



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 12, 2014 **REPORT NO. PC-14-044**

ATTENTION: Planning Commission, Agenda of June 19, 2014

SUBJECT: RAINTREE TERRACE - PROJECT NO. 335446. PROCESS FOUR

OWNER: Raintree Residential, LLC (Michael Kootchick and Robert Shapiro)

APPLICANT: Gary Taylor

SUMMARY

Issue: Should the Planning Commission approve a Coastal Development Permit and Tentative Map for the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units, including a request to waive the requirement to underground existing overhead utilities, located at 307 Sycamore Road in the San Ysidro Community Plan area?

Staff Recommendations:

1. **Approve** Coastal Development Permit No. 1215242; and
2. **Approve** Tentative Map No. 1215243.

Community Planning Group Recommendation: The San Ysidro Community Planning Group voted 12-0-0 to recommend approval on October 21, 2013, with no recommended conditions.

Environmental Review: On May 2, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] under CEQA Guideline Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 2, 2014, and the opportunity to appeal that determination ended May 22, 2014.

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The San Ysidro Community Plan designates the proposed 1.0-acre project site for Low Medium Residential Density, 10-15 du/ac. Based on the project acreage and residential density recommended for the project site, 10 to 15 dwelling units would be allowed on site by the community plan. The project proposes to demolish 4 dwelling units and construct 18 dwelling units, for a net increase of 14 dwelling units. In order to achieve the number of dwelling units proposed, the project would utilize a 20% density bonus of 3 additional units for a total of 18 dwelling units and set aside 2 dwelling units with rents affordable to low income households (rents at 30% of 60% AMI.) The project is consistent with the LDC's Affordable Housing Density Bonus Regulations and Housing Element policy HE-B.12, which encourages and promotes the use of available Housing Density Bonus Programs. California Government Code (CGC) Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with State law, no discretionary actions are required for such a density bonus or deviation request, provided applicable regulations are met.

BACKGROUND

The Raintree Residential project site is located on the west side of Sycamore Road, south of Sunrise Drive, at 307 Sycamore Road, within the San Ysidro Community Plan area (Attachment 3). The project site is designated for multi-family residential use, and is in the RM-1-1 Zone, the Coastal Overlay Zone (Nonappealable Area 2), the Coastal Height Overlay Zone, the Parking Impact Overlay Zone, and FAA Part 77 Notification Area.

The project site is bounded by single-family residential development to the south and east, with multi-family residential to the west and north. Four vacant residential structures currently exist on the previously disturbed site.

The applicant proposes to demolish the existing structures and construct 18 residential condominium units. A Process Four Planning Commission decision is necessary for the required Tentative Map and Coastal Development Permit needed to implement the proposed project.

DISCUSSION

Project Description:

The project proposes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The underlying zoning of the property allows for the development of 15 units. The applicant is requesting a 20 percent density increase of 3 additional units for a total of 18 units. California Government Code (CGC) Section 65915 provides for a density bonus for affordable housing and for deviations granted as incentives for low-income housing.

Coastal Development Permit

A Coastal Development Permit is required for the proposed project, which meets the definition of “*coastal development*” in the Coastal Overlay Zone.

The site is located within the San Ysidro Community Plan area. The goals, policies and requirements of the California Coastal Act for the Coastal Zone portion of the San Ysidro community are addressed in both the San Ysidro Community Plan and the Tijuana River Valley Local Coastal Program (LCP) Land Use Plan. As designed, the San Ysidro Community Plan is intended to provide the specific land use, development intensity and circulation system recommendations for this area. The Tijuana River Valley LCP Land Use Plan provides the companion planning document to ensure that coastal resources are addressed comprehensively for the area and incorporates all the resource protection measures and basic land use policies San Ysidro Community Planning Area.

