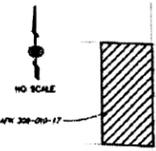


**SUNSET RANCH VESTING TENTATIVE
MAP NO.430608 / PDP NO.005790
/NUP NO.047875 / SDP NO.005787
AND GRADING PLAN**



LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FINISH ELEVATION
- PROPOSED PAD ELEVATION
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MAIN
- PROPOSED STORM DRAIN PIPE (P.V.C.)
- PROPOSED CATCH BASIN (P.V.C.)
- EXISTING TREE
- PROPOSED SLOPE
- CUT/FILL LINE
- BRUSH MANAGEMENT ZONE 1
- BRUSH MANAGEMENT ZONE 2
- HPMA-LINE
- UNITS OF WORK

GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 8.83 AC
- PERCENT OF TOTAL SITE GRADED: 50%
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 3.27 AC
- PERCENT OF THE EXIST SLOPES GREATER THAN 25% PROPOSED TO BE GRADED: 35%
- PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 17.4%
- AMOUNT OF CUT: 24.00 CUBIC YARDS
- AMOUNT OF FILL: 16.00 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL: 2.00 FEET
- MAXIMUM HEIGHT OF CUT: 15 FEET 2.1 SLOPE RATIO
- AMOUNT OF IMPORT SOIL: 0 CUBIC YARDS
- RETAINING WALLS: 4
- MAXIMUM LENGTH: 302
- MAXIMUM HEIGHT: 3 FEET

NOTE: ADDITIONAL WALLS UNDER 4 FEET HEIGHT MAY BE REQUIRED BY RESIDENTIAL PAD AREAS BASED ON FINAL HOUSE FLOORING.

LEGAL DESCRIPTION
APN 308-020-17
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE EAST HALF OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 1 WEST, SAN BENITO COUNTY AND MUNICIPAL IN THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO SPECIAL PLAT THEREIN.
EXCEPTING INTERESTS OF ALL INDIVIDUALS AND RIGHTS IN RELATION THEREIN INCLUDING ALL OIL AND PETROLEUM AND GAS SUBSTANCES, AS EXCEPTED BY DEED FROM JOHN MERRILL, A SINGLE MAN, RECORDED JULY 25, 1952.

ASSESSOR'S PARCEL NO.
APN 308-020-17

DENSITY:
TOTAL SITE ACREAGE = 16.78 ACRES GROSS
SITE ACREAGE 308-020-17A = 16.78 ACRES GROSS
PUBLIC R/1 = 2.13 ACRES

GENERAL NOTES

- TOTAL NUMBER OF LOTS = 14
- RESIDENTIAL LOTS 1 THROUGH 8
- OPEN SPACE LOTS 9 & 10 TOTAL = 2
- PRIVATE PROPERTY LOT 11 TOTAL = 1
- NON-LOTS = LOTS 12 THROUGH 14
- PUBLIC CAL-REG-342 = LOT 11 TOTAL = 1
- 400
- TOTAL 14

LANDSCAPING NOTE:
1. ALL TRAILS AND PAVES AND FINISH SHALL BE PROPOSED CITY PRIVATE PROPERTY. ALL TRAILS SHALL BE PROPOSED CITY PRIVATE PROPERTY. ALL TRAILS SHALL BE PROPOSED CITY PRIVATE PROPERTY.
2. NO OTHER PORTIONS OF ANY TRAIL SHALL BE ALLOWED WITHIN THE OPEN SPACE.
3. PORTIONS OTHER THAN THE PAVES LOT SHALL HAVE TO BE INSTALLED BY PRIVATE PROPERTY.
4. ALL PORTIONS OF CITY OPEN SPACE SHALL BE ON-LEASE AND RECOVERED UPON FINAL ACCEPTANCE OF THE REVESTMENT BY THE CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT.
5. PRIOR TO ACCEPTANCE OF CITY OPEN SPACE ALL REVESTMENT ON CITY OPEN SPACE SHALL HAVE A 30 MONTH ESTABLISHMENT PERIOD AND A MINIMUM 50% NATIVE VEGETATION COVERAGE FOR THE PARK AND RECREATION DEPARTMENT APPROVAL.

MAPPING AND MONUMENTATION NOTE:
ALL PROPERTY CORNERS SHALL BE SET BASED ON THE FINAL MAPS THAT WILL BE FILED UPON APPROVAL OF THE VESTING TENTATIVE MAP AND A SURVEY PROCEDURE OF SURVEY WILL BE SHOWN ON ALL FINAL MAPS.
THE EXISTING MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS REVESTMENT FINAL MAPS AS PERMITTED BY THE CALIFORNIA CIVIL SERVICE COMMISSION AND THE DEVELOPER RESERVES THE RIGHT TO FILE THE FINAL MAPS OUT OF SEQUENCE. THE CITY ENGINEER SHALL REVIEW SUCH MAP UNITS AND APPROVE REASONABLE CONDITIONS RELATING TO THE FINAL MAP UNITS.

BENCHMARKS
CONCRETE MONUMENT AT ENTRANCE TO DEL MAR MESA ROAD, ELEVATION = 214.81 (M.S.L.)

LABRETT COORDINATES
284-1704

APPLICANT: ROBERT LOFFIN
1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

OWNER: ROBERT LOFFIN
1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

PLANNING & ENGINEERING: LARSEN 33 PLANNING & ENGINEERING
4033 PARANOURT DRIVE, 2ND FLOOR
SAN DIEGO, CA 92121
(619) 751-0823

LANDSCAPE ARCHITECT: HOWARD ACCORDINO
2525 CAMINO DEL RIO, SUITE 210
SAN DIEGO, CA 92108
(619) 751-0823

PREPARED BY: Paul G. Hettler
A.S.C.E. Lic. No. 40809
COMMISSIONER OF SURVEYING CALIFORNIA

DATE: 5/28/87

PROJECT ADDRESS: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

PROJECT NAME: SUNSET RANCH

REVISION 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 01/23/86
Revision 3: 05/27/86
Revision 2: 01/15/87
Revision 1: 01/15/87

Original Date: 01/15/87

Project Name: SUNSET RANCH

Project Address: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

Project Name: SUNSET RANCH

Project Address: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
4033 Paranoourt Drive, 2nd Floor
San Diego, CA 92121
619-751-0823 Fax 619-751-0824

DATE: 5-28-87

PROJECT ADDRESS: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

PROJECT NAME: SUNSET RANCH

Project Address: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

Project Name: SUNSET RANCH

Project Address: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

GRAPHIC SCALE
0 10 20 30 40 50
SCALE 1" = 50'

SHEET SUMMARY
SHEET 1 VESTING TENTATIVE MAP AND GRADING PLAN
SHEET 2 PDP SITE PLAN
SHEET 3 EXISTING CONDITIONS
SHEET 4 SLOPE ANALYSE
SHEET 5 CROSS SECTIONS
SHEET 6 DRAINAGE AND SWP PLAN
SHEET 7 ALIGNMENT AND GRADE STUDY
SHEET 8 BRUSH MANAGEMENT PLAN
SHEET 9 LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
SHEET 10 LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
SHEET 11 LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM

DATE: 5-28-87

PROJECT ADDRESS: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

PROJECT NAME: SUNSET RANCH

Project Address: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

Project Name: SUNSET RANCH

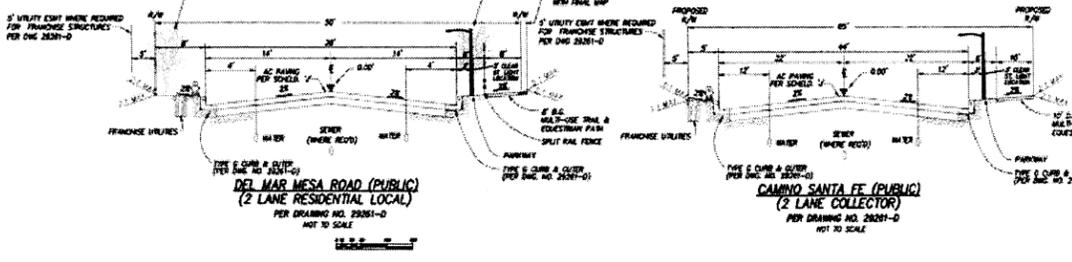
Project Address: 1052 DEL MAR HIGH ROAD
SAN DIEGO, CA 92120

FIRE DEPT. NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (SDG 401.4.1)
- NO PARKING PERMITTED ALONG EITHER SIDE OF THE STREET. RED CURBS OF FIRE LANE SHALL BE POLY-A-10-1 LANE REQUIRED. PROVIDE FIRE ACCESS ROUTE WITH SIGNS OR RED CURBS IN ACCORDANCE WITH SDG 401.4.1.1.
- IN LIEU OF PROVIDING FIRE DEPARTMENT ACCESS, ALL BRUSH TRAIL HEADS AND GARDENS SHALL BE EQUIPPED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM SATISFACTORY TO THE FIRE MARSHAL.

SOLAR ACCESS NOTE
THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES TO THE EXTENT FEASIBLE FOR FUTURE PASSAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY ACCORDANCE WITH THE PROVISIONS OF SECTION 50107.1 OF THE STATE SUBDIVISION MAP ACT.

DRAINAGE NOTES
1. ALL DRAINAGE FACILITIES WITHIN THE DEVELOPMENT AND OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PRIVATE.



Dev. Plans reduced 11x17
Version 4

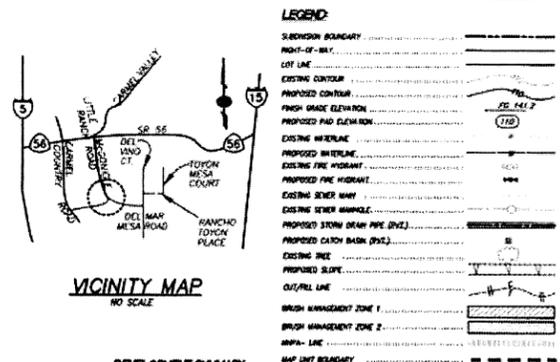
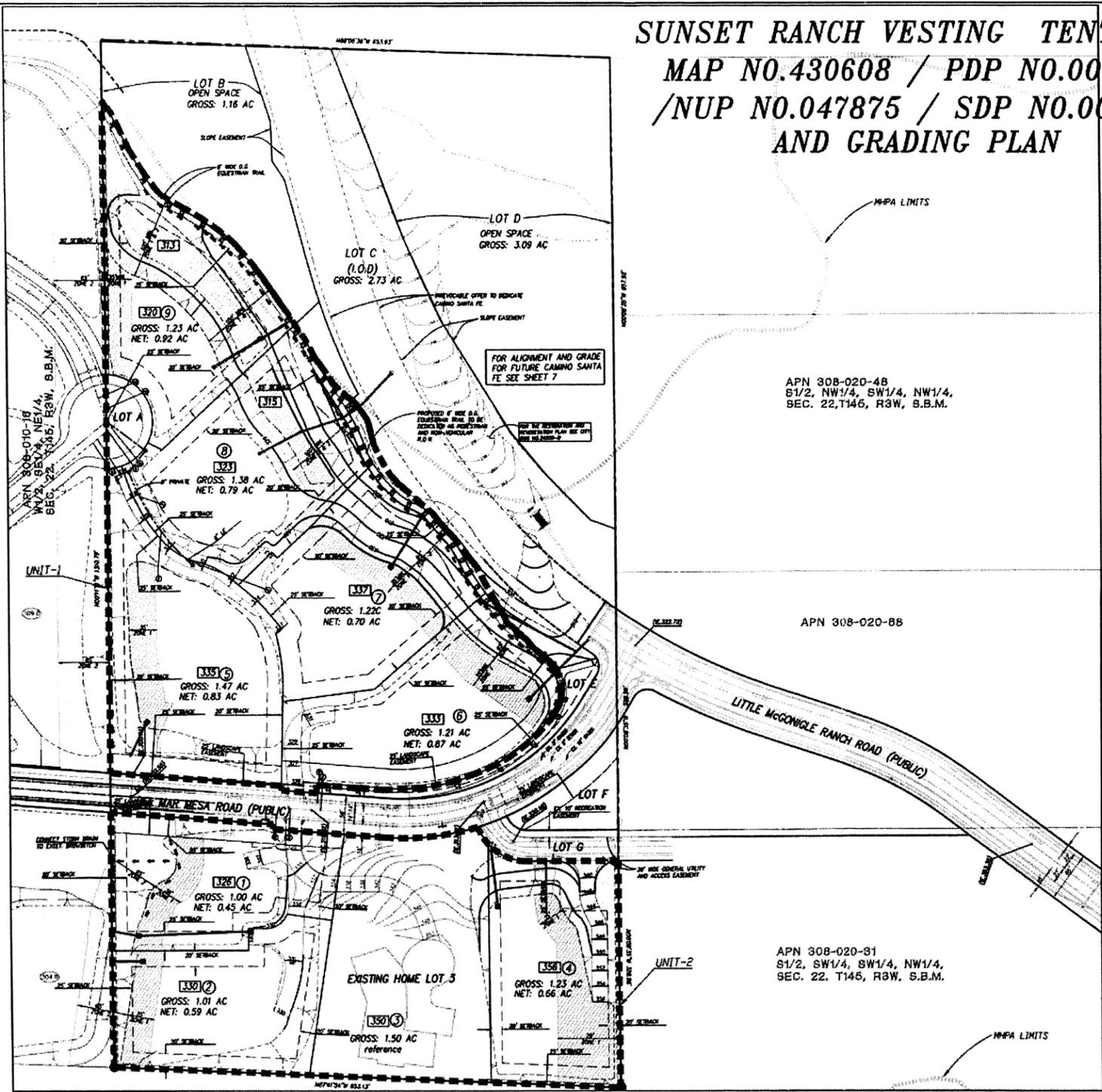
Package Copy

SUNSET RANCH VESTING TENTATIVE

MAP NO.430608 / PDP NO.005790

/NUP NO.047875 / SDP NO.005787

AND GRADING PLAN



LEGEND:

- SECTION BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EXISTING OUTLINE
- PROPOSED OUTLINE
- FINISH GRADE ELEVATION
- PROPOSED FINISH ELEVATION
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING STORM DRAIN PIPE (24")
- PROPOSED STORM DRAIN PIPE (24")
- PROPOSED CATCH BASIN (24")
- EXISTING TREE
- PROPOSED TREE
- CUT/FILL LINE
- BRUSH MANAGEMENT ZONE 1
- BRUSH MANAGEMENT ZONE 2
- MHPA LINE
- MAP UNIT BOUNDARY

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
 - 1. TENTATIVE SUBDIVISION MAP, A PLANNED DEVELOPMENT PERMIT, A SITE DEVELOPMENT PERMIT, AND MAP FOR GUEST QUARTERS FOR 9 SINGLE-FAMILY DWELLING UNITS.
 - 2. STREET ADDRESS: NOT ASSIGNED
 - 3. SITE AREA:
 - TOTAL SITE AREA (GROSS): 18.78 ACRES 816,000.07 SF
 - NET SITE AREA: 12.13 ACRES 528,304.91 SF
 - 4. ZONING: AM-1-1
 - 5. COVERAGE DATA:
 - TOTAL BUILDING AREA (GROUND FLOOR): 1.38 AC 60,000 SF
 - TOTAL LANDSCAPE/OPEN SPACE AREA: 18.80 AC 24,000 SF
 - TOTAL HARDSCAPE/PAVED AREA: 1.83 AC 84,000 SF
 - LOT COVERAGE: 40% FOR 1-STORY HOMES (PER DEL MAR MESA) 30% FOR 2-STORY HOMES (SPECIFIC PLAN)
 - GROSS FLOOR AREA (GFA): N/A
 - 6. DENSITY:
 - MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 7
 - NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
 - NUMBER OF PROPOSED DWELLING UNITS ON SITE: 9
 - TOTAL NUMBER OF UNITS PROPOSED ON THE SITE: 9
 - * THIS PROPOSED DWELLING UNIT COUNT ASSUMES 7 UNITS AS ALLOWED BY THE DEL MAR MESA SPECIFIC PLAN AND ZONING FOR THIS PROPERTY, PLUS THE TRANSFER OF TWO (2) RESIDENTIAL UNITS FROM TERRACE GROUNDCOVERS VESTING TENTATIVE MAP, MAP NO. 0002, FINAL MAP NO. 03388.
7. YARD/SETBACK:

FRONT YARD:	REQUIRED: 35'	PROPOSED: 25'
SIDE YARD:	REQUIRED: 20'	PROPOSED: 20'
REAR YARD:	REQUIRED: 25'	PROPOSED: 25'

NOTE:
* 25' FOOT SETBACK ALONG DEL MAR MESA
8. PARKING (RESIDENTIAL):
 - TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 18 SPACES
 - TOTAL NUMBER OF SPACES PROVIDED ON SITE: 18 SPACES
9. BRUSH MANAGEMENT NOT REQUIRED FOR LOTS 3. THE COMBINED WIDTHS OF ZONE 1 AND ZONE 2 IS MINIMUM 100'. ZONE 1 MIN. WIDTH - 35' (VARIES FROM 20' TO 100'). ZONE 2 MIN. WIDTH - 0' (VARIES FROM 0' TO 100'). BUT ZONE 2 WIDTH IS ONLY REDUCED BELOW 30' WHEN AN EXTENDED ZONE 1 IS PROVIDED.
10. ALL SLOPES IN BRUSH MANAGEMENT ZONE 1 ARE A MINIMUM SLOPE RATIO OF 4:1
11. DEMANDS REQUESTED: MINIMUM STREET FRONTAGE

LOT TABLE

LOT NO.	S.F.	ACRES
1	43,560	1.00
2	43,560	1.00
3	85,170	1.93
4	58,170	1.33
5	64,157	1.47
6	92,641	2.11
7	53,847	1.23
8	82,234	1.88
9	53,847	1.23

FIVE SHEET NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, WIDTH AND LEGIBLE FROM THE STREET OF ROAD FRONTING THE PROPERTY. (APC 001-4.4)
- NO PARKING PERMITTED ALONG EITHER SIDE OF THE ST. DRIVEWAY. REAR DRIVE OF FIRE LINE SHALL BE 15'-0" WIDE AND REQUIRED.
- PROVIDE FIRE ACCESS ROADWAY DRIVE OR RED CLIPS AS ACCORDANCE WITH 911.5 PALEY 21-40-1
- IN USE OF PROVIDING FIRE DEPARTMENT ACCESS. ALL SINGLE FAMILY RESIDENCES AND GARAGES SHALL BE EQUIPPED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM SATISFACTORY TO THE FIRE MARSHAL.

