City of San Diego considered Site Development Permit No. 991960 pursuant to the Land Development Code of the City of San Diego;

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 January 22, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

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

The Project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillides and Sensitive Biological Resources). The Site is in the Glens Neighborhood of the Rancho Penasquitos Community and is designated low density residential. The allowable density is 0-1 dwelling unit per acre. The proposed single-family residence on a 0.67-acre site is consistent with this designation. Therefore, the Project will not adversely affect the applicable land use plan.

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

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillides and Sensitive Biological Resources). On November 14, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, has determined that the proposed Site Development Permit does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 certified on December 17, 2003 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.

The project would be required to obtain construction permits to show compliance with the applicable Building and Fire Code requirements including Brush Management. Therefore, the granting of the Site Development Permit would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillides and Sensitive Biological Resources). The project conforms with all applicable development regulations for this site and no deviations are requested. The project would be required to obtain construction permits to show that all construction complies with the applicable Building and Fire Code requirements. Therefore the project would conform to all applicable development regulations for this site.

Supplemental Findings--Environmentally Sensitive Lands

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

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillides and Sensitive Biological Resources). The site is rectangular in shape and slopes upwards from Alamazon Street to the south, to Paseo Montanoso to the north. The single-family residence would be oriented towards the front of the lot. The lots measures 421 feet in length and all development is within the first 100 feet of the lot. Access to the lot is from the front, the structure is situated so it results in the least impacts to the steep hillides and sensitive biological resources. The 0.67-acre lot would result in impacts to only 0.1-acres of sensitive biological resources,

and combined with the siting of the structure to the front of the lot, the Project will result in only minimum disturbance to Environmentally Sensitive Lands.

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

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). The Environmental Analysis Section has determined that the proposed Site Development Permit to construct a new single-family dwelling at 11490 Alamazon Street does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project. The project adheres to all requirements in regards to erosion control and brush management. Therefore, the siting of the project towards the front of the lot will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

- 3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.**

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). All development is within the first 100 feet of the lot and since access to the lot is from the front, the structure is situated so it results in minimized impacts to the canyon area and would include a conservation easement for the remainder of the lot not affected by development. The Project is sited to the front of the lot and is designed to prevent adverse impacts to adjacent Environmentally Sensitive Lands.

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

The proposed project is the construction of a two-story, single-family residence which requires a Site Development Permit to allow for development on a site which contains Environmentally Sensitive Lands (Steep Hillsides and Sensitive Biological Resources). The property is neither in nor adjacent to the Multiple Species Conservation Plan (MSCP)/Multi-Habitat Planning Area (MHPA). Because the Project need not comply with the MSCP/MHPA regulations, the consistency requirement is not applicable.

When considering the project as a whole, the requested Site Development Permit would allow for reasonable development of the property. The project would be consistent with the RS-1-14 Zone by providing a single-family residential project that relates in scale and

design with the surrounding area. The project also allows for reasonable use of the property as well as reducing impacts to Environmentally Sensitive Lands (ESL).

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 991960 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. 991960, a copy of which is attached hereto and made a part of.

Renee Mezo
Development Project Manager
Development Services

Adopted on: January 22, 2014

Job Order No. 24002710

Mezo, Renee

From: Thom Clark [rppb.chair@gmail.com]
Sent: Thursday, January 09, 2014 12:29 PM
To: Mezo, Renee
Cc: Troy Wacker; Andre Ong; Jorge
Subject: Re: ONG Residence, PTS#282496

Renee,

Thanks for the clarification as last night I did cite the City's Cycle comment stating exactly what you've just stated. However, it was overshadowed by the fact that for the adjacent Khouli Residence (now trying to obtain a building permit) it has an Amendment to the MND and that was the basis of the conversation and motion.

As Jorge stated, the Board did approve the project last night.