The subject property is not identified in the City’s adopted Local Coastal Program Land Use Plan as an existing or proposed public accessway. Further, there are no public accessways or view corridors designated or proposed within the Tijuana River Valley LCP Land Use Plan, nor within the San Ysidro Community Plan, therefore there are none within the vicinity. The proposed development will observe height, setback and parking requirements. All proposed development will be contained within the existing disturbed, previously developed and graded site. The subject property does not contain and is not adjacent to environmentally sensitive lands, and is not within or adjacent to the City's Multiple Species Conservation Program MHPA.

Tentative Map

The applicant is requesting a Tentative Map for the creation of 18 residential condominium units, and to waive the requirement to underground the existing overhead utilities, serving other properties.

San Diego Municipal Code Section 144.0242 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined the request to waive the requirement to underground existing offsite overhead utilities, qualifies under the guidelines of San Diego Municipal Code section 144.0242 *Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities* in that the conversion involves a short span of overhead facility (less than 600 feet in length), the developer will continue to be required to underground any new service run to the proposed structures within the subdivision, the design of the proposed, privately-owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of Municipal Code Section 144.0240 *Underground Conversion of Utility Lines at Developers Expense*.

The applicant will be required to underground existing utilities and all new service runs to any new or proposed structures within the subdivision. There are overhead utility lines existing in Sycamore Road which serve other properties, with a power pole in the right-of-way at the southeast corner of the property. The current City's Undergrounding Master Plan designates the

site within Block 8X1, which is proposed to start the undergrounding process in Fiscal Year 2036. This situation permits the approval of the request to waive the requirement to underground existing offsite overhead utilities.

Affordable Housing Density Bonus and Development Incentive

California Government Code (CGC) Section 65915 contains regulations regarding the density bonus for affordable housing, including a provision which states that “[g]ranted an incentive shall not require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.” As such, the density bonus and deviation do not require a Site Development Permit or Planned Development Permit.

- **Density Bonus:**

In accordance with the provisions of CGC Section 65915, the project includes one density bonus for this development that will provide 10 percent of the total units available to lower income households.

In this instance, the applicant is requesting a 20 percent density increase (3 additional units) for a total of 18 units. In exchange for increased density, the applicant will provide 10 percent (2 units) with rents affordable to low-income households (rents at 30% of 60% AMI).

- **Development Incentive – Deviation:**

In accordance with the provisions of CGC Section 65915, the City shall also grant a development incentive in addition to the density bonus, unless written adverse findings are made.

In this instance, the applicant has requested a deviation from the floor area ratio (FAR) requirements as their development incentive. The applicant is requesting an FAR of 0.877 (38,220 square feet) where 0.75 (32,670) is the maximum allowed by the RM-1-1 Zone. The applicant has stated that the FAR deviation is needed so they can build adequately sized 3- and 4-bedroom units to conform to the housing needs of the neighborhood demographics, and that without the FAR deviation, the units would have small living areas and smaller or reduced bedroom counts. Attached 4-bedroom floor plans are uncommon but are desired housing for larger families. The applicant’s goal is to provide both market rate and affordable housing types that conform to the individual needs of the submarkets for which they providing housing. Staff does not believe adverse findings are appropriate.

In compliance with State law, no discretionary actions are required for such a density bonus or deviation request, provided applicable regulations are met. The proposed project will comply with all other applicable development regulations and no other deviations are included with this request.

The Coastal Development Permit and Tentative Map have been conditioned to require the applicant to demonstrate compliance with the provisions of applicable State and local density bonus law by entering into a written agreement with the San Diego Housing Commission that incorporates applicable affordability conditions consistent with relevant State and local density bonus law and compliance with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations].

Community Plan Analysis:

The project is consistent with the Housing Element policy HE-B.12, which encourages and promotes the use of available Housing Density Bonus Programs. The San Ysidro Community Plan designates the proposed 1.0-acre project site for Low Medium Residential Density, 10-15 du/ac. Based on the project acreage and residential density recommended for the project site, 10 to 15 dwelling units would be allowed on site by the community plan. In order to achieve the number of dwelling units proposed, the project would utilize a 20% density bonus of 3 additional units for a total of 18 dwelling units and set aside 2 dwelling units with rents affordable to low income households (rents at 30% of 60% AMI). California Government Code Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with the State law, no discretionary actions are required for such a density bonus or deviation request, provided applicable regulations are met. As such, the proposed demolition and construction of the multi-family residential project is consistent with this land use designation.