SHEET SUMMARY

- SHEET 1: VESTING TENTATIVE MAP AND GRADING PLAN
- SHEET 2: PDP SITE PLAN
- SHEET 3: EXISTING CONDITIONS
- SHEET 4: GRADE ANALYSIS
- SHEET 5: DRAINAGE AND SWF PLAN
- SHEET 6: BRUSH MANAGEMENT PLAN
- SHEET 7: ALIGNMENT AND GRADE EXISTING GROUND SURFACE
- SHEET 8: BRUSH MANAGEMENT PLAN
- SHEET 9: LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
- SHEET 10: LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
- SHEET 11: LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM

APPLICANT: ROBERT LOFFIN
6555 DEL MAR MESA ROAD
SAN DIEGO, CA 92120

OWNER: ROBERT LOFFIN
6555 DEL MAR MESA ROAD
SAN DIEGO, CA 92120

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
4833 PARADISE DR., 2ND FLOOR
SAN DIEGO, CA 92123
(619) 791-0812

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
4833 PARADISE DR., 2ND FLOOR
SAN DIEGO, CA 92123
(619) 791-0812

LANDSCAPE ARCHITECT: HOWARD ASSOCIATES
2833 CAMINO DEL RIO S.W., SUITE 210
SAN DIEGO, CA 92108
(619) 716-8890

Prepared By: LATITUDE 33 PLANNING & ENGINEERING
Name: _____
Address: 4833 PARADISE DRIVE, 2ND FLOOR
SAN DIEGO, CA 92123
Phone: (619) 791-0812
Fax: (619) 791-0812

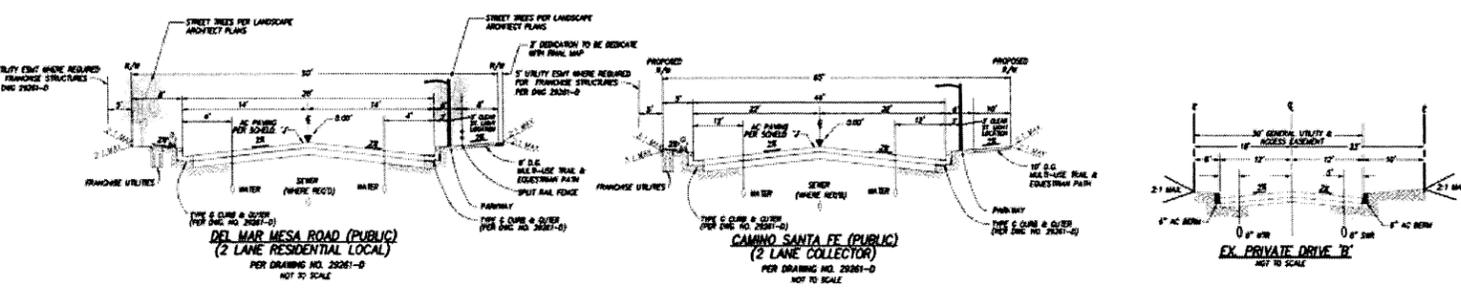
Project Address: INTERSECTION OF DEL MAR MESA ROAD AND CAMINO SANTA FE

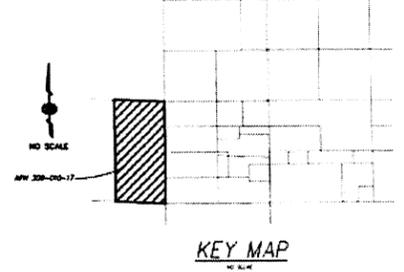
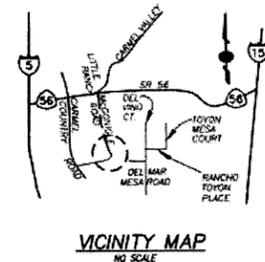
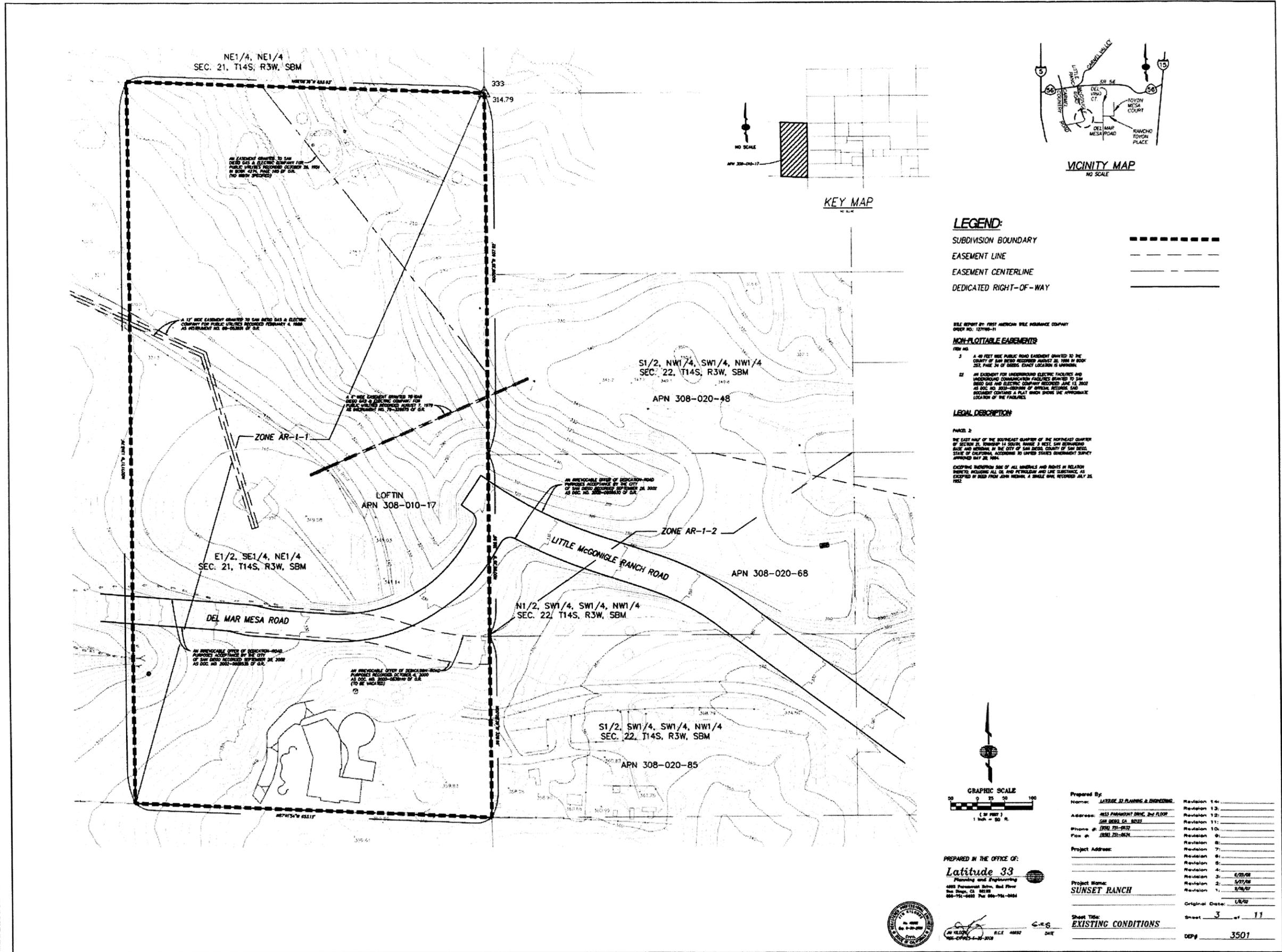
Project Name: SUNSET RANCH

Sheet Title: PDP/SDP/NUP NO. 047875
SITE 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: 06/25/09
Revision 2: 05/27/08
Revision 1: 08/29/07

Original Date: _____
Sheet 2 of 11
DEFS# 3501





LEGEND:

SUBDIVISION BOUNDARY	-----
EASEMENT LINE	-----
EASEMENT CENTERLINE	-----
DEDICATED RIGHT-OF-WAY	-----

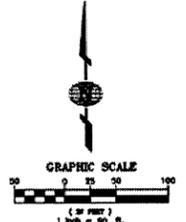
TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. 127940-11

NON-FLOTTABLE EASEMENTS

- 1. A 40 FEET WIDE PUBLIC ROAD EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO RECORDED MAPS 30, 1988 IN BOOK 357, PAGE 24 OF RECORD EXACT LOCATION IS UNKNOWN.
- 2. AN EASEMENT FOR UNDERGROUND ELECTRIC FACILITIES AND UNDERGROUND COMMUNICATION FACILITIES GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JUNE 11, 1993 AS DOC NO. 2002-02009 OF O.R. RECORD SAID INSTRUMENT CONTAINS A PLAT WHICH SHOWS THE APPROXIMATE LOCATION OF THE FACILITIES.

LEGAL DESCRIPTION

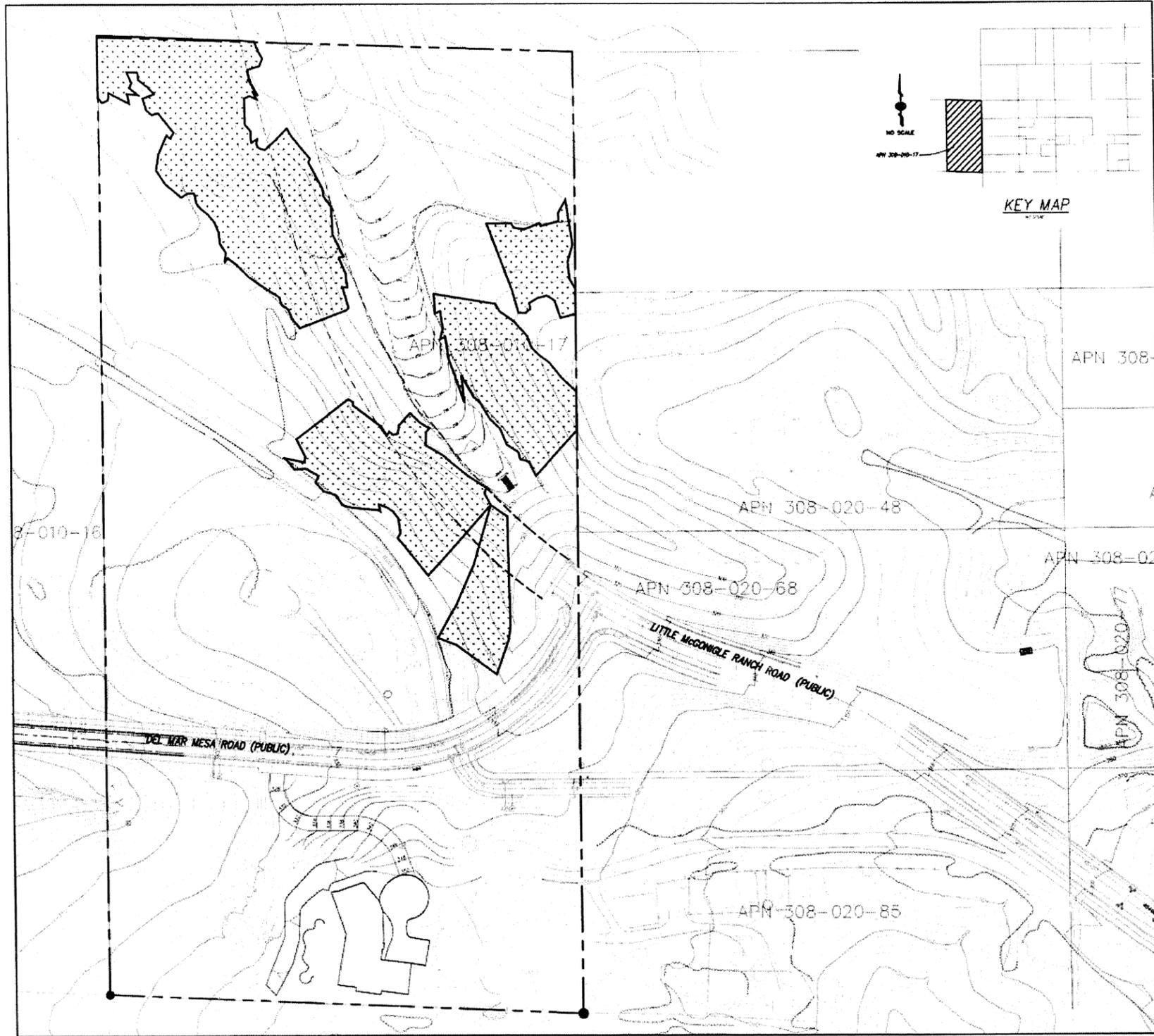
PARCELS 2:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AND HEREIN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 28, 1934.
EXCEPTING THEREFROM ONE OF ALL MINERALS AND RIGHTS IN RELATION HERETO, INCLUDING ALL GAS AND PETROLEUM AND LIKE SUBSTANCE, AS EXCEPTED BY DEED FROM JOHN WHELAN, A SINGLE MAN, RECORDED JULY 26, 1952.



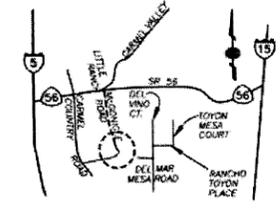
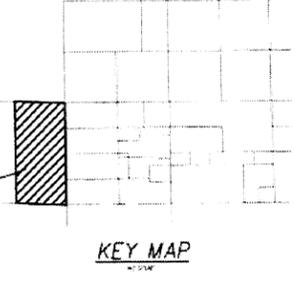
PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
4885 Paramount Blvd. 2nd Floor
San Diego, CA 92130
619-751-0022 Fax 619-751-0044

Prepared By:	JERRIE J. PLANNING & ENGINEERING	Revision 14:	_____
Name:	555 PARAMOUNT DRIVE, 2ND FLOOR	Revision 13:	_____
Address:	SAN DIEGO, CA, 92130	Revision 12:	_____
Phone #:	(619) 751-0022	Revision 11:	_____
Fax #:	(619) 751-0044	Revision 10:	_____
Project Address:	_____	Revision 9:	_____
	_____	Revision 8:	_____
	_____	Revision 7:	_____
	_____	Revision 6:	_____
	_____	Revision 5:	_____
	_____	Revision 4:	_____
Project Name:	SUNSET RANCH	Revision 3:	6/29/00
	_____	Revision 2:	5/27/00
	_____	Revision 1:	5/26/00
Original Date:	1/1/00		
Sheet Title:	EXISTING CONDITIONS	Sheet	3 of 11
DP#	3501		





NO SCALE
APN 308-010-17

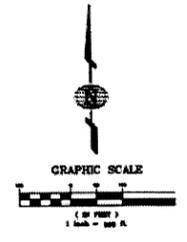


LEGEND

SUBDIVISION BOUNDARY: - - - - -
2% SLOPE AND GREATER: [Hatched Box]

GRADING

1. TOTAL AMOUNT OF SITE TO BE GRADED: 0.83 AC.
2. PERCENT OF TOTAL SITE GRADED: 32.3%.
3. AMOUNT OF SITE WITH 2% SLOPES OR GREATER: 0.27 AC.
4. PERCENT OF THE EXIST. SLOPES STEEPER THAN USE PROPOSED TO BE GRADED: 4.1%
5. PERCENT OF TOTAL SITE WITH 2% SLOPES OR GREATER: 17.4%