Thom

On Thursday, January 9, 2014, Mezo, Renee wrote:

Thom,

Just as a clarification, there is no amendment or new MND being prepared for this project. The Environmental Analysis Section has determined that the proposed Site Development Permit to construct a new single-family residence at 11490 Alamazon Street does not meet any of the criteria that would require the preparation of a new Mitigated Negative Declaration. Therefore, a new Mitigated Negative Declaration is not required for the proposed project. The Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration No. 6107 is hereby incorporated by reference as a condition of approval and all mitigation measures identified in this MMRP shall be satisfied for the this project.

I have attached the MND No. 6107. Please let me know if you have any questions.

Thank you,

Renee Mezo

City of San Diego

Development Services

Development Project Manager

1222 First Ave. MS501

San Diego, CA 92101-4155

619-446-5001

FAX 619-446-5499

rmezo@SanDiego.gov

<http://www.sandiego.gov/development-services/>

Correspondents should assume that all communication to or from this address is recorded and may be reviewed by third parties.

From: Jorge [mailto:jp@jpeng.com]
Sent: Thursday, January 09, 2014 9:35 AM
To: Mezo, Renee
Cc: Troy Wacker; Andre Ong
Subject: Re: Use this one

Hi Renee,

The Rancho Penasquitos Planning Board unanimously approved our project. However, the Board will not send the letter to the City until they get a copy of the Amendment to the Mitigated Negative Declaration. Could you let me know when that will be done so I can email it to the Chairman.

Thank you.

Sincerely,

Jorge H. Palacios, RCE

JP Engineering, Inc.

4849 Ronson Court, Suite 105



Mitigated Negative Declaration

Land Development
Review Division
(619) 446-5460

Project No. 6107
SCH No. (Pending)

SUBJECT: Alamazon Residences. SITE DEVELOPMENT PERMIT (SDP No. 10179) to grade seven (7) contiguous undeveloped lots and construct seven (7) individual single-family residences. The entire 4.51-acres project site is comprised of seven legal lots (Lots 205 through 211 of the Peñasquitos Glens Subdivision) and is located along the north side of Alamazon Street, between Andorra Way and Paymogo Street, within the Rancho Peñasquitos Community Planning Area. Applicant: James Freitas.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): biological resources, paleontological resources, and hydrology/water quality. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General

1. After project approval by the Decision-maker and prior to issuance of any discretionary approval(s), the applicant shall submit a deposit of **\$900.00** to the Development Project

Manager in Development Services Department to cover the City's costs associated with implementation of the Mitigation, Monitoring and Reporting Program (MMRP).

2. Prior to issuance of any construction permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the monitoring biologist, and staff from the City's Mitigation Monitoring Coordination (MMC) Section.
3. Prior to the issuance of any construction permits, the Environmental Review Manager (ERM) of the Land Development Review Division (LDR) shall verify the following mitigation measures are noted on a separate sheet of the construction/grading plans submitted and included in the specifications under the heading **Environmental Mitigation Requirements**.

Biological Resources

4. Prior to the issuance of the first grading permit, the Environmental Review Manager (ERM) of Land Development Review (LDR) Division shall verify that the applicant/permittee has mitigated for direct impacts of **0.60 acre** of coastal sage scrub habitat (Tier II) at the appropriate mitigation ratios defined by the City's Biological Resource Guidelines, by either one of the following measures:
 - A. The applicant shall acquire 0.60 acre of off-site upland habitat (Tiers I - III) within the City of San Diego Multi-Habitat Planning Area (MHPA) for impacts to 0.60 acre of coastal sage scrub (Tier II) habitat impacted by the proposed development. The applicant shall provide the ERM legal documentation (i.e. land title, deed, etc.) that verifies the appropriate upland habitat within the City's MHPA has been acquired in conformance with the City's Biological Guidelines. - *or*-
 - B. The applicant shall pay into the City's Habitat Acquisition Fund the amount necessary to purchase 0.60 acre plus a 10 percent administration fee. Said payment is currently estimated at \$45,000 per acre for the Del Mar Mesa area.
5. Prior to the issuance of any grading permits, the owner/permittee shall provide a letter to the ERM verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see A through D):
 - A. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
 - B. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved *Exhibit A*.
 - C. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the

limits of disturbance as shown on the approved *Exhibit A*. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved *Exhibit A*.