Community Communication:

The San Ysidro Community Planning Group voted 12-0-0 to recommend approval on October 21, 2013, with no recommended conditions. No other community input or questions have been received during the processing of this project.

Conclusion:

Staff has determined the proposed Raintree Residential project complies with the applicable sections of the San Diego Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed Coastal Development Permit and Tentative Map, and recommends the Planning Commission approve the proposed project.

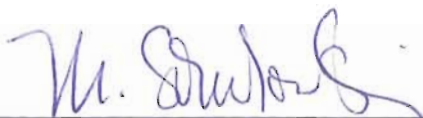
ALTERNATIVES

- 1. Approve Coastal Development Permit No. 1215242 and Tentative Map No. 1215243, with modifications.**
- 2. Deny Coastal Development Permit No. 1215242, Tentative Map No. 1215243 and the requested incentives or concessions, if the findings required to approve the project cannot be affirmed. If the requested incentive or concession is denied specific written findings, based upon substantial evidence, must be made as set forth in California Government Code Section 65915(d)(1).**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Michelle Sokolowski, Project Manager
Development Services Department

WESTLAKE/MS

Attachments:

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

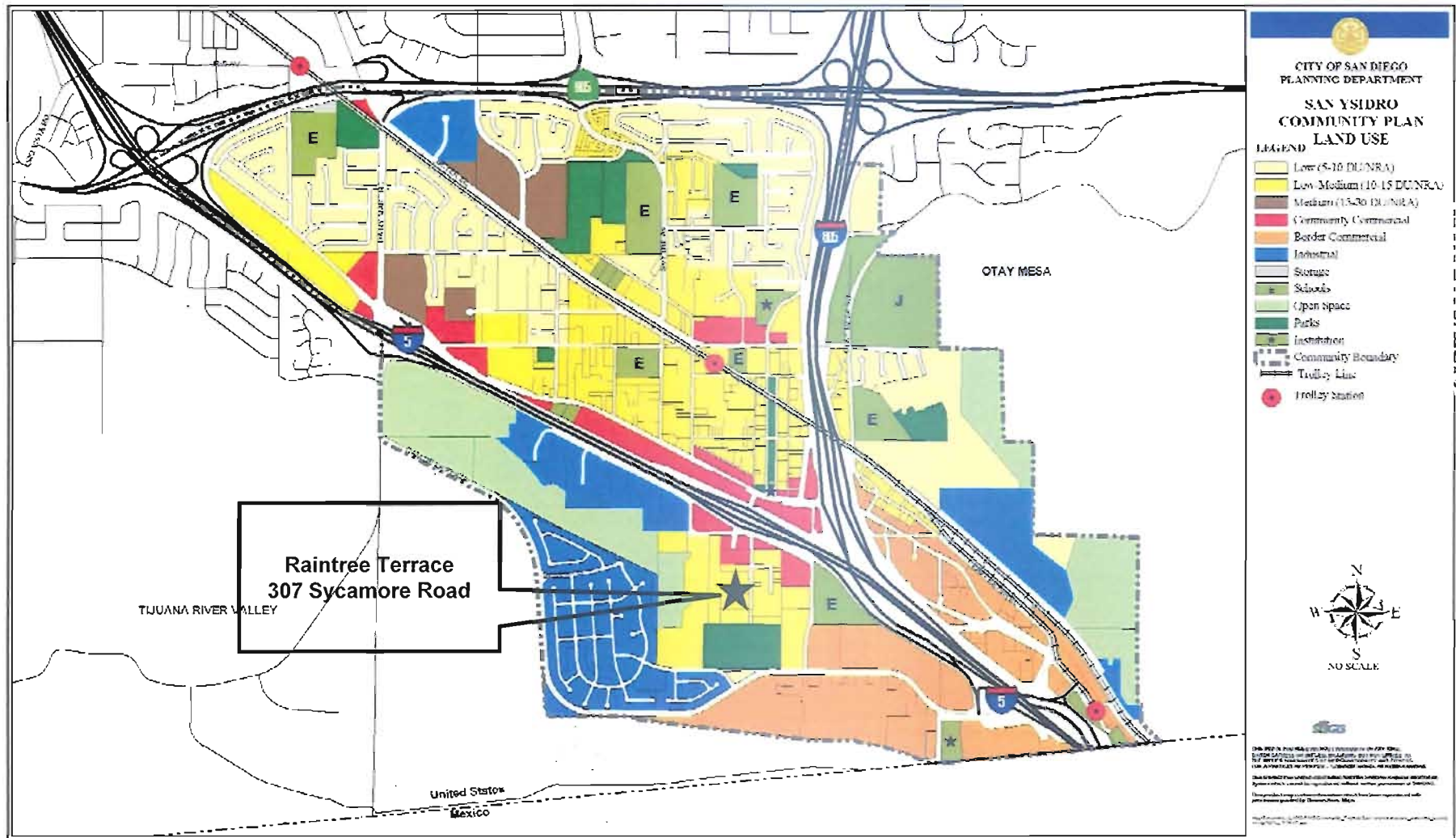


Aerial Photo

RAINTREE TERRACE - PROJECT NO. 335446

307 Sycamore Road