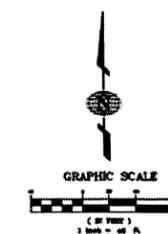
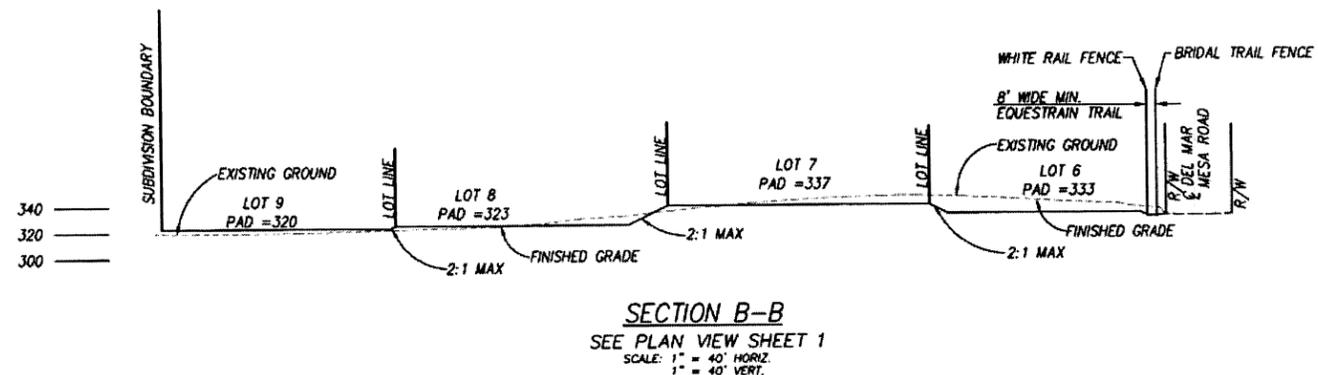
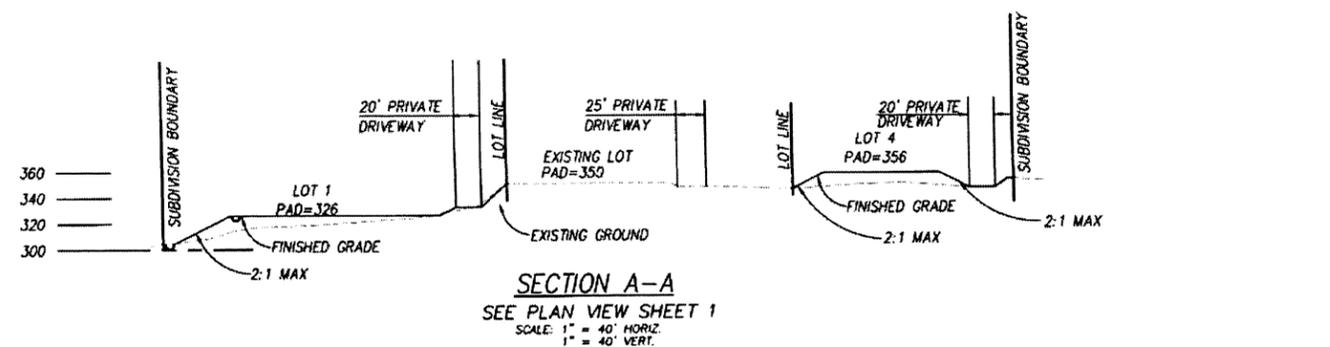


Prepared By:	LETSGE 33 PLANNING & ENGINEERING	Revision 14:	_____
Name:	3555 PARAMOUNT DRIVE, 2ND FLOOR	Revision 13:	_____
Address:	SUNSET RANCH, DEL MAR	Revision 11:	_____
Phone #:	(619) 791-9155	Revision 10:	_____
Fax #:	(619) 791-9154	Revision 9:	_____
Project Address:	_____	Revision 8:	_____
		Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
		Revision 4:	_____
		Revision 3:	06/22/01
Project Name:	SUNSET RANCH	Revision 2:	05/27/01
		Revision 1:	05/26/01
Sheet Title:	SLOPE ANALYSIS	Original Date:	06/20
		Sheet	4 of 11
		DEPA	3501

PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
4800 Paramount Drive, 2nd Floor
San Diego, CA 92121
619-791-9155 Fax 619-791-9154



DATE: 06/20/01
BY: [Signature]



PREPARED IN THE OFFICE OF:

Latitude 33

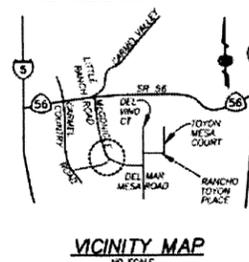
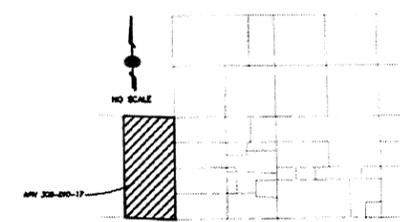
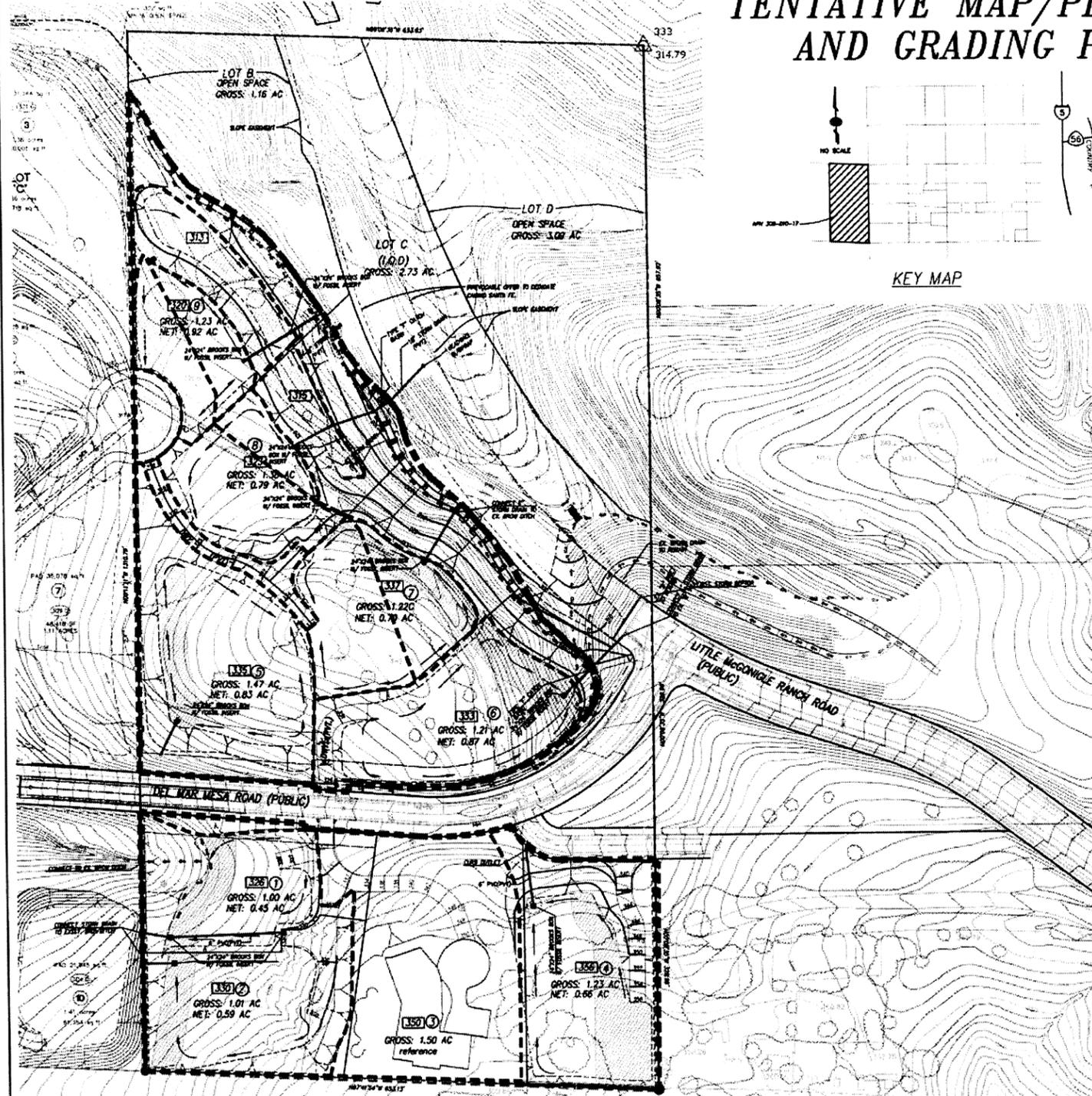
Planning and Engineering
4921 Perennial Drive, 2nd Floor
San Diego, CA 92121
619-751-0000 Fax: 619-751-0004



DATE: _____
BY: _____

Prepared By:	Latitude 33 Planning & Engineering	Revision 14:	_____
Name:	Latitude 33 Planning & Engineering	Revision 13:	_____
Address:	4921 Perennial Drive, 2nd Floor	Revision 12:	_____
	San Diego, CA 92121	Revision 11:	_____
Phone #:	(619) 751-0000	Revision 10:	_____
Fax #:	(619) 751-0004	Revision 9:	_____
Project Address:	_____	Revision 8:	_____
	_____	Revision 7:	_____
	_____	Revision 6:	_____
	_____	Revision 5:	_____
	_____	Revision 4:	06/25/09
Project Name:	SUNSET RANCH	Revision 3:	05/27/08
	_____	Revision 2:	05/27/08
	_____	Revision 1:	05/27/08
Sheet Title:	CROSS SECTIONS	Original Date:	08/09
	_____	Sheet:	5 of 11
DEP#	3501		

SUNSET RANCH TENTATIVE MAP/PDP/NUP AND GRADING PLAN



BEST MANAGEMENT PRACTICES FOR CONSTRUCTION & POST-CONSTRUCTION

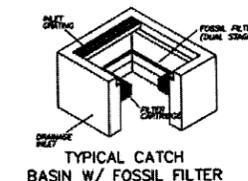
1. OPENING FOR THE PROJECT SHOULD BE ENCLOSED DURING THE RAINY SEASON (NOVEMBER 1 TO MARCH 31) SHALL BE CONSTRUCTED WITH EROSION CONTROL MEASURES APPROVED BY THE CITY ENGINEER. IN ADDITION TO EROSION CONTROL MEASURES CONTAINED IN THE CITY LAND DEVELOPMENT ORDINANCE.
2. CONSTRUCTION EROSION CONTROL MEASURES ARE REQUIRED TO CONTROL ONLY EROSION SATISFACTORY TO THE CITY ENGINEER IN THE NIGHT. THE USE OF EROSION CONTROL MEASURES SHALL BE LIMITED TO SLOPE PROTECTION, INSTALLATION OF SUE MATTING, OR APPROVED EQUIPMENT. THE USE OF SUE MATTING, SUE COVERS, AND STORM DRAINAGE.
3. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE REMOVED OR MODIFIED AS WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
4. BRUSH AND TREES SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED. WHEN TREES ARE REMOVED, THE ROOT SYSTEMS SHALL ALSO BE REMOVED AND THE RESULTING EXCAVATION FILLED WITH PROPERLY COMPACTED FILL SOIL.
5. CUT AND FILL SLOPES SHALL BE STABILIZED TO THE FRESH GRADE TO PREVENT A SLOPE AND EROSION SURFACE. ON PROPOSED SLOPES, THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAVED AND FINISHED AS DIRECTED BY THE ENGINEER. ALL STONES, ROOTS, OR OTHER DEBRIS WATER EXPOSED OR EXCAVATION OF EMBANKMENT SLOPE SHALL BE REMOVED AND COVERED.
6. STORM DRAIN SYSTEM SHALL BE INSTALLED IMMEDIATELY AFTER ROUGH GRADING IS COMPLETE.
7. THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES, AS NECESSARY DURING THE RAINY SEASON. THE CONTRACTOR, PROPERTY OWNER, OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OF EROSION CONTROL DEVICES, THE CITY ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY. THE COST (INCLUDING AN INITIAL INSPECTION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.
8. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
9. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY AFTER AS DIRECTED BY THE INSPECTOR.
10. A 12-INCH HIGH BY 4-FOOT WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF SLOPE OR THOSE FILLS OF WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL BE CARRIED NOT CLOSER THAN 10 FEET FROM THE TOP OF SLOPE.
11. ALL BUILDING PADS SHALL BE SLOPED TOWARDS THE DRIVEWAY AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS INTO THE STREET. VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAWING INTO THE STREET.
12. ALL VELOCITY CHECK DAMS SHALL BE MAINTAINED WITHIN 24 HOURS AND MUST BE BACKFILLED BEFORE THE END OF THE WORK DAY IF A 40-PERCENT CHANCE OF RAIN IS PREDICTED.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION & POST-CONSTRUCTION

13. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS PAVED OR UNPAVED AT THE INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF CHAINLINK FENCING OF OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER. DAMS SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH MATS MAY BE USED AS VELOCITY CHECK DAMS.

GRADE OF STREET	INTERVAL
LESS THAN 2.0%	AS REQUIRED
2% - 4%	100 FEET
4.1% - 6%	50 FEET
OVER 6%	25 FEET
14. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW UNLESS CHANNELS ARE LINED WITH TEMPORARY MATERIALS SUCH AS PLASTIC SHEETING.

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3.1% - 6%	50 FEET
OVER 6%	25 FEET
15. A GRAVELING SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
16. A GUARD SHALL BE POSTED ON SITE WHENEVER THE DEPTH OF WATER IN ANY DRAIN EXCEEDS TWO (2) FEET.
17. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WITH THE 3-DAY RAIN PROBABILITY FORECAST EXCEEDED. IMMEDIATELY AFTER EACH RAINFALL EXCEEDING 1.5 INCH IN A 12-HOUR PERIOD, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND SEDIMENT BASINS, AND BASINS SHALL BE REPAIRED.
18. EFFECTIVE PLANTING SHALL BE INSTALLED, FULLY GERMINATED, AND SHALL EFFECTIVELY COVER THE REQUIRED SLOPES PRIOR TO FINAL APPROVAL. THE PLANTING MAY BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES UNLESS PLANTING IS ESTABLISHED AND MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
19. GRAVELBARS AND NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS FORECAST. A STAND-BY CREW SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON.
20. ANY PROPOSED ALTERNATE CONTROL MEASURES ARE TO BE RECOMMENDED BY THE ENGINEER OF WORK FOR APPROVAL BY THE CITY ENGINEER PRIOR TO INSTALLATION.
21. ALL EROSION CONTROL PLANS MUST PROVIDE A 24-HOUR TELEPHONE NUMBER AND THE NAME(S) OF THE PERSON(S) RESPONSIBLE FOR EMERGENCY WORK. A TELEPHONE ANSWERING MACHINE OR ANSWERING SERVICE IS UNACCEPTABLE.
22. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER AFTER EACH RAIN-OFF PRODUING RAINFALL.
23. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENGINEER DUE TO UNCOMPLETED BRUSHING OPERATIONS OR CIRCUMSTANCES WHICH MAY ARISE.
24. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFIC ONTO AREAS WHERE HAZARDOUS WATERS CREATE A HAZARDOUS CONDITION.
25. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
26. ALL GRAVEL BARS SHALL BE BURLAP TYPE WITH 3/4" INCH MINIMUM APERTURE.



LEGEND:

- SUBDIVISION BOUNDARY: - - - - -
- BASIN LIMITS: - - - - -
- FLOW DIRECTION: → → →
- PAD ELEVATION: PAD 000

LAMBERT COORDINATES

384-1754
BENCHMARK
 CONCRETE MONUMENT AT ENTRANCE TO SEA BREEZE PARKING
 ACCORDING TO THE CITY OF SAN DIEGO VERTICAL CONTROL DATA
 ELEVATION = 344.00 (BLL)
 OWNER: ROBERT LOFFER
 4333 PARADISE DRIVE
 SAN DIEGO, CA 92130
 (619) 524-2000
 APPLICANT: JOHNSON COMPANYIES OF SD, CAL
 3225 VALLEY CENTER DRIVE, P.O. BOX 705821
 SAN DIEGO, CA 92170
 (619) 793-5465
 PLANNING: LATITUDE 33 PLANNING & ENGINEERING
 4833 PARADISE DRIVE, 2ND FLOOR
 SAN DIEGO, CA 92130
 (619) 793-0633
 CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
 4833 PARADISE DRIVE, 2ND FLOOR
 SAN DIEGO, CA 92130
 (619) 793-0633
 LANDSCAPE ARCHITECT: HENNING ASSOCIATES
 3230 CAMINO DEL RIO, SUITE 210
 SAN DIEGO, CA 92108
 (619) 793-8960

Prepared By: LATITUDE 33 PLANNING & ENGINEERING

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 SAN DIEGO, CA 92130
 Phone #: (619) 793-0633
 Fax #: (619) 793-0633

Project Address: _____

Project Name: SUNSET RANCH

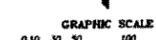
Sheet Title: DRAINAGE AND BMP PLAN

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7L:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	06/26/08
Revision 3:	05/22/08
Revision 1:	05/16/07