- D. The project biologist shall direct the placement of gravel bags, straw logs, silt fences or equivalent erosion control measures adjacent to all graded areas, and identify locations where trench spoil may be stockpiled in order to prevent sedimentation of the habitat. The project biologist shall oversee implementation of best management practices (BMPs) as needed to prevent any significant sediment transport.

Paleontological Resources

PRIOR TO PRECONSTRUCTION (PRECON) MEETING

6. LAND DEVELOPMENT REVIEW (LDR) PLAN CHECK

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

7. LETTERS OF QUALIFICATION HAVE BEEN SUBMITTED TO ERM

Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

8. SECOND LETTER CONTAINING NAMES OF MONITORS HAS BEEN SENT TO MITIGATION MONITORING COORDINATION (MMC)

A. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.

B. MMC will provide Plan Check with a copy of both the first and second letter.

9. RECORDS SEARCH PRIOR TO PRECON MEETING

At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not

limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

PRECON MEETING

10. MONITOR SHALL ATTEND PRECON MEETINGS

- A. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.
- B. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

11. IDENTIFY AREAS TO BE MONITORED

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17 inches) that identifies areas to be monitored.

12. WHEN MONITORING WILL OCCUR

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

DURING CONSTRUCTION

13. MONITOR SHALL BE PRESENT DURING GRADING/EXCAVATION

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

14. DISCOVERIES

- A. *Minor Paleontological Discovery*
In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify

the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

B. *Significant Paleontological Discovery*

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

15. NIGHT WORK

A. If night work is included in the contract

a. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

b. The following procedures shall be followed:

(1) No Discoveries

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

(2) Minor Discoveries

All Minor Discoveries will be processed and documented using the existing procedures under During Construction with the exception that the RE will contact MMC by 9 A.M. the following morning.

(3) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under During Construction, will be followed, with the exception that the RE will contact MMC by 8 A.M. the following morning to report and discuss the findings.

B. If night work becomes necessary during the course of construction

a. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

b. The RE, or BI, as appropriate, will notify MMC immediately.

C. All other procedures described above will apply, as appropriate.

16. NOTIFICATION OF COMPLETION

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

POST CONSTRUCTION

17. The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

18. SUBMIT LETTER OF ACCEPTANCE FROM LOCAL QUALIFIED CURATION FACILITY

The Paleontologist shall be responsible for submittal of a letter of acceptance to ERM of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

19. IF FOSSIL COLLECTION IS NOT ACCEPTED, CONTACT LDR FOR ALTERNATIVES

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

20. RECORDING SITES WITH SAN DIEGO NATURAL HISTORY MUSEUM

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

21. FINAL RESULTS REPORT

- A. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.
- B. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

Hydrology/Water Quality

PRE-CONSTRUCTION

22. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit" for the grading proposed for this project. All grading shall conform to the requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, the Environmental Review Manger (ERM) of Land Development Review Division (LDR), shall verify that the owner/permittee/subdivider has incorporated any construction Best Management

Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, in the construction plan or specifications, satisfactory to the City Engineer.

29. Development of this project shall comply with all the requirements of the State Water Resources Control Board (SWRCB) Order No. 99-08 and the Municipal Storm Water Permit, Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity.

In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities. The SWPPP shall identify all applicable erosion control devices to be used during construction. These may include (but may not be limited to) earthen berms, gravel bags, silt fences, temporary storm drains, desilting basins, energy dissipating devices, bladed swales, geotextile mats, plastic sheeting, and hydroseeding or other vegetation and irrigation practices.

30. In addition, the owner(s) and the subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order NO. 99-08-DWQ, and any subsequent amendment thereto, shall comply with special provisions set forth in Section C.7 of SWRCB Order No. 99-08-DWQ.
31. A complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; furthermore, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.
32. The owner/permittee shall note the following on the construction plans: "The applicant and/or contractor shall post the City/State approved SWPPP on the job site during all construction activities."