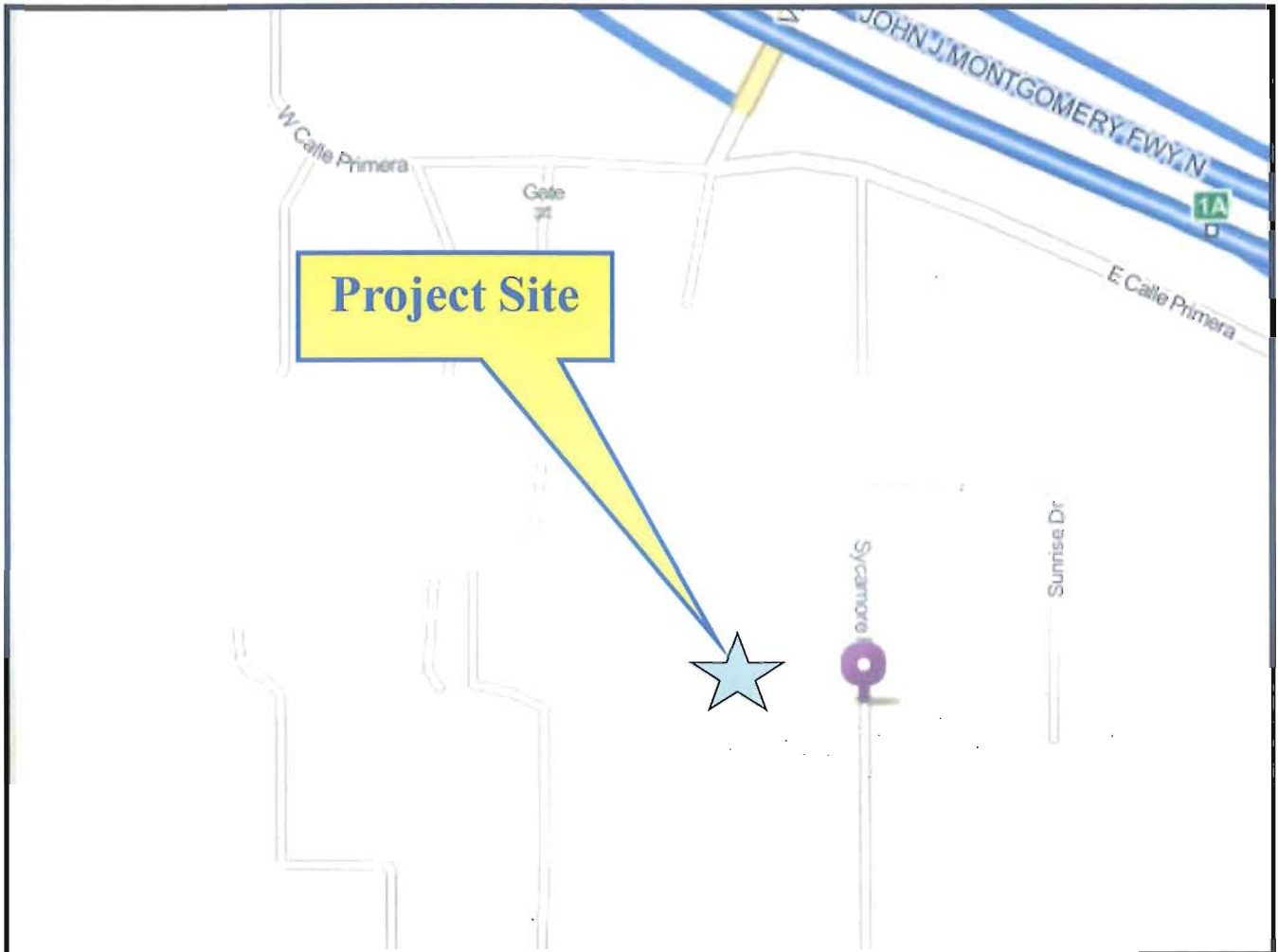


Community Land Use Map – San Ysidro

RAINTREE TERRACE - PROJECT NO. 335446

307 Sycamore Road

ATTACHMENT 3



Project Location Map
RAINTREE TERRACE – PROJECT NO. 335446
307 Sycamore Road



PROJECT DATA SHEET

PROJECT NAME:	Raintree Terrace – Project No. 335446	
PROJECT DESCRIPTION:	The project proposes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units.	
COMMUNITY PLAN AREA:	San Ysidro	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Medium Residential Density, 10-15 du/ac	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: RM-1-1 (multi-family residential, 1 unit per 3,000 sf of lot area)</p> <p style="text-align: center;">HEIGHT LIMIT: 30 feet, maximum height limit</p> <p style="text-align: center;">LOT SIZE: 6,000 square-foot minimum lot size</p> <p style="text-align: center;">FLOOR AREA RATIO: 0.75 maximum.</p> <p style="text-align: center;">FRONT SETBACK: 15 feet minimum/20 feet standard</p> <p style="text-align: center;">SIDE SETBACK: 5 feet minimum/8 feet standard</p> <p style="text-align: center;">STREETSIDE SETBACK: 10 feet</p> <p style="text-align: center;">REAR SETBACK: 15 feet</p> <p style="text-align: center;">PARKING: 41 parking spaces required (46 provided)</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-family residential; RM-1-1	Multi-family residential
SOUTH:	Multi-family residential; RM-1-1	Single-family Residential
EAST:	Multi-family residential; RM-1-1	Single-family Residential
WEST:	Multi-family residential; RM-1-1	Multi-family residential
DEVIATIONS OR VARIANCES REQUESTED:	Allowable development incentive deviation per CGC Section 65915: FAR of 0.877 (38,220 square feet) where 0.75 (32,670) is the maximum allowed by the RM-1-1 Zone	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The San Ysidro Community Planning Group voted 12-0-0 to recommend approval on October 21, 2013, with no recommended conditions.	

PLANNING COMMISSION
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1215242
RAINTREE TERRACE - PROJECT NO. 335446

DRAFT

WHEREAS, RAIN TREE RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish four (4) existing single dwelling units and construct 18 new residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1215242), on portions of a 1.0-acre site;

WHEREAS, the project site is located at 307 Sycamore Road in the RM-1-1 Zone, the Coastal Overlay Zone (Nonappealable Area 2), the Coastal Height Overlay Zone, the Parking Impact Overlay Zone, and FAA Part 77 Notification Area , within the San Ysidro Community Plan area;

WHEREAS, the project site is legally described as Lot A-61, San Ysidro, Map No. 1174;

WHEREAS, on June 19, 2014, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1215242 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 2, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 June 19, 2014.