Original Date: 1/6/02

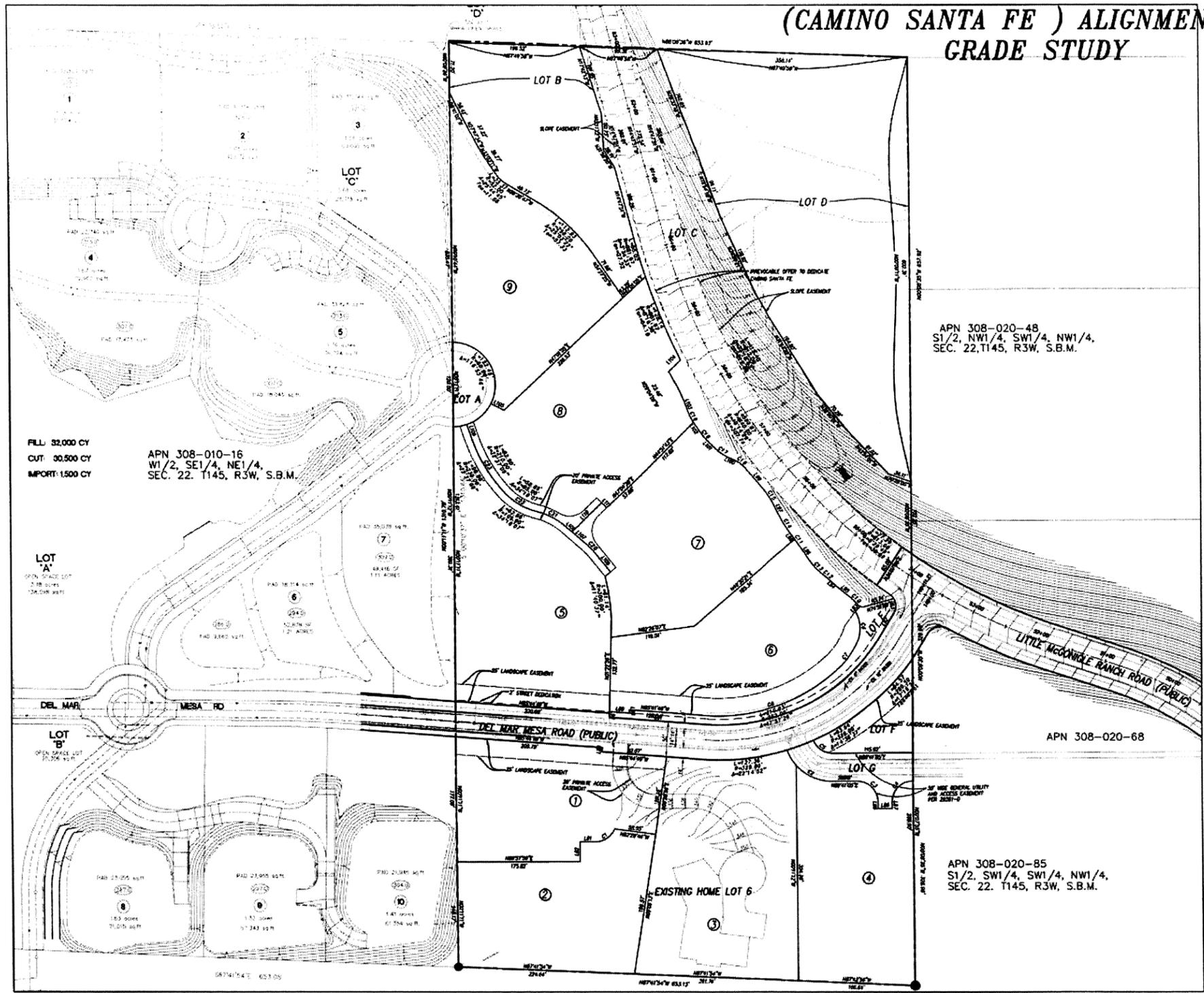
Sheet 6 of 11

PREPARED IN THE OFFICE OF:
Latitude 33
 Planning and Engineering
 4833 Paradise Drive, 2nd Floor
 San Diego, CA 92130
 619-793-0633 Fax 619-793-0633



DRAINAGE NOTES
 1. ALL DRAINAGE FACILITIES SHALL BE DEVELOPED AND OWNED BY PUBLIC. PROPERTY OWNER SHALL BE RESPONSIBLE.

LITTLE MCGONIGLE RANCH ROAD (CAMINO SANTA FE) ALIGNMENT AND GRADE STUDY



FILL: 32,000 CY
CUT: 30,500 CY
IMPORT: 1,500 CY

APN 308-010-16
W1/2, SE1/4, NE1/4,
SEC. 22, T14S, R3W, S.B.M.

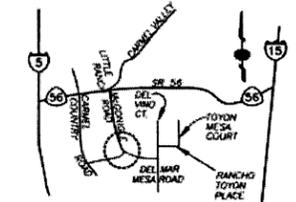
APN 308-020-48
S1/2, NW1/4, SW1/4, NW1/4,
SEC. 22, T14S, R3W, S.B.M.

APN 308-020-68

APN 308-020-85
S1/2, SW1/4, SW1/4, NW1/4,
SEC. 22, T14S, R3W, S.B.M.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADE ELEVATION
- PROPOSED FAD ELEVATION
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING STORM DRAIN PIPE (DWS)
- PROPOSED STORM DRAIN PIPE (DWS)
- EXISTING TREE
- PROPOSED SLOPE
- CUT/FILL LINE
- BRUSH MANAGEMENT ZONE 1
- BRUSH MANAGEMENT ZONE 2
- MPFA - LINE
- OPEN SPACE EASEMENT



FIRE DEPT. NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (SFC 88-4.4)
- NO PARKING PERMITTED ALONG STREET SIDE OF THE DRIVEWAY. RED CURBS OR FIRE LANE SIGNS PER POLICY A-88-1 ARE REQUIRED.
- PROVIDE FIRE ACCESS ROUTES TO RED CURBS IN ACCORDANCE WITH SFC POLICY A-88-1
- IN LAY OF PROVIDING FIRE DEPARTMENT ACCESS, ALL SINGLE FAMILY RESIDENCES AND GARAGES SHALL BE EQUIPPED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM SATISFACTORY TO THE FIRE DEPARTMENT.

BOUNDARY NOTE:
THE BOUNDARY SHOWN HERE HAS NOT BEEN SURVEYED. IT WAS CREATED BY REFERENCE TO RECORDS AND MAY CHANGE IN FUTURE SURVEYS.

SHEET SUMMARY

- SHEET 1: EXISTING UTILITIES AND GRADING PLAN
- SHEET 2: FAD SITE PLAN
- SHEET 3: EXISTING CONDITIONS
- SHEET 4: GRADE ANALYSIS
- SHEET 5: DRAINAGE AND SWP PLAN
- SHEET 6: ALIGNMENT AND GRADE STUDY
- SHEET 7: BRUSH MANAGEMENT PLAN
- SHEET 8: LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
- SHEET 9: LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
- SHEET 10: LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM

CURVE DATA

CURVE	CURVE LENGTH	RADIUS
C1	34.95	20.00
C2	67.42	68.00
C3	47.21	30.00
C4	47.89	30.00
C5	24.00	28.00
C6	46.40	47.00
C7	49.77	120.00
C8	210.93	252.00
C9	21.62	20.00
C10	11.80	50.00
C11	6.50	200.00
C12	10.88	100.00
C13	26.47	80.00
C14	34.82	200.00
C15	24.86	100.00
C16	17.41	40.00
C17	21.64	60.00
C18	10.84	60.00
C19	14.87	60.00
C20	20.86	110.00
C21	46.22	100.00
C22	56.87	95.00
C23	86.85	280.00

LINE DATA

LINE	LENGTH	BEARING
L81	22.83	N89°36'27"W
L82	28.22	N00°23'33"E
L83	4.09	N04°15'11"E
L84	25.73	N02°41'02"E
L85	8.91	N02°08'23"W
L86	20.00	N89°41'05"E
L87	9.99	N02°08'29"W
L88	4.78	N04°31'11"W
L89	28.24	N02°44'49"W
L90	6.88	N00°11'11"W
L91	127.35	N05°44'49"W
L92	22.71	N02°15'12"E
L93	9.69	N43°42'05"E
L94	18.88	N47°43'14"W
L95	29.28	N51°08'17"W
L96	28.83	N51°08'17"W
L97	16.88	N05°58'51"W
L98	7.89	N36°51'23"W
L99	43.28	N40°40'07"W
L100	11.07	N05°58'51"E
L101	18.87	N44°56'19"W
L102	18.78	N35°10'49"W
L103	24.12	N02°15'12"E
L104	25.62	N02°15'12"E
L105	28.73	N03°18'58"W
L106	33.29	N03°19'48"W
L107	25.72	N45°42'05"E
L108	12.54	N47°46'38"W
L109	22.85	N03°09'21"W
L110	39.71	N45°36'51"E
L111	10.00	N44°23'19"W

APPLICANT: ROBERT LOFFIN
6122 DEL MAR MESA ROAD
SAN DIEGO, CA 92120

DRAWN: ROBERT LOFFIN
6122 DEL MAR MESA ROAD
SAN DIEGO, CA 92120

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
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SAN DIEGO, CA 92123
(619) 721-8533

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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(619) 721-8533

LANDSCAPE ARCHITECT: HOWARD ASSOCIATES
2800 CAMINO DEL RIO DEL MAR, SUITE 210
SAN DIEGO, CA 92108
(619) 718-8880

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100 150
SCALE 1"=50'

Prepared By: LATITUDE 33 PLANNING & ENGINEERING
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Project Address: INTERSECTION OF DEL MAR MESA ROAD AND CAMINO SANTA FE

Project Name: SUNSET RANCH

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 05/23/28
Revision 3: 05/23/28
Revision 2: 05/23/28
Revision 1: 05/23/27

Original Date: _____

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DATE: 05/23/28
SCALE: 1"=50'

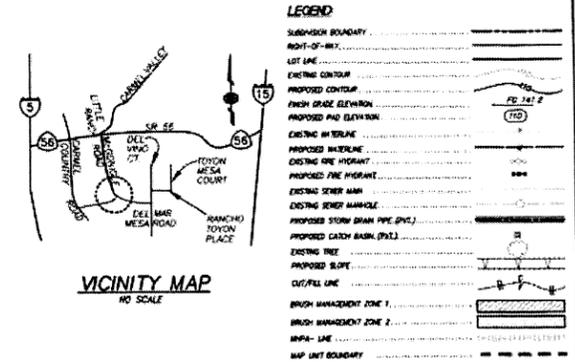
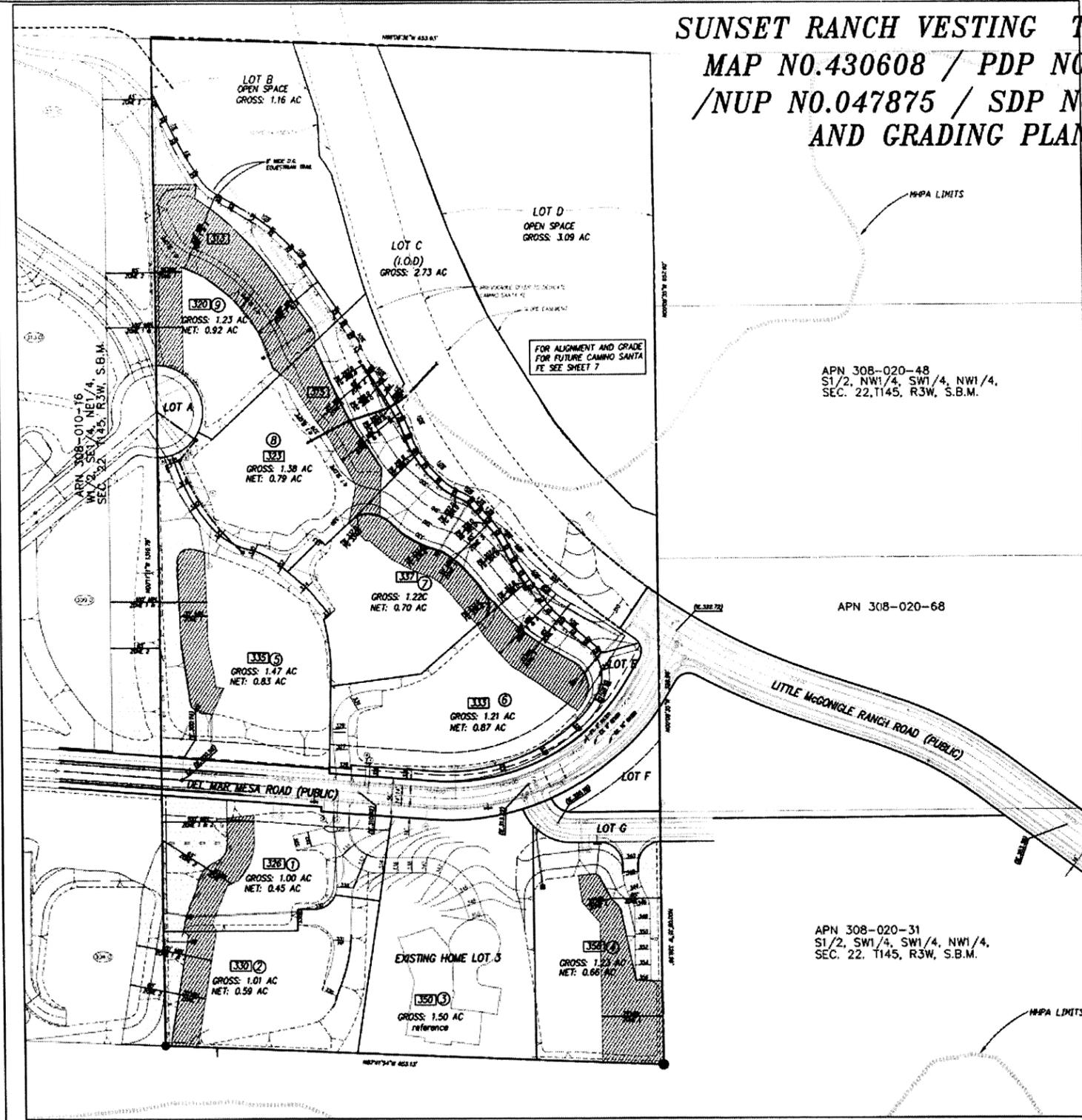
Sheet Title: PDP/SDP/NUP/NO. 42-0403
ALIGNMENT & GRADE STUDY
Sheet 7 of 11
3501

SUNSET RANCH VESTING TENTATIVE

MAP NO.430608 / PDP NO.005790

/NUP NO.047875 / SDP NO.005787

AND GRADING PLAN



APN 308-020-48
S1/2, NW1/4, SW1/4, NW1/4,
SEC. 22, T14S, R3W, S.B.M.

APN 308-020-68

APN 308-020-31
S1/2, SW1/4, SW1/4, NW1/4,
SEC. 22, T14S, R3W, S.B.M.

BRUSH MANAGEMENT SUMMARY

- BRUSH MANAGEMENT NOT REQUIRED FOR LOTS 3
- THE COMBINED WIDTH OF ZONE 1 AND ZONE 2 IS APPROX 100'
- ZONE 1 MAX WIDTH - 30' (VARIES FROM 30' TO 100')
- ZONE 2 MAX WIDTH - 0' (VARIES FROM 0' TO 60')
- BY ZONE 2 BEING 0' ONLY BRUSH BELIEVED TO BE WITHIN 40' EXTENDED ZONE 1 OF 30' IS PROVIDED.
- ALL SLOPES IN BRUSH MANAGEMENT ZONE 1 ARE A MAXIMUM SLOPE RATIO OF 4:1

SHEET SUMMARY

- SHEET 1 VESTING TENTATIVE MAP AND GRADING PLAN
- SHEET 2 TOP SOLE PLAN
- SHEET 3 EXISTING CONTOURS
- SHEET 4 SLOPE ANALYSIS
- SHEET 5 CROSS SECTIONS
- SHEET 6 DRAINAGE AND BMP PLAN
- SHEET 7 ALIGNMENT AND GRADE STUDY CONCEPT SITE PLAN
- SHEET 8 BRUSH MANAGEMENT PLAN BRUSH MANAGEMENT PROGRAM
- SHEET 9 LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
- SHEET 10 LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM
- SHEET 11 LANDSCAPE CONCEPT PLAN AND BRUSH MANAGEMENT PROGRAM

APPLICANTS: ROBERT LOTVIN
6130 DEL MAR MESA ROAD
SAN DIEGO, CA 92130

OWNER: ROBERT LOTVIN
6130 DEL MAR MESA ROAD
SAN DIEGO, CA 92130

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
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CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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LANDSCAPE ARCHITECT: HOWARD ASSOCIATES
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(619) 751-0633

GRAPHIC SCALE
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SCALE 1"=50'