POST-CONSTRUCTION

33. Prior to the issuance of any construction permit, the owner/permittee/subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, consistent with the registered civil engineering stamped Water Quality Technical Report, approved by the City Engineer.
34. Prior to the issuance of any construction permit, the Environmental Review Manager (ERM) of the Land Development Review (LDR) shall verify that these comprehensive permanent post-construction Best Management Practices (BMPs) have been incorporated into the construction plans to reduce the amount of pollutants and sediments discharged from the project site into the City's storm drain system. BMPs may include but are not limited to catch basins fitted with oil/sediment filters to filter runoff from the development prior to the discharge into the storm drain system.

35. Prior to the issuance of any construction permit, the owner/permittee/subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

The maintenance agreement shall be prepared satisfactory to the City Engineer and shall define the owner/permittee/subdivider as the responsible party for the permanent maintenance of the hydrology/water quality controls. As part of the permanent maintenance agreement, any oil/sediment filters and/or proposed clean-outs (grease, oil, and heavy metal particulate traps) which are installed on-site shall be cleaned and maintained by the owner/permittee/subdivider as necessary, to the satisfaction of the City Engineer. Equivalent alternative available technologies and BMPs may be approved by the City Engineer.

36. Prior to the issuance of Certificates of Occupancy, the City Engineer shall inspect the permanent post-construction hydrology and/or water quality controls to ensure the system functions properly. Equivalent alternative available technologies and BMPs may be required by the City Engineer based on the field inspection.
37. The drainage system proposed with this development shall be subject to approval by the City Engineer.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego

Council Member Peters, District 1
Development Services Department (78, 78A)
Planning Department, MSCP
Library (81)

Other Entities/Organizations

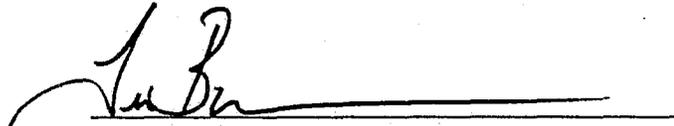
U.S. Fish & Wildlife Service (23)
California Department of Fish & Game (32)
California Regional Water Quality Control Board (44)
Sierra Club (165/165A)
Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)
Endangered Habitats League (182)
Historical Resources Board (87)
Jerry Schaefer, Ph.D. (208A)
South Coastal Information Center @ San Diego State University (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)

Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Cuyapaipe Band of Mission Indians (225C)
Inaja and Cosmit Band of Mission Indians (225D)
Jamul Indian Village (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Santa Ysabel Band of Diegueño Indians (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
San Luiseno Band of Mission Indians/Rincon (225Q)
Los Coyotes Band of Indians (225R)
Rancho Peñasquitos Community Council (378)
Rancho Peñasquitos Planning Board (380)
Rancho Peñasquitos Town Council (383)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

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



Terri Bumgardner, Senior Planner
Development Services Department

October 17, 2003
Date of Draft Report

November 19, 2003
Date of Final

Analyst: JARQUE



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 7, 2014

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: January 22, 2014
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT TYPE: SITE DEVELOPMENT PERMIT, PROCESS 3, NO
ENVIRONMENTAL DOCUMENT
PROJECT NO: 282496
PROJECT NAME: ONG RESIDENCE
APPLICANT: GEORGE PALACIO
COMMUNITY PLAN AREA: RANCHO PENAQUITOS
COUNCIL DISTRICT: District 5
CITY PROJECT MANAGER: RENEE MEZO, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5001, rmezo@san Diego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application to construct a new single-family residence which has environmentally sensitive lands on a vacant 0.65-acre site. The property site is located at 11490 Almazon Street in the RS-1-14 Zone, the Airport Influence Area, and the Airport Land Use Compatibility Overlay within the Rancho Penasquitos Community Plan.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24002710

Revised 04/08/10 HRD