COASTAL DEVELOPMENT PERMIT FINDINGS (SDMC SECTION 126.0708):

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

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The underlying zoning of the property allows for the development of 15 units. The applicant is requesting a 20 percent density increase of 3 additional units for a total of 18 units. In exchange for increased density, the applicant will provide 2 units with rents affordable to low-income households (rents at 30% of 60% AMI), totaling approximately 38,220 square feet in area.

The site is located within the San Ysidro Community Plan area. The goals, policies and requirements of the California Coastal Act for the Coastal Zone portion of the San Ysidro community are addressed in both the San Ysidro Community Plan and the Tijuana River Valley Local Coastal Program (LCP) Land Use Plan. As designed, the San Ysidro Community Plan is intended to provide the specific land use, development intensity and circulation system recommendations for this area. The Tijuana River Valley LCP Land Use Plan provides the companion planning document to ensure that coastal resources are addressed comprehensively for the area and incorporates all the resource protection measures and basic land use policies San Ysidro Community Planning Area.

The subject property is not identified in the City's adopted Tijuana River Valley LCP Land Use Plan as an existing or proposed public accessway. Further, there are no public accessways or view corridors designated or proposed within the Tijuana River Valley LCP Land Use Plan, nor within the San Ysidro Community Plan, therefore there are none within the vicinity. The proposed development will observe height and setback requirements. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The underlying zoning of the property allows for the development of 15 units. The applicant is requesting a 20 percent density increase of 3 additional units for a total of 18 units. In exchange for increased density, the applicant will provide 2 units with rents affordable to low-income households (rents at 30% of 60% AMI), totaling approximately 38,220 square feet in area.

All proposed development will be contained within the existing disturbed, previously developed and graded site. The subject property does not contain and is not adjacent to environmentally sensitive lands, and is not within or adjacent to the City's Multiple Species Conservation Program MHPA, therefore the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The underlying zoning of the property allows for the development of 15 units. The applicant is requesting a 20 percent density increase of 3 additional units for a total of 18 units. In exchange for increased density, the applicant will provide 2 units with rents affordable to low-income households (rents at 30% of 60% AMI), totaling approximately 38,220 square feet in area.

The site is located within the San Ysidro Community Plan area. The goals, policies and requirements of the California Coastal Act for the Coastal Zone portion of the San Ysidro

community are addressed in both the San Ysidro Community Plan and the Tijuana River Valley Local Coastal Program (LCP) Land Use Plan. As designed, the San Ysidro Community Plan is intended to provide the specific land use, development intensity and circulation system recommendations for this area. The Tijuana River Valley LCP Land Use Plan provides the companion planning document to ensure that coastal resources are addressed comprehensively for the area and incorporates all the resource protection measures and basic land use policies San Ysidro Community Planning Area.

The project is consistent with the Housing Element policy HE-B.12, which encourages and promotes the use of available Housing Density Bonus Programs. The San Ysidro Community Plan designates the proposed 1.0-acre project site for Low Medium Residential Density, 10-15 du/ac. Based on the project acreage and residential density recommended for the project site, 10 to 15 dwelling units would be allowed on site by the community plan. In order to achieve the number of dwelling units proposed, the project would utilize a 20% density bonus of 3 additional units for a total of 18 dwelling units and set aside 2 dwelling units with rents affordable to low income households (rents at 30% of 60% AMI). California Government Code (CGC) Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with State law, no discretionary actions are required for such a density bonus or deviation request, provided applicable regulations are met. As such, the proposed demolition and construction of the multi-family residential project is consistent with this land use designation.