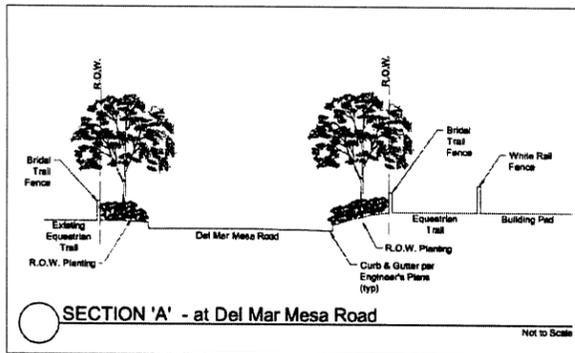
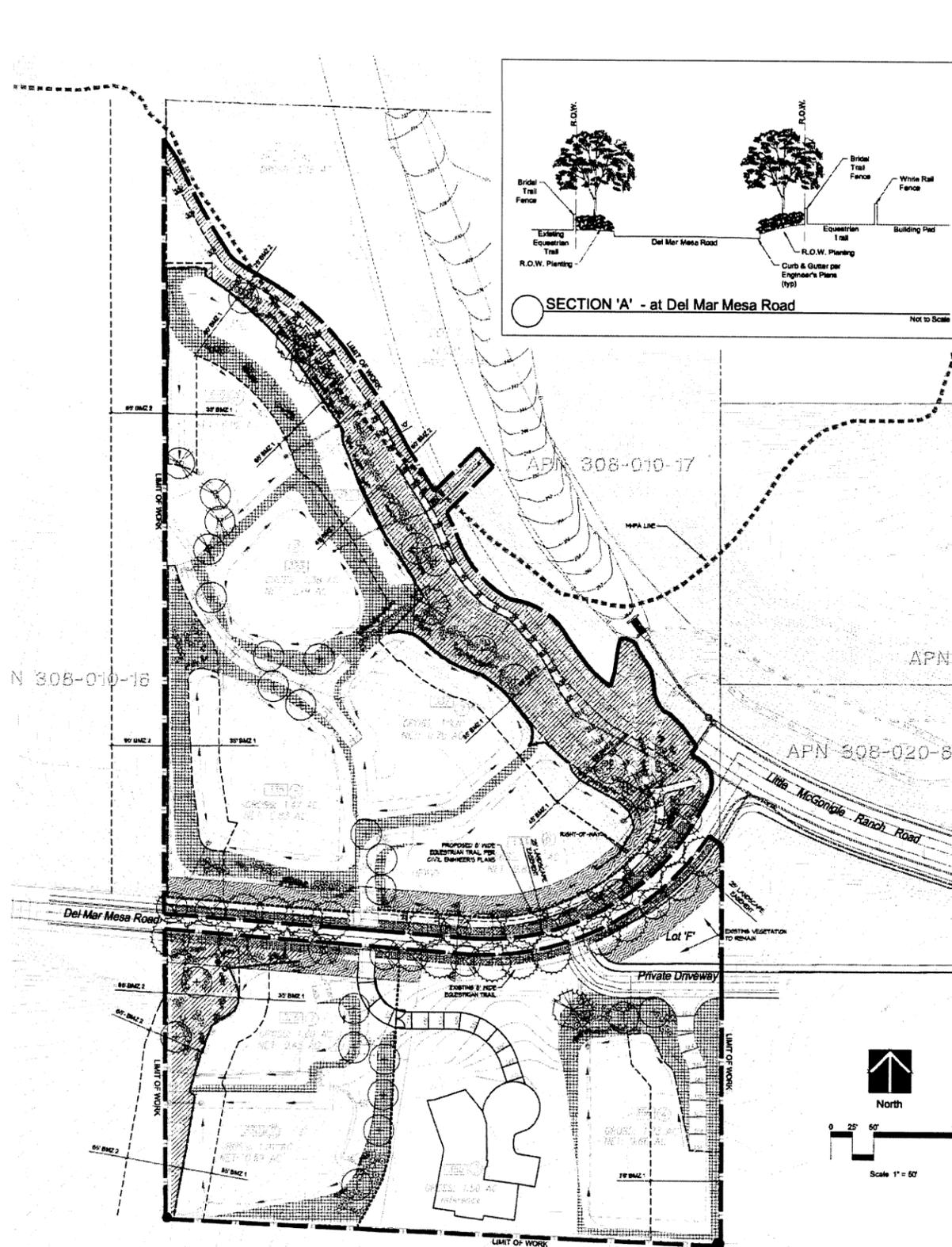
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(619) 751-0633 Fax (619) 751-0634

Prepared By:	Latitude 33 Planning & Engineering	Revision 14:	
Address:	4653 PARADISE DRIVE, 2ND FLOOR SAN DIEGO, CA 92130	Revision 13:	
Phone #:	(619) 751-0633	Revision 12:	
Fax #:	(619) 751-0634	Revision 11:	
Project Address:	INTERSECTION OF DEL MAR MESA ROAD AND CAMINO SANTA FE	Revision 10:	
Project Name:	SUNSET RANCH	Revision 9:	
Original Date:	07/26/07	Revision 8:	
Sheet Title:	PDP/SDP/NUP NO. 047875 BRUSH MANAGEMENT	Revision 7:	
Sheet No.:	8	Revision 6:	
DDP#:	3501	Revision 5:	
		Revision 4:	05/24/08
		Revision 3:	05/27/08
		Revision 2:	05/27/08
		Revision 1:	05/16/07



LANDSCAPE DEVELOPMENT PLAN FOR SUNSET RANCH Del Mar Mesa Community



PRELIMINARY PLANT LEGEND

- TREES**
TREES (100% MINIMUM 24" BOX SIZE)
- QUERCUS AGRIFFOLIA - COAST LIVE OAK
 - QUERCUS ENGELMANNI - ENGLISH OAK
 - QUERCUS ILEX - HOLLY OAK
 - BRACHYCHITON ACERIFOLIUS - FLAME TREE
 - KOELBUTERIA PANICULATA - GOLDEN RAIN TREE
 - PISTACIA CHINENSIS - CHINESE PISTACHE
 - FINIS TORREYANA - TORREY PINE
 - FINIS HALEPENSIS - ALEPPO PINE
 - PLATANUS X ACERIFOLIA - LONDON PLANETREE
 - PLATANUS RACEMOSA - CALIFORNIA SYCAMORE
 - TIRUANA TIPU - TIPU TREE
 - GELIENA PARVIFOLIA - AUSTRALIAN WILLOW
 - OLEA EUROPAEA - OLIVE
 - RUBUS LANCEA - AFRICAN SUMAC
- SHRUBS**
SHRUBS - 100% MIN 1 GAL SIZE - DEEP ROOTING - PERMANENT IRRIGATION
- ARGENTOSTAPHYLOS SPP. - MANZANITA - PROSTRATE SHRUB
 - ARTEMISIA SPP. - SAGEBRUSH - PROSTRATE SHRUB
 - BACCHARIS SPP. - DWARF COYOTE BRUSH - PROSTRATE SHRUB
 - CEANOTHUS SPP. - WILD LILAC - PROSTRATE SHRUB
 - CISTIS VILLOSA PROSTRATUS - ROCKROSE - PROSTRATE SHRUB
 - ENCELIA SPP. - ENCELIA - PROSTRATE SHRUB
 - ERIGONUM SPP. - BUCKWHEAT - PROSTRATE SHRUB
 - HETEROMELES ARBUTIFOLIA - TOYON - LARGE PROSTRATE SHRUB
 - RHUS INTERFOLIA - LEONADO BERRY - LARGE PROSTRATE SHRUB
 - RHAMNUS CALIFORNICA - COFFEEBERRY - LARGE PROSTRATE SHRUB
 - SALVIA SPP. - SAGE - PROSTRATE SHRUB
- BRUSH MANAGEMENT PLANTING - ZONE 1 - PERMANENT IRRIGATION**
SHRUBS - 100% MIN 1 GAL SIZE DEEP ROOTING, LOW FUEL VOLUME
- ARGENTOSTAPHYLOS SPP. - MANZANITA - PROSTRATE SHRUB
 - ARTEMISIA SPP. - SAGEBRUSH - PROSTRATE SHRUB
 - BACCHARIS SPP. - DWARF COYOTE BRUSH - PROSTRATE SHRUB
 - CEANOTHUS SPP. - WILD LILAC - PROSTRATE SHRUB
 - CISTIS VILLOSA PROSTRATUS - ROCKROSE - PROSTRATE SHRUB
 - SALVIA SPP. - SAGE - PROSTRATE SHRUB
- BRUSH MANAGEMENT PLANTING - ZONE 2 - TEMPORARY IRRIGATION**
SHRUBS - 100% MIN 1 GAL SIZE - DEEP ROOTING, LOW FUEL VOLUME
- BACCHARIS PURPUREA - COYOTE BUSH
 - CEANOTHUS SPP. - CALIFORNIA LILAC
 - CISTIS SPP. - ROCKROSE
 - ENCELIA CALIFORNICA - COAST SAGEFLOWER
 - FREMONTODENDRON CALIFORNICUM - FLAMEBUSH
 - HETEROMELES ARBUTIFOLIA - TOYON
 - RHAMNUS CALIFORNICA - COFFEEBERRY
 - RUBUS INTERFOLIA - LAUREL SUMAC
 - ROMNEYA COLLETTI - MATILDA POPPY
 - SALVIA SPP. - SAGE
- PLANTING FOR STREET EDGE SLOPES - PERMANENT IRRIGATION**
SHRUBS 100% MIN 1 GAL SIZE
- CEANOTHUS SPP. - WILD LILAC
 - CISTIS PURPUREA - PURPLE ROCK ROSE
 - EGHUM FASTUOSUM - PRIDE OF MADERA
 - LANTANA SPREADING SUNSHINE - SPREADING SUNSHINE LANTANA
 - RELIALICIA NERIFOLIA - PINK WEDGECAP
 - ROSMARINUS OFFICINALIS PROSTRATA - TRAILING ROSEMARY
 - ROSMARINUS TUSCAN BLUE - UPRIGHT ROSEMARY
- PLANTING FOR RIGHT OF WAY - PERMANENT IRRIGATION**
RHAPHIOLEPIS BALLERINA - 1 GAL - 24" O.C.
- HEMEROCALLIS HYBRIDS**
DAYLILY - (MIX YELLOW, ORANGE & BURGUNDY)
1 GAL - 24" O.C.

HYDROSEED MIX #1 - ZONE 1 & SLOPES BETWEEN LOTS - PERMANENT IRRIGATION

SPECIES (ADJACENT TO MHPA)	LBS/ACRE
BALYIA MULTIRADIATA - DESERT MARIGOLD	2
CEANOTHUS CYANUS - WILD LILAC	1
CISTIS CRETICUS - ROCKROSE	1
ERIGONUM GIANTUM-BUCKWHEAT	4
GENTHERA SPECIOSA-EVENING PRIMROSE	2
GAZANIA SPLENDENS-MIX COLORS GAZANIA	15
SALVIA COCCINEA-TROPICAL SAGE	5
TOTAL LBS/ACRE	34

HYDROSEED MIX #2 - ZONE 2, NATIVES ONLY LOW FUEL SEED MIX - TEMPORARY IRRIGATION

SPECIES (ADJACENT TO MHPA)	LBS/ACRE
BACCHARIS SAROTROIDES - SEEP WILLOW	2
IVA HAYESIANA - SAN DIEGO POVERTY NEED	1
CRATON CALIFORNICUS - CALIFORNIA CRATON	1
EROPHYLLUM CONFERTIFLORUM - GOLDEN YARROW	1
HEMIZONIA PASCULATA - FASCLED TARWEED	3
LATHENIA CALIFORNICA - DWARF GOLDFIELDS	6
LOTIS SCOPARIUS - DEERWEED	12
MIMULIS AFRANTICUS - STICKY MONKEYFLOWER	15
NASSELLA LEPIDA - NASSELLA	15
NASSELLA PILGARRA - NASSELLA	20
PLANTAGO OVATA - PLANTAIN	41
TOTAL LBS/ACRE	80

HYDROSEED MIX #3 - TO BE APPLIED ON UPPER AND LOWER PADS

SPECIES	MIN % PURITY / MIN % SEED VIGORATION	LBS/ACRE
PLANTAGO OVATA / PLANTAIN	45 / 75	25.0
LOTIS SCOPARIUS / COMMON DEERWEED	40 / 60	5.0
LUPINUS SUCCULENTUS / ARROYO LUPINE	45 / 55	2.0
LATHENIA CHRYSOTOMA / DESERT GOLDFIELDS	50 / 60	1.0
PHACELIA RAMOSISSIMA / PHACELIA	45 / 55	1.0

*INCLUDE MICORRHIZAL INOCULUM

GENERAL NOTES:

- PRIOR TO ISSUANCE OF ANY ENGINEERING PERMITS FOR GRADING, CONSTRUCTION DOCUMENTS FOR SLOPE PLANTING OR REVEGETATION INCLUDING HYDROSEEDING AND IRRIGATION SHALL BE SUBMITTED IN ACCORDANCE WITH THE LANDSCAPE STANDARDS AND TO THE SATISFACTION OF THE CITY MANAGER. ALL PLANS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS EXHIBIT (INCLUDING ENVIRONMENTAL CONDITIONS) ON FILE IN THE OFFICE OF DEVELOPMENT SERVICES.
- INSTALLATION OF SLOPE PLANTING AND EROSION CONTROL INCLUDING SEEDING OF ALL DISTURBED LAND (SLOPE AND PADS) CONSISTENT WITH THE APPROVED LANDSCAPE AND GRADING PLANS IS CONSIDERED TO BE IN THE PUBLIC INTEREST. THE PERMITTEE SHALL INITIATE SUCH MEASURES AS SOON AS THE GRADING HAS BEEN ACCOMPLISHED. SUCH EROSION CONTROL/SLOPE PLANTING AND THE ASSOCIATED IRRIGATION SYSTEMS (TEMPORARY AND/OR PERMANENT) AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THE LANDSCAPE STANDARDS.
- PRIOR TO ISSUANCE OF ANY GRADING PERMITS, COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS, INCLUDING AN AUTOMATIC PERMANENT IRRIGATION SYSTEM, SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT, DEVELOPMENT AND ENVIRONMENTAL PLANNING DIVISION FOR APPROVAL. THE PLANS SHALL BE IN SUBSTANTIAL CONFORMANCE TO THIS EXHIBIT, ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES.
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MAJORITY HEIGHT AND SPREAD.
- PRIOR TO ISSUANCE OF ANY ENGINEERING PERMITS FOR RIGHT-OF-WAY IMPROVEMENTS, COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY AND MEDIAN (IF APPLICABLE) IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY MANAGER FOR APPROVAL. IMPROVEMENT PLANS SHALL TAKE INTO ACCOUNT A 40 SQUARE FEET 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.
- PRIOR TO TENTATIVE MAP APPROVAL, PROVIDE A PLAN AND A RECORDED EASEMENT FOR BRUSH MANAGEMENT AND MAINTENANCE ON ADJACENT PROPERTY.

MAINTENANCE NOTES:

- ALL AREAS WITHIN RIGHT-OF-WAY WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE DISTRICT.
- ALL AREAS WITHIN INDIVIDUAL LOTS WILL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.
- ALL BRUSH MANAGEMENT ZONES OUTSIDE INDIVIDUAL LOT BOUNDARIES WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

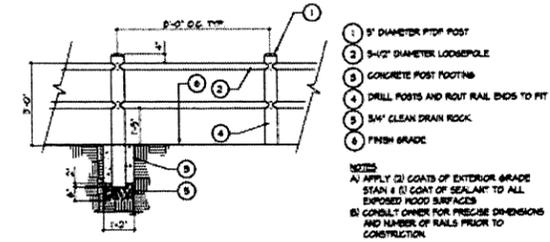
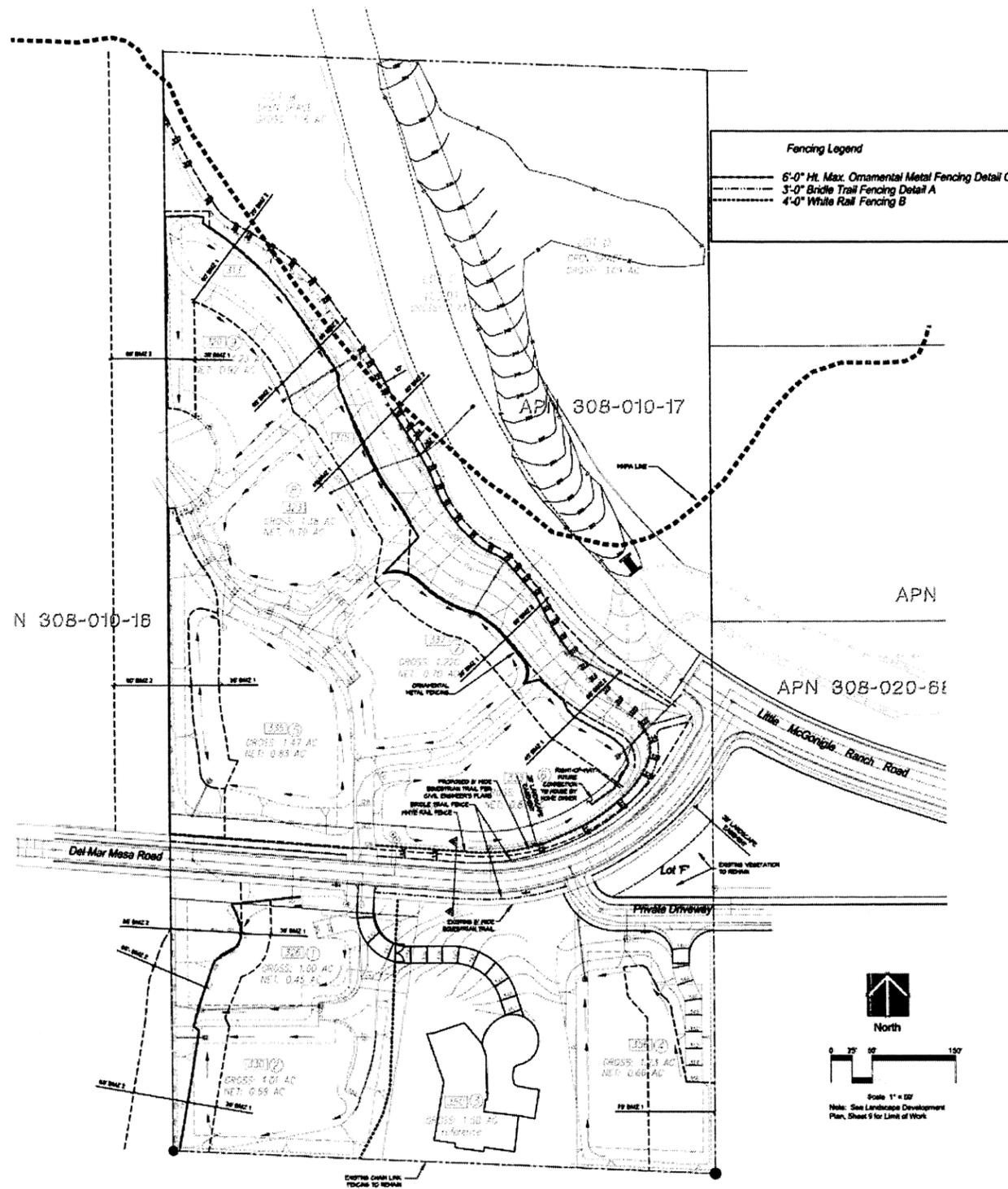
IRRIGATION NOTES

THE IRRIGATION SYSTEM WILL BE DESIGNED TO AFFORD OPTIMUM COVERAGE FOR THE SUPPORT OF PLANT GROWTH. THE COVERAGE WILL MEET THE WATER REQUIREMENTS FOR THE SELECTED PLANT MATERIAL AND WITHIN THE GIVEN PLANTING AREAS. THE DESIGN WILL TAKE INTO CONSIDERATION THE TYPE OF EXPOSURE THE SYSTEM WILL HAVE. THE IRRIGATION SYSTEM WILL BE DESIGNED WITH RESPECT TO WATER CONSERVATION. IRRIGATION HEADS SHALL BE CHOSEN FOR MAXIMUM COVERAGE WITH LOW-GALLONAGE AND PRECIPITATION QUALITIES. THE IRRIGATION SYSTEM SHALL BE A FULLY AUTOMATIC SYSTEM AND AS MAINTENANCE-FREE AS POSSIBLE. THE MATERIALS FOR THE SYSTEM WILL BE OF AN EXTREMELY DURABLE NATURE, AND WILL HAVE BEEN SELECTED FOR WEAR RESISTANCE AND LONG LIFE. THE OVERALL SYSTEM SHALL BE DESIGNED FOR EASE OF MAINTENANCE. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITYWIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

Prepared By: HOWARD ASSOCIATES, INC.	Revision 14: 3/23/01
Name: _____	Revision 15: 3/23/01
Address: 8880 San Diego Drive, Suite 350	Revision 16: 3/23/01
San Diego, CA 92128	Revision 17: 3/23/01
Phone: (619) 718-9660	Revision 18: 3/23/01
Project Address: _____	Revision 19: 3/23/01
_____	Revision 20: 3/23/01
_____	Revision 21: 3/23/01
_____	Revision 22: 3/23/01
_____	Revision 23: 3/23/01
_____	Revision 24: 3/23/01
Project Name: SUNSET RANCH	Revision 25: 3/23/01
_____	Revision 26: 3/23/01
_____	Revision 27: 3/23/01
_____	Revision 28: 3/23/01
_____	Revision 29: 3/23/01
_____	Revision 30: 3/23/01
Sheet Title: LANDSCAPE DEVELOPMENT PLAN	Original Date: 12/21/00
_____	Sheet: 9 of 11
_____	DWG: _____

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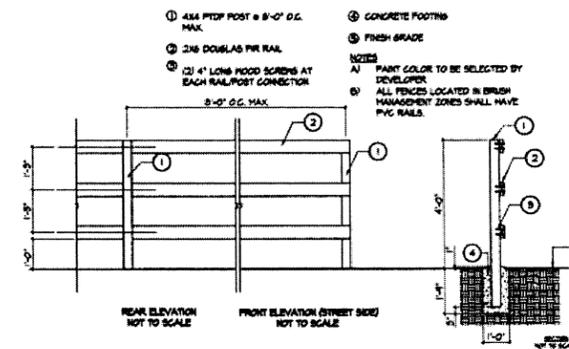
LANDSCAPE CONCEPT FENCING PLAN FOR SUNSET RANCH Del Mar Mesa Community



- 1 3/4" DIAMETER PUP POST
- 2 3/4" DIAMETER LAGSCREW
- 3 CONCRETE POST FOOTING
- 4 DRILL POSTS AND ROUT RAIL ENDS TO FIT
- 5 3/4" CLEAN DRAIN ROCK
- 6 FINISH GRADE

NOTES:
A) APPLY (2) COATS OF EXTERIOR GRADE STAIN & (2) COAT OF SEALANT TO ALL EXPOSED WOOD SURFACES
B) CONSULT OWNER FOR PRECISE DIMENSIONS AND NUMBER OF RAILS PRIOR TO CONSTRUCTION

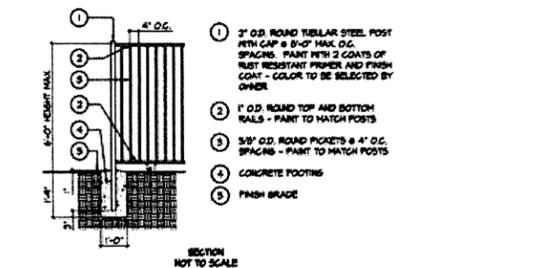
A 3'-0" BRIDLE TRAIL FENCE



- 1 1/2" PUP POST & 3/4" O.D. MAX.
- 2 3/4" DOUGLAS FIR RAIL
- 3 1" LONG WOOD SCREWS AT EACH RAIL/POST CONNECTION
- 4 CONCRETE FOOTING
- 5 FINISH GRADE

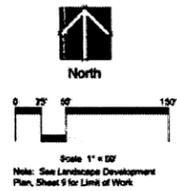
NOTES:
A) PAINT COLOR TO BE SELECTED BY DEVELOPER
B) ALL FENCES LOCATED IN BRUSH MANAGEMENT ZONES SHALL HAVE PVC RAILS

B 4'-0" WHITE RAIL FENCE



- 1 1" O.D. ROUND TUBULAR STEEL POST WITH CAP & 3/4" MAX. O.D. SPACING. PAINT WITH 2 COATS OF RUST RESISTANT PRIMER AND FINISH COAT - COLOR TO BE SELECTED BY OWNER
- 2 1" O.D. ROUND TOP AND BOTTOM RAILS - PAINT TO MATCH POSTS
- 3 3/4" O.D. ROUND PICKETS & 1" O.D. SPACING - PAINT TO MATCH POSTS
- 4 CONCRETE FOOTING
- 5 FINISH GRADE

C ORNAMENTAL METAL FENCING

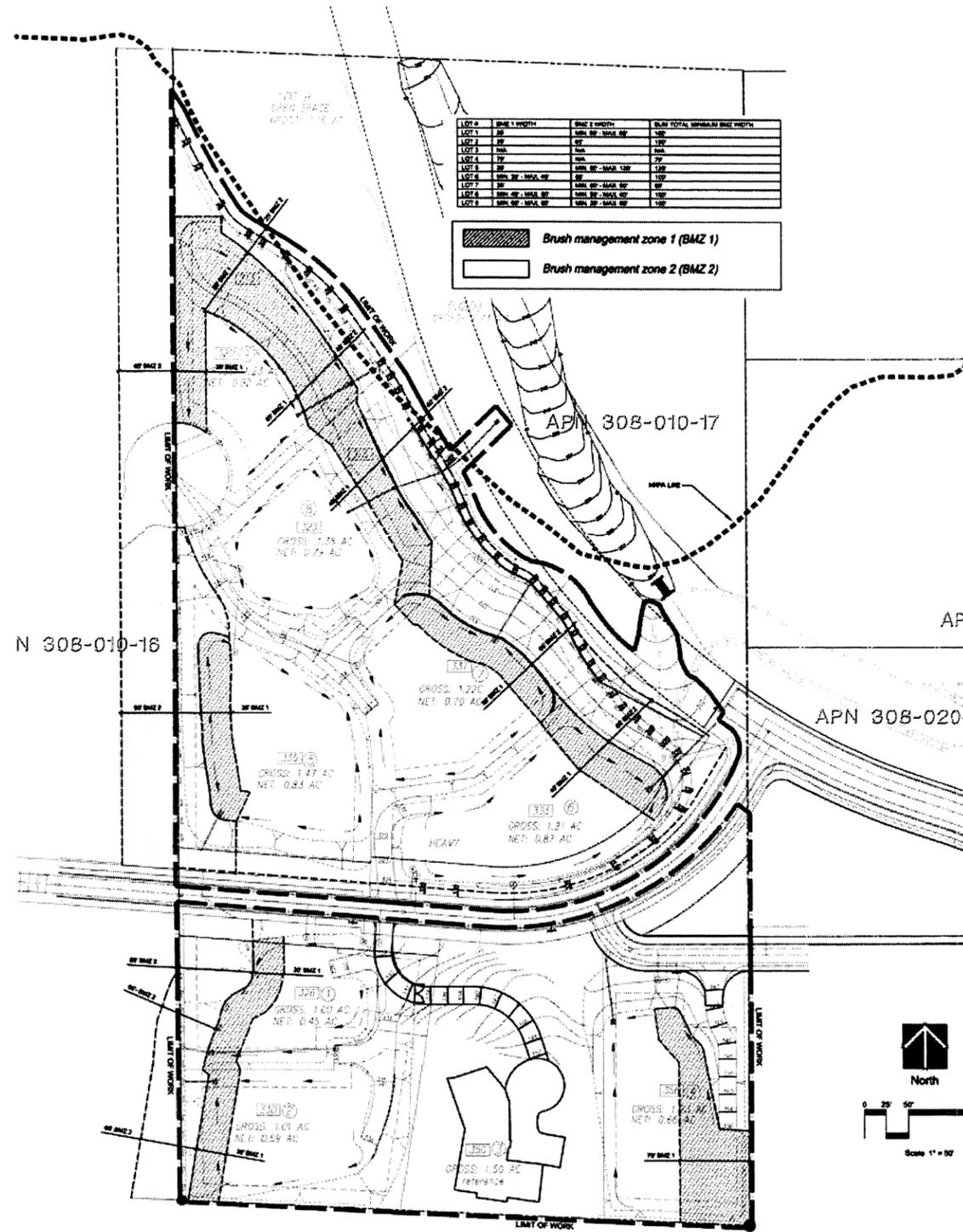


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BRUSH MANAGEMENT PLAN FOR SUNSET RANCH Del Mar Mesa Community



LOT #	ZONE 1 WIDTH	ZONE 2 WIDTH	ZONE TOTAL MINIMUM BRUSH WIDTH
LOT 1	30'	30'	30'
LOT 2	30'	30'	30'
LOT 3	30'	30'	30'
LOT 4	30'	30'	30'
LOT 5	30'	30'	30'
LOT 6	30'	30'	30'
LOT 7	30'	30'	30'
LOT 8	30'	30'	30'

Brush management zone 1 (BMZ 1)
 Brush management zone 2 (BMZ 2)

GENERAL NOTES:

- BRUSH MANAGEMENT FOR ALL ZONES SHALL COMPLY WITH CITY OF SAN DIEGO BRUSH MANAGEMENT REGULATIONS LDC 142.0412
- ALL LANDSCAPE 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
- ALL PROPOSED LANDSCAPING, ESPECIALLY LANDSCAPING ADJACENT TO NATIVE HABITAT, SHALL NOT INCLUDE EXOTIC PLANT SPECIES THAT MAY BE INVASIVE TO NATIVE HABITATS. PLANT SPECIES FOUND WITHIN THE CALIFORNIA INVASIVE PLANT COUNCIL'S INVASIVE PLANT INVENTORY AND THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS ARE PROHIBITED.

BRUSH MANAGEMENT NOTES

- ZONE ONE REQUIREMENTS:**
- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN FLAMMABLE VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
 - ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURE 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, HALL, AND NON-HABITABLE SHEDS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
 - 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 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.
 - PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - HIGH PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - HIGH PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT BURNER DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY LESS THAN 24 INCHES.
 - ZONE ONE IRRIGATION OVER SPRAY AND RINOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- ZONE TWO REQUIREMENTS:**
- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, FLAMMABLE VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF THE UNDISTURBED VEGETATION.
 - NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
 - WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF SIX INCHES.
 - WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE CUT AND CLEARED SHALL BE PRUNED TO REDUCE FUEL LOADINGS IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
 - THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO AREA IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE OR NATURALIZED, LOW-FUEL, AND FIRE-RESISTIVE. NO NONNATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHFA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE-RESISTANT NATIVE TREES MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES.
 - ALL NEW ZONE TWO PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO. ONLY LOW-FLOW, LOW-CALIBRE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RINOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - WHERE ZONE TWO IS BEING REVEGETATED AS REQUIRED OF SECTION 142.0416, 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.
 - ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING ANY TEMPORARY IRRIGATION SYSTEM.
 - ZONE 2 WIDTH IS ONLY REDUCED BELOW 50' WHEN AN EXTENDED 50% 1 OF 1% IS PROVIDED, THIS MODIFICATION TO THE BRUSH MANAGEMENT REGULATIONS (142.0412) IS ALTERNATIVE COMPLIANCE BY THE APPROVAL OF THE FIRE CHIEF (142.0412).

BRUSH MANAGEMENT MAINTENANCE

REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE:

ZONE 1: YEAR-ROUND MAINTENANCE
 ZONE 2: SEASONAL MAINTENANCE

BRUSH MANAGEMENT ZONE 1

THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND 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 PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL, AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE 2

SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOL WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. REPAIRS AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS (E.G. NY) SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. GRASSES AND SOME ICE PLANTS, DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

TENTATIVE MAP REGULATIONS

- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS HAVE BEEN DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES. ALL TO THE SATISFACTION OF THE CITY MANAGER.
- ALL APPROVED LANDSCAPE SHALL BE INSTALLED.
- ALL REQUIRED LANDSCAPE INSPECTIONS SHALL BE PERFORMED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- A NO FIRE STREET TREE PERMIT SHALL BE OBTAINED PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY. COPIES OF THESE APPROVED DOCUMENTS SHALL BE SUBMITTED TO THE CITY MANAGER.

IMPROVEMENT	MINIMUM STREET TREE SEPARATION DISTANCE	
	ALL STREET TREES SHALL HAVE	NON-IRRIGATED/ADJACENT
TRAFFIC SIGNALS AND STOP SIGNS	20'	
UNDERGROUND UTILITY LINES	5'	
ABOVEGROUND UTILITY LINES	10'	
SEWER	10'	
DRIVEWAY ENTRIES	10'	
INTERSECTIONS	25'	

SPECIFIC PLAN REQUIREMENTS

RECREATIONAL OPPORTUNITIES ARE PRESERVED AND ENHANCED IN THIS COMMUNITY BY THE PRESERVATION OF THE OF THE VAST NATIVE MHFA, AND THE PROVISION OF THE OPEN SPACE AREAS. THIS NEIGHBORHOOD PROVIDES CLEAR PEDESTRIAN AND OPEN SPACE LINKAGES WITHIN AND BETWEEN NEIGHBORHOODS IN THE DEL MAR MESA AREA BY PROVIDING THE MULTI-USE TRAIL, PROVIDED FOR NON-MOTORIZED PURPOSES. THIS TRAIL CAN BE USED FOR HIKING AND EQUESTRIAN PURPOSES, AND IT EFFECTIVELY LINKS THE OPEN SPACE AREAS TO THE RIGHT OF WAY, AND THE ROAD SYSTEM FOR THE NEIGHBORHOOD.

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Project Name:	SUNSET RANCH	Revision 19:	
Sheet Title:	BRUSH MANAGEMENT PLAN	Revision 20:	
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LITTLE MCGONIGLE RANCH ROAD ALIGNMENT & GRADE STUDY (EXHIBIT "D-3")

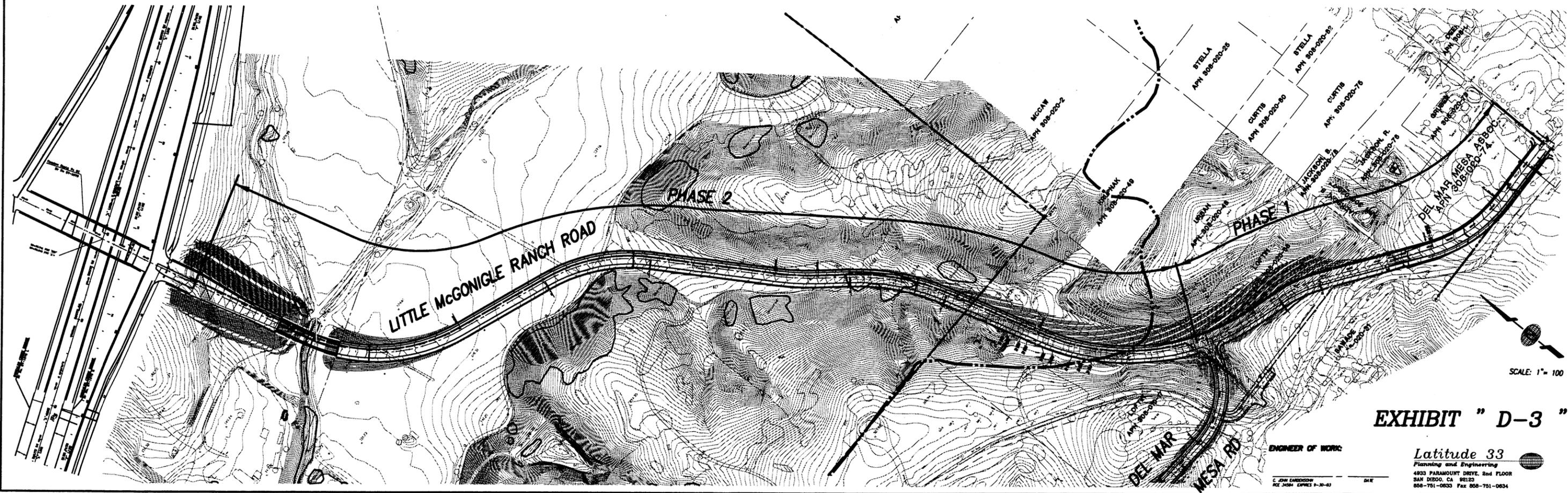
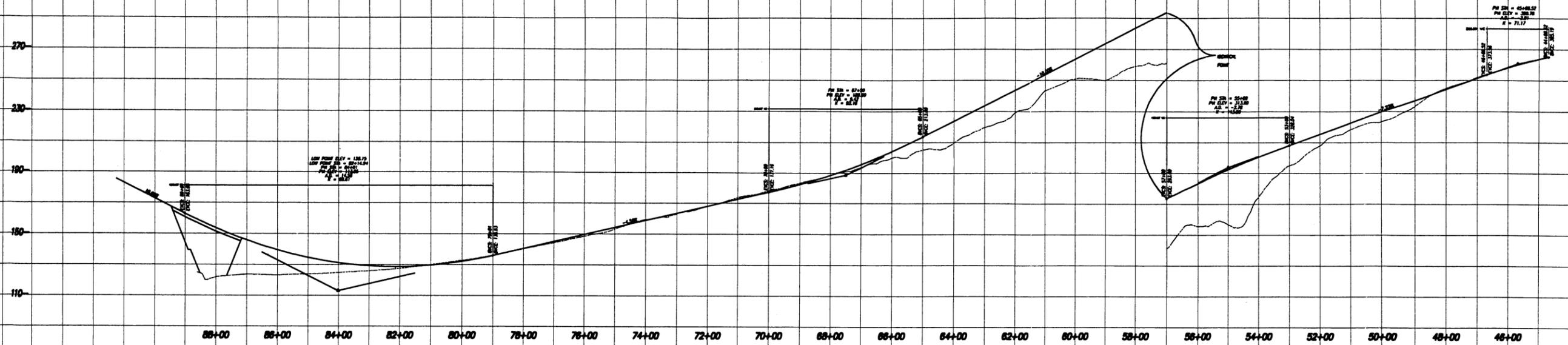