The certified Tijuana River Valley Local Coastal Program (LCP) Land Use Plan policies for areas outside the MHPA are “intended to protect landforms, provide visually appealing open space and protect biological systems of community importance” (p. 14). As described in Finding 2 above, this site is outside the MHPA, and does not contain environmentally sensitive lands or other susceptible features. The proposed development will conform with applicable development regulations. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The underlying zoning of the property allows for the development of 15 units. The applicant is requesting a 20 percent density increase of 3 additional units for a total of 18 units. In exchange for increased density, the applicant will provide 2 units with rents affordable to low-income households (rents at 30% of 60% AMI), totaling approximately 38,220 square feet in area.

The project site is not located between the nearest public road and the sea. As indicated in Finding 1, above, there are no physical accessways located within the vicinity. The proposed project provides all required parking onsite, in accordance with the applicable development regulations. The proposed coastal development is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1215242 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1215242, a copy of which is attached hereto and made a part hereof.

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services

Adopted on: June 19, 2014

Internal Order No. 24004017

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004017

COASTAL DEVELOPMENT PERMIT NO. 1215242
RAINTREE TERRACE - PROJECT NO. 335446
PLANNING COMMISSION

DRAFT

This Coastal Development Permit is granted by the Planning Commission of the City of San Diego to **RAINTREE RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 1.0-acre site is located at 307 Sycamore Road in the RM-1-1 Zone, the Coastal Overlay Zone (Nonappealable Area 2), the Coastal Height Overlay Zone, the Parking Impact Overlay Zone, and FAA Part 77 Notification Area, within the San Ysidro Community Plan area. The project site is legally described as: Lot A-61, San Ysidro, Map No. 1174.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish four (4) existing single dwelling units and construct 18 new residential units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 19, 2014, on file in the Development Services Department.

The project shall include:

- a. The demolition of four (4) existing single dwelling units and construction of 18 new residential units totaling approximately 38,220 square feet in area. The underlying zoning of the property allows for the development of 15 units. The applicant is requesting a 20 percent density increase of 3 additional units for a total of 18 units. In exchange for increased density, the applicant will provide 2 units with rents affordable to low-income households (rents at 30% of 60% AMI);
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 3, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. This Coastal Development Permit shall conform to the provisions of Tentative Map No. 1215243.
7. 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.).

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

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

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

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

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

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to issuance of any building permit associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of applicable State and local density bonus law [Affordable Housing Density Bonus Regulations], to the satisfaction of the City Manager. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement] – drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust – that incorporates applicable affordability conditions consistent with the Affordable Housing Density Bonus Regulations; specifically including that, in exchange for the City’s approval of the Project, which contains a 20% density bonus (3 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 2 units with rents of no more than 30% of 60% of AMI, so as to be considered affordable to low income households as defined in San Diego Municipal Code [SDMC] section 143.0720, for no fewer than 30 years.

13. Further, prior to issuance of any building permit associated with this Project, Owner/Permittee shall also demonstrate compliance with State law and the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations], to the satisfaction of the City Manager. The Agreement referenced in the preceding paragraph shall also incorporate the applicable affordability conditions consistent with the SDMC and the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual; specifically including that, in exchange for an exemption from the requirement to pay an Inclusionary Affordable Housing Fee and the receipt of incentives or concessions pursuant to SDMC section 142.1303(f), the Owner/Permittee shall provide 2 units with rents of no more than 30% of 65% of AMI, so as to be considered affordable to targeted rental households for years 31 through 55.

14. The Owner/Permittee shall record with the County Recorder of the County of San Diego the Agreement and the deed of trust in favor of the San Diego Housing Commission.

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

19. Development of this Project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), 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.

20. 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. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of City Standard curb and gutter, adjacent to the project site on Sycamore Road, satisfactory to the City Engineer.

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

23. All driveways and curb openings shall comply with City Standard Drawings SDG-159 and SDG-164, to the satisfaction of the City Engineer.

24. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a 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.

25. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for private storm drain outlets in the Sycamore Road right-of-way, satisfactory to the City Engineer.

26. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of contiguous sidewalk (SDG-155) along the property frontage, satisfactory to the City Engineer.

27. The Owner/