EXHIBIT " D-3 "

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 SAN DIEGO, CA 92123
 858-751-0533 Fax 858-751-0534

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PLANNING COMMISSION
RESOLUTION NO. – pc-XXXX
VESTING TENTATIVE MAP NO. 430608
SUNSET RANCH - PROJECT NO. 3501
DRAFT

WHEREAS, ROBERT T. LOFTIN AND ROSALIND T. LOFTIN, TRUSTEES OF THE ROBERT T. AND ROSALIND T. TRUST DATED SEPTEMBER 1, 1999, Applicant/Subdivider, and JIM KILGORE, LATITUDE 33 PLANNING & ENGINEERING, Engineer, submitted an application with the City of San Diego for Vesting Tentative Map No. 430608 to create nine custom home parcels. The project site is located at the intersection of Del Mar Mesa Road and Little McGonigle Ranch Road in the AR-1-1 zone of the Del Mar Mesa Specific Plan. The project site is legally described as the East half of the Southeast quarter of the Northeast quarter of Section 21, Township 14 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof (Assessor's Parcel No. 308-010-17); and

WHEREAS, the Map proposes the subdivision of a 18.78 acre site into fifteen lots for residential development (including 9 single family lots, 1 private driveway lot, 2 open space lots, 2 homeowners associate lots, and 1 lot for the future extension of Camino Santa Fe); and

WHEREAS, Findings to Master Environmental Impact Report (EIR) No. 95-0353 have been prepared and reflects the independent judgment of the City of San Diego as lead agency; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on November 6, 2008, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 430608, and pursuant to Section 125.0440 (tentative map) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego that it adopts the following findings with respect to Tentative Map No. 430608:

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

Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 430608, is hereby granted to ROBERT T. LOFTIN AND ROSALIND T. LOFTIN, TRUSTEES OF THE ROBERT T. AND ROSALIND T. TRUST DATED SEPTEMBER 1, 1999, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire November 6, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
4. The Final Map shall comply with the provisions of the Site Development Permit No. 5787, Planned Development Permit No. 5790 and Neighborhood Use Permit No. 47875.
5. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

AFFORDABLE HOUSING

6. Prior to recording the final map, the Subdivider shall pay a fee to the San Diego Housing Commission in conformance with the NCFUA Framework Plan requirements for affordable housing based on the current fee amount at that time. The current rate of the fee is equal to \$2,420 per market rate unit, and is subject to change.

ENGINEERING

7. The Subdivider shall dedicate an additional 2.0 feet of Right-of-Way on Del Mar Mesa Road to provide a 16 foot curb-to-property line distance, satisfactory to the City Engineer.
8. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
9. An 8-foot wide hiking trail shall be dedicated as a "non-motor vehicle pedestrian and equestrian Right-of-Way" at a location in agreement with that shown on the Tentative Map.
10. The Subdivider shall enter a bonded maintenance agreement with the City agreeing to maintain in perpetuity the multi-purpose trail or until such time maintenance district or other such mechanism is established and assumes the maintenance responsibility.
11. The Subdivider shall grant a 5 ft wide General Utility Easement where required for franchise utilities and structures, on the south side of Del Mar Mesa Road.
12. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
13. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
14. The drainage system proposed for this development, as shown on the plans, is subject to approval by the City Engineer.
15. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Subdivider 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.

17. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), 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 implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
18. 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; further, 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. In addition, the owner(s) and 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 amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99-08-DWQ.
19. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
20. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
21. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

22. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
23. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone

for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

24. The Final Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER

25. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.
26. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining a Maintenance and Encroachment Maintenance and Removal Agreement.
27. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
28. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or redesigned.
29. Providing sewer for this development is dependent upon prior construction of certain sewer facilities in previously approved developments in the area. If they have not been constructed when required for this development, then the construction of certain portions of these previously approved sewer facilities, as required by the City Engineer, will become off-site improvements required for this development.
30. The developer shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's

sewer design guide. Improvement drawings are required for private sewer facilities serving more than one lot.

31. The Carmel Valley Trunk Sewer construction is to be funded through a Facilities Benefit Assessment. All projects that discharge to this trunk sewer will be charged with that assessment upon issuance of building permits. The minimum cost per dwelling unit is \$302.00. The developer shall provide a letter of commitment to participate in the Facilities Benefit Assessment project for upgrading the Carmel Valley Trunk Sewer.
32. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot.

WATER

33. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the Director of Public Utilities and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the Subdivider shall design and construct a redundant water system satisfactory to the Director of Public Utilities.
34. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of Public Utilities. Easements shall be located within single lots and include entire driveway widths.
35. Grants of water easements shall have minimum widths of 30-feet, with paved vehicular access a minimum of 24-feet wide and full height curbs. All paving shall conform to schedule "J" or better. Fire hydrants within easements having no curbs shall have protective posts per SDW-102. Easements, as shown on the approved tentative map, will require modification based on standards and final engineering. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
36. The Subdivider agrees to design and construct all public water facilities in accordance with established criteria in the most current edition of the City San Diego Water Facility Design Guidelines and regulations, standards, and practices pertaining thereto. Water facilities, as shown on the approved tentative map, shall be modified at final engineering to conform to standards.
37. The Subdivider shall provide evidence, satisfactory to the Director of Public Utilities, indicating that each lot will have its own water service or provide

CC&Rs for the operation and maintenance of on-site private water facilities that serve or traverse more than one lot.

38. The Subdivider shall design and construct a minimum 8-inch public water main through the adjacent westerly property, Valley Ridge Estates Project No.97083, operating at the 610 hydraulic grade line (HGL), from Del Mar Mesa Road to the easterly terminus of the property adjacent to Lot "A" in a manner satisfactory to the Director of Public Utilities.

GEOLOGY

39. Prior to the issuance of a grading permit, an updated geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports." The geotechnical consultant must review, sign and stamp the grading plans as part of the plan review and grading permit issuance process. A Final As-Built Report is required within 15 days of completion of grading operations.

TRANSPORTATION

40. Provide an Irrevocable Offer of Dedication for Little McGonigle Ranch Road/Camino Santa Fe Rd at a minimum of 65' of right-of-way plus appropriate slope easement, transitioning to 60' of right-of-way plus appropriate slope easement, satisfactory to the City Engineer.
41. Prior to the recordation of the Final Map, provide Shared Access Agreements for lots 5, 7 and 8 to the satisfaction of the City Engineer.
42. Prior to the recordation of the Final Map, provide Shared Access Agreements for lots 1, 2 and 3 to the satisfaction of the City Engineer.
43. Prior to the recordation of the Final Map, provide Shared Access Agreements for lot 4 and APN 308-020-85 to the satisfaction of the City Engineer.
44. The Subdivider shall assure, by permit and bond, the construction of the public street associated with Lot A to Del Mar Mesa Road as a 28 foot of pavement within a 45 foot right-of-way with curb, gutter and multiuse trail on one side to the satisfaction of the City Engineer.
45. The Subdivider shall assure by permit and bond, the construction of the public street cul-de-sac associated with Lot A with a 50 foot curb radius within a 60 foot radius right-of-way with a curb, gutter and multiuse trail to the satisfaction of the City Engineer.

LANDSCAPE

46. Prior to issuance of any engineering permits for grading, construction documents for slope planting or revegetation including hydroseeding and irrigation shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance with Exhibit A (including Environmental conditions) on file in the Office of Development Service.
47. Installation of slope planting and erosion control including seeding of all disturbed land (slopes and pads) consistent with the approved landscape and grading plans is considered to be in the public interest. The Permittee shall initiate such measures as soon as the grading has been accomplished. Such erosion control/slope planting and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Landscape Standards.
48. Prior to issuance of any grading permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department, Development and Environmental Planning Division for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the office of the Development Services.
49. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way and median (if applicable) improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square feet 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.

ENVIRONMENTAL

50. Prior to recordation of the first final map, the applicant shall obtain a Certificate of Compliance or Exemption from the Del Mar Union School District and the San Dieguito Union School District that demonstrates project impacts on school facilities are adequately mitigated within each school district as required in the Del Mar Mesa Specific Plan.
51. Prior to issuance of any grading permit, grading design shall utilize contour grading techniques for fill slopes, including variable slope ratios and rounding the tops and toes of slopes, generally depicted on Exhibit A grading plans. Retaining walls are to be avoided adjacent to open space lots, except as shown on Exhibit A.
52. Prior to recordation of the first final map and/or issuance of any grading permits, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, or a conservation easement or covenant of easement granted

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

To facilitate MHPA conveyance, any non-fee areas shall be lotted separately, have conservation easements placed over them if located in the MHPA, and be maintained in perpetuity by the Owner/Permittee/Applicant unless otherwise agreed to by the City. All other on-site areas can be conveyed through any of the three above methods.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
SAN DIEGO, CALIFORNIA, ON NOVEMBER 6, 2008.

By

Leslie Goossens
Development Project Manager
Development Services Department

Job Order No. 42-0403

Rev 04/13/07 rh

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

JOB ORDER NUMBER: 42-0403

PLANNED DEVELOPMENT PERMIT NO. 5790
SITE DEVELOPMENT PERMIT NO. 5787
NEIGHBORHOOD USE PERMIT NO. 47875

SUNSET RANCH [MMRP] - Project No. 3501
 Planning Commission

This Planned Development Permit No. 5790, Site Development Permit No. 5787 and Neighborhood Use Permit No. 47875 is granted by the Planning Commission of the City of San Diego to Robert T. Loftin and Rosalind T. Loftin, Trustees of the Robert T. and Rosalind T. Trust dated September 1, 1999, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0602, 126.0502, and 126.0203. The 18.78 acre site is located at the intersection of Del Mar Mesa Road and Little McGonigle Ranch Road in the AR-1-1 zone of the Del Mar Mesa Specific Plan. The project site is legally described as the East half of the Southeast quarter of the Northeast quarter of Section 21, Township 14 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof (Assessor's Parcel No. 308-010-17).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide and develop a fifteen lot subdivision for nine single family lots, one private driveway, two open space lots, two homeowners associate lots, and one lot for the future extension of Camino Santa Fe, and design guidelines to control and direct the development of each single family lot, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 6, 2008, on file in the Development Services Department.

The project shall include:

- a. The subdivision, grading and improvement of a 18.78 acre site to allow construction of 8 custom single family homes in conformance with the Sunset Ranch Design Guidelines, with an existing residence on proposed lot 3 to remain;
- b. Deviations to minimum street frontage;
- c. Density transfer of two (2) residential units from the Terrazzo Bougainvillea Vesting Tentative Map No. 9985, Final Map No. 15589;
- d. Guest Quarters on all lots consistent with the criteria in the Sunset Ranch Design Guidelines and the Land Development Code requirements;
- e. Pedestrian and equestrian trails;
- f. The future extension of Camino Santa Fe and slope easements within the subdivision boundary;
- g. Landscaping (planting, irrigation and landscape related improvements);
- h. Off-street parking; and
- i. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

11. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

12. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

14. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in the Findings to Master Environmental Impact Report (EIR) No. 95-0353, Project No. 3501, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Findings to Master Environmental Impact Report (EIR) No. 95-0353, Project No. 3501, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Paleontological Resources
- Land Form/Visual Character
- Public Facilities and Services
- Noise
- Transportation/Circulation

16. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

17. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), 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 implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

18. 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; further, 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. In addition, the owner(s) and 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 amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99-08-DWQ.

19. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

20. The drainage system proposed for this development, as shown on the plans, is subject to approval by the City Engineer.

GEOLOGY REQUIREMENTS:

21. Prior to the issuance of a grading permit, an updated geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for

Geotechnical Reports.” The geotechnical consultant must review, sign and stamp the grading plans as part of the plan review and grading permit issuance process. A Final As-Built Report is required within 15 days of completion of grading operations.

22. Additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations will be subject to approval by the Division of Building, Safety and Construction prior to issuance of building permits.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of construction permits for grading, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

24. Prior to issuance of construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft 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.

25. Prior to issuance of any construction permits for buildings; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

26. Prior to Final Inspection, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

27. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

28. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

29. 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, the Permittee or Subsequent Owner is responsible to repair and/or replace

any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

30. Prior to issuance of construction permits for grading; the Permittee or Subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

31. The Permittee or Subsequent Owner shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A', Brush Management Plan, on file in the Office of the Development Services Department.

32. Prior to issuance of any construction permits for grading, Landscape Construction Documents shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

33. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).

34. The Brush Management Program shall implement two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412 as follows: Vesting Tentative Map No. 430608 shall have a standard Zone One of 35 feet and a standard Zone Two of 65 feet. Lot 4 shall have an extended Zone One of 79' consistent with Exhibit A.

35. No habitable structures shall be allowed within Brush Management Zone One.

36. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and Development Services Department approval.

37. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the 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."

38. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS].
39. All new Zone Two planting shall be temporarily irrigated with an above-ground irrigation system until established. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining the temporary irrigation system. Only native vegetation shall be planted or hydro seeded. If Zone Two is being revegetated, 50% of the planting area shall be seeded with material that does not grow taller than 24 inches.
40. Prior to final inspection, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.
41. Prior to issuance of any construction permits for grading, a recorded easement shall be granted from adjacent property owners for parcel APN 308-010-16 and parcel APN 308-010-17 for offsite Brush Management as shown on Exhibit A. The required Brush Management Easement Document 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.

PLANNING/DESIGN REQUIREMENTS:

42. Prior to the application for building permits, plans for each custom single dwelling unit shall be approved through a Process 2 review. Approval shall be based on substantial conformance to the approved Permit, Exhibits, and Design Guidelines. Should any conflicts exist among the aforementioned documents, the Permit and the Land Development Code shall prevail.
43. No fewer than two off-street parking spaces (or 3 for properties developed with a guest quarters) shall be maintained 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 Development Services Department.
44. 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.
45. The proposed project does not propose any structures; therefore, in order to determine if structures comply with the height limitations of the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP), any future structures must be submitted to the San Diego County Airport Land Use Commission (ALUC) for review.
46. The Owner/Permittee shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer.
47. Fencing shall adhere to the approved Sunset Ranch Design Guidelines.

48. Required fencing between designated private use areas and common brush management, MHPA/Open Space lots, and/or separating the pedestrian/equestrian trail and the landscaped parkway adjacent to public and private streets shall not be altered, removed or relocated.
49. In order to avoid potentially significant impacts associated with external lighting, all lighting from homes for the purposes of safety and security shall be designed to minimize the emission of light rays onto neighboring properties and open space. All lighting shall be shaded and adjusted to fall on the same premises where such lighting is located. The lighting of private recreational facilities, such as tennis courts, shall not be permitted. Swimming pools may be lighted for safety purposes, using ground lighting that does not project more than six feet from the lighting source.
50. Signage will be limited to access, litter control and educational purposes.
51. Disclosure shall be made to all future buyers that Del Mar Mesa is a semi-rural community which permits residents to maintain horses and horse stables on their residential property subject to horse-keeping provisions of the San Diego Municipal Code.

TRANSPORTATION REQUIREMENTS

52. This project shall conform to the Del Mar Mesa/Subarea V Specific Plan, Transportation Phasing Plan and Public Facilities Financing Plan to the satisfaction of the City Engineer.

WASTEWATER REQUIREMENTS:

53. The developer shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.
54. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.
55. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check. In addition, the developer shall submit calculations, satisfactory to the Metropolitan Wastewater Department Director, for sizing of the proposed sewer lateral from the property line to its connection with the public sewer main.
56. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

WATER REQUIREMENTS:

57. Prior to the issuance of the first building permit, all public water facilities shown on improvement drawing plan 29261-D shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

58. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new 8-inch public water facility through the adjacent westerly property, Valley Ridge Estates Project No.97083. The required 8-inch public water main shall be constructed from Del Mar Mesa Road to the western limit of the project, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
59. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any vehicular use area, and the removal of all existing unused services adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
60. Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permit(s) for the installation of private back flow prevention device(s) on all existing and proposed water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
61. Prior to the final inspection of any building permit for residential development, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Director of Public Utilities and the City Engineer. Fire hydrants shall be located a minimum of five feet from any structures above, at, or below grade.
62. Prior to the final inspection of any building permit for residential development, all public water facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
63. Prior to the final inspection of any building permit for residential development, the Owner/Permittee shall design and construct new public water facilities, into acceptable alignments and right-of-way, in the event any public water facility adjacent to or traversing the project site loses integrity due to the construction and grading activities associated with this development, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
64. Prior to the issuance of any building or engineering permits, except grading, the Owner/Permittee shall grant adequate water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of Public Utilities and the City Engineer. All paving within easements shall conform to schedule "J" or better. Easements, as shown on approved Exhibit "A", will require modification based on standards at final engineering.
65. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Parallel potable water mains shall have a minimum separation of 10-feet and be located a minimum of 4-feet from face of curb to outside edge of pipe. Facilities, as shown on approved Exhibit "A," may require modification based on standards at final engineering.

INFORMATION ONLY:

- 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 Planning Commission of the City of San Diego on November 6, 2008, by Resolution No. PC-xxxx.

Permit Type/PTS Approval Nos.: PDP 5790; SPD 5787;
and NUP 47875

Date of Approval: November 6, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Leslie Goossens
TITLE: 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 _____
Robert T. Loftin, Trustee of the
Robert T. and Rosalind T. Trust dated
September 1, 1999

Owner/Permittee

By _____
Rosalind T. Loftin, Trustee of the
Robert T. and Rosalind T. Trust dated
September 1, 1999

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

PLANNING COMMISSION
RESOLUTION NO. PC-Draft
PLANNED DEVELOPMENT PERMIT NO.5790,
SITE DEVELOPMENT PERMIT NO. 5787
NEIGHBORHOOD USE PERMIT NO. 47875
SUNSET RANCH

WHEREAS, ROBERT T. LOFTIN AND ROSALIND T. LOFTIN, as Trustees of the Robert T. and Rosaline T. Trust Dated September 1, 1999, Owner/Permittee, filed an application with the City of San Diego for a permit to create 9 custom home parcels with guest quarters (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 5790, 5787, and 47875), on portions of a 18.78 acre site;

WHEREAS, the project site is located at the intersection of Del Mar Mesa Road and Little McGonigle Ranch Road in the AR-1-1 Zone of the Del Mar Mesa Specific Plan;

WHEREAS, the project site is legally described as the east half of the southeast quarter of the northeast quarter of section 21, township 14 south, range 3 west, San Bernardino Base and Meridian, in the County of San Diego, State of California;

WHEREAS, on November 6, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit No. 5790, Site Development Permit No. 5787 and Neighborhood Use Permit No. 478755 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated November 6, 2008.

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan.** The proposed subdivision, grading and improvement of a 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters is located north and south of Del Mar Mesa Road, at the intersection of Little McGonigle Ranch Road. The Del Mar Mesa Specific Plan (DMMSP) designates this site as Estate Residential. The Multi-Habitat Planning Area is located directly adjacent and to the north of the site and includes the northerly portion of the project site. The northerly portions of the project site located within the MHPA are not proposed for development, and no adjustment to the MHPA boundary is required or proposed.

The Plan allows the use of a Planned Development Permit to achieve more units on a site designated as Estate Residential, provided the additional density is achieved by including density transferred from a site within Del Mar Mesa and designated as resource based open space. The site providing the additional density must be designated for resource based upon space, would no longer have density associated with it and would be conserved by easement or dedicated to the City. The Valley Ridge Estates project is receiving a density transfer of two (2) residential units from the Terrazzo Bougainvillea project (VTM No. 9985) to allow the development of 9 single-family lots on the project site. The Terrazzo Bougainvillea donor sites, which are properties within the within the DMMS, are designated as Resource Based Open Space, and have been deeded to the City (Lots 7, 8 and 9 of Terrazzo Bougainvillea Unit 1, Map 15589).

The project would implement the goals of the Plan by providing a quality Estate Residential development that is compatible with the surrounding Estate Residential uses and consist with the Plan's Community Design Standards. The large lot configuration allows ample room for guest quarters to be constructed as part of the development and is consistent with the homes and guest quarters in the neighboring developments of Silver Oaks Estates and Valley Ridge Estates to the west.

Objectives contained in the Del Mar Mesa Specific Plan Estate Residential include the preservation of rural residential characteristics, views and open space. The project meets these objectives by protecting over four acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established residential development of the projects and proposes a shared circulation element with the adjacent property for access, thus minimizing future development impacts.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed subdivision, grading and improvement of a 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters has been conditioned to address project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to public health, safety and welfare. The proposed project will provide for the health, safety and welfare of the residents by providing for the orderly development of the area consistent with the Del Mar Mesa Specific Plan. The development is sensitive to the natural open space within and surrounding the site. The proposed project will provide the sewer and water facilities necessary to serve the residents and the public transportation facilities necessary to provide access to the neighborhood.

3. The proposed development will comply with the regulations of the Land Development Code. The proposed subdivision, grading and improvement of a 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters complies with the AR-1-1 zone property development regulations as modified by the Del Mar Mesa Specific Plan, with the exception of minimum street frontage. The project is proposing a deviation to minimum street frontage for Lots 2, 4 and 7, which take access from a private driveway and have no frontage to a public street. Deviations from this regulation can be granted through a Planned Development Permit.

4. The proposed development, when considered as a whole, will be beneficial to the community. The goal of the Del Mar Mesa Specific Plan is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. The proposed subdivision, grading and improvement of an 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters includes the conservation of 4.25 acres of open space by two on-site lots of 3.09 and 1.16 acres to be retained as open space in an open space conservation easement. The open space lots abut adjacent open space and form a natural system. The project will provide linkage to the open space system by constructing a public trail system from Del Mar Mesa Road to the MHPA/open space area to the north of the project site. The project will contribute to the region's housing supply by providing 8 residential units and will pay all applicable public facilities financing and school fees. The development will also pay an in-lieu affordable housing fee for the production of affordable housing units as specified in the Plan. For these specific reasons, the proposed development, when considered as a whole, will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The proposed subdivision, grading and improvement of an 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters complies with the applicable regulations of the Land Development Code as allowed through the approval of a Planned Development Permit. The deviation to allow Lots 2, 4 and 7 to have no frontage to a public street is appropriate for this location. The goal of the Del Mar Mesa Specific Plan is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. In order to meet this goal, the project has been designed to limit the number of driveways accessing public streets and to preserve open space, resulting in a more desirable project than would be achieved if designed in strict conformance with the minimum street frontage regulations of the AR-1-1 zone.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The proposed subdivision, grading and improvement of an 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters will not adversely affect the Del Mar Mesa Specific Plan and has been determined to be in conformance with the policies and regulations of the plan. See Planned Development Permit Finding A.1 above.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed subdivision, grading and improvement of an 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters has been conditioned to address project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed subdivision, grading and improvement of an 18.78 acre site to

allow construction of 8 custom homes (single family structures) with guest quarters complies with the AR-1-1 zone property development regulations as modified by the Del Mar Mesa Specific Plan, with the exception of minimum street frontage. The project is proposing a deviation to minimum street frontage for Lots 2, 4 and 7, which take access from a private driveway and have no frontage to a public street. Deviations from this regulation can be granted through a Planned Development Permit.

B. Supplemental Findings--Environmentally Sensitive Lands

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

Development of the 18.78 acre site, located north and south of Del Mar Mesa Road at the intersection of Little McGonigle Ranch Road, is proposed on the least sensitive area of the site. The development area has been located mainly on the flat, previously disturbed mesa areas. The siting provides the minimum disturbance to the environmentally sensitive lands located in the north, north-east portion of the property by keeping the building pad and brush management zone areas as close to these existing developed areas and away from the finger canyon areas as much as possible. Disturbance to the on site and adjacent sensitive habitat will be prevented through careful monitoring of construction practices to ensure no encroachment into biologically sensitive areas beyond the limits shown on the proposed plan. All sensitive habitat impacted by construction services will be mitigated by conditions contained in the permit. Grading plans shall clearly identify the type and location of erosion control devices to preclude potential erosion impacts to on site sensitive habitat.

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

The development footprint of the 18.78 acre site located north and south of Del Mar Mesa Road at the intersection of Little McGonigle Ranch Road, has been located to minimize erosion, flood and fire hazards. The project grading and drainage was designed for the subdivision to adhere to the current topography and hydrology of the sites. The drainage on the project site would be conveyed into brow ditches, swales or streets and eventually discharged into an existing pond and detention basin built by the Meadows Del Mar Subdivision or Deer Canyon. All manufactured slopes will be planted with species capable of reducing and preventing soil erosion from wind and rain, and the appropriate brush management zones have been applied to the project. As such, the proposed development will balance 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.

Development of the 18.78 acre site, located north and south of Del Mar Mesa Road at the intersection of Little McGonigle Ranch Road, is located mainly on the flat, previously disturbed mesa areas that are closest to the existing public facilities and adjacent development. The pad areas, to the greatest extent feasible, avoid the sensitive habitat that composes a portion of the property. The projects siting design includes measures that ensure that all impacts from erosion and water quality issues are mitigated. The proposed project is sited and designed to prevent adverse impacts to any 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 development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. Development of the 18.78 acre site is located north and south of Del Mar Mesa Road at the intersection of Little McGonigle Ranch road, and the MHPA is located within the north, north-east portion of the property. No residential development will occur within the MHPA; however, the MHPA Land Use Adjacency Guidelines (Subarea Plan Section 1.4.3) have been applied to the project. In addition, a the proposed eight-foot-wide decomposed granite equestrian trail and storm drain along the northern limit of the project would impact 0.1 acre of Diegan coastal sage scrub located and mapped within the City's Multi-Habitat Planning Area (MHPA). These impacts are allowed under Section 1.4.1 of the City of San Diego's MSCP Subarea Plan, Compatible Land Uses. Therefore, the proposed development would conform to the City's Multiple Species Conservation Program (MSCP) Subarea Plan, and the proposed project would incorporate mitigation measures to reduce potentially significant indirect impacts.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The 18.78 acre site located north and south of Del Mar Mesa Road at the intersection of Little McGonigle Ranch road, is located a significant distance east of the Pacific Ocean's beaches and local shoreline. Development of the site includes erosion control measures, a storm water management plan, and the adoption of best management practices as required by conditions of the permit. The proposed development will not contribute to erosion of public beaches or adversely impact shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The Del Mar Mesa Specific Plan (DMMSP) and accompanying (Subarea V) Master Environmental Impact Report (MEIR) No. 95-0353 was prepared by the City of San Diego, as Lead Agency under the California Environmental Quality Act, and finalized on June 6, 1996. On July 30, 1996, the San Diego City Council adopted the Specific Plan for Del Mar Mesa and certified the (Subarea V) MEIR. The DMMSP (Subarea V) MEIR analyzed the impacts that would potentially result from the development described in the Specific Plan.

An initial study has been conducted for the proposed development of the 18.78 acre site located north and south of Del Mar Mesa Road at the intersection of Little McGonigle Ranch Road, and concluded that the Del Mar Mesa Subarea V MEIR addressed all environmental impacts associated with this project. Findings to support the conclusions in the MEIR have been made and are part of this project's record. In addition, all mitigation measures identified within the MEIR have been incorporated into the development permit for this project. Thus, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development have been or will be incorporated into the conditions of the development permit.

Neighborhood Use Permit - Section 126.0205

1. The proposed development will not adversely affect the applicable land use plan. The proposed subdivision, grading and improvement of an 18.78 acre site to allow construction of 8

custom homes (single family structures) with guest quarters will not adversely affect the Del Mar Mesa Specific Plan and has been determined to be in conformance with the policies and regulations of the plan. See Planned Development Permit Finding A.1 above.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed subdivision, grading and improvement of an 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters has been conditioned to address project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed subdivision, grading and improvement of an 18.78 acre site to allow construction of 8 custom homes (single family structures) with guest quarters complies with the AR-1-1 zone property development regulations as modified by the Del Mar Mesa Specific Plan, with the exception of minimum street frontage. The project is proposing a deviation to minimum street frontage for Lots 2, 4 and 7, which take access from a private driveway and have no frontage to a public street. Deviations from this regulation can be granted through a Planned Development Permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 5790, Site Development Permit No. 5787 and Neighborhood Use Permit No. 47875 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in the Permit, a copy of which is attached hereto and made a part hereof.

LESLIE GOOSSENS
Development Project Manager
Development Services

Adopted on: November 6, 2008

Job Order No. 42-0403

cc: Legislative Recorder, Planning Department

Del Mar Mesa Community Planning Board

3525 Del Mar Heights Road, Box 246, San Diego, California 92130

Phone 858-361-8555

fax 858-755-1209

e-mail gary@seabreezproperties.com

September 20, 2007

Ms. Leslie Goossens, Development Project Manager
City of San Diego, Development Services
1222 First Avenue
San Diego, California 92101

Re: Sunset Ranch Vesting Tentative Map, Project No. 3501

Dear Leslie:

The above referenced Vesting Tentative Map was presented to our Board on July 12, 2007. The project was presented by Ted Shaw and unanimously approved subject to following conditions (8-0 with Metcalf Recusing):

1. An HOA shall be responsible for maintaining the trails, right-of-way landscaping and parkway landscaping until a maintenance assessment district is formed.
2. The HOA shall maintain slope landscaping adjacent to the public rights-of-way as well as the slopes adjacent to the equestrian trail along the property's northerly boundary.
3. The developer shall adhere to the community signage program.
4. The board's approval is contingent upon appropriate CEQA clearance issued by the city.
5. Horse keeping shall be allowed on the subdivided residential lots in accordance with city guidelines.
6. An HOA shall maintain the area of lot 4 north of the private drive.
7. The developer shall provide a 25 foot 'no build' easement in lot 6 adjacent to Del mar Mesa Road.

If you have any questions, please contact me at your earliest convenience.

Yours truly



Gary Levitt, Chair

Cc: Robert Loftin, Ted Shaw



City of San Diego
 Development Services Department
 1222 First Ave. • MS-302
 San Diego, CA 92101-4154
 (619) 446-5000

Ownership Disclosure Statement

Project Title

Project No. For City Use Only

Sunset Ranch

3501

Project Address:

Intersection of Del Mar Mesa Road and Camino Santa Fe

Legal Status (please check):

- Corporation (Limited Liability -or- General) What State? _____ Corporate Identification No.: _____
 Partnership
 Individual

Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals, all corporate officers, and all partners in a partnership who own the property). **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.

Name (type or print):

Robert Loftin

Name (type or print):

Title/Property Interest (type or print):

Title/Property Interest (type or print):
Trustee

Street Address:

Street Address:
6551 Shaw Ridge Road

City/State/Zip:

City/State/Zip:
San Diego, CA 92130

Phone No:

Fax No:

Phone No: _____ Fax No: _____

Signature :

Date:

Signature:  Date: 12-03-01

Name (type or print):

Rosalind Loftin

Name (type or print):

Title/Property Interest (type or print):

Title/Property Interest (type or print):
Trustee

Street Address:

Street Address:
6551 Shaw Ridge Road

City/State/Zip:

City/State/Zip:
San Diego, CA 92130

Phone No: _____ Fax No: _____

Phone No:

Fax No:

Signature : _____ Date: _____

Signature :

Date:

Name (type or print):

Name (type or print):

Title/Property Interest (type or print):

Title/Property Interest (type or print):

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No: _____ Fax No: _____

Phone No:

Fax No:

Signature : _____ Date: _____

Signature :

Date:

This information is available in alternative formats for persons with disabilities.
 To request this information in alternative format, call (619) 446-5446 or (800) 735-2929 (TDD)

DS-318 (4-01)

DEVELOPMENT SERVICES
Project Chronology
 SUNSET RANCH - PROJECT NO. 3501

Date	Action	Description	City Review Time (working days)	Applicant Response (working days)
5-22-02	First Submittal	Project Deemed Complete		
7-16-02	First Assessment Letter		39	
3-3-03	Second Submittal			61
3-24-03	Second Assessment Letter		15	
7-6-03	Third Submittal			57
8-12-03	Third Assessment Letter		27	
11-5-03	Fourth Submittal			60
12-11-03	Fourth Assessment Letter		25	
3-8-07	First Submittal	Project Redesigned		
4-27-07	First Assessment Letter		35	
9-25-07	Second Submittal			106
10-29-07	Second Assessment Letter		24	
3-19-08	Third Submittal			94
5-2-08	Third Assessment Letter		35	
6-3-08	Fourth Submittal			22
7-2-08	Fourth Assessment Letter		21	
9-12-08	Applicant Resolves Outstanding Issues	Minor modifications to biology report required.		50
10-10-08	Findings to MEIR Distributed		20	

Date	Action	Description	City Review Time (working days)	Applicant Response (working days)
11/6/08	Public Hearing	Planning Commission	19	
TOTAL STAFF TIME			260	
TOTAL APPLICANT TIME				450*
TOTAL PROJECT RUNNING TIME		From deemed complete date to Hearing	710*	

*Does not include the 39 month gap between the first and second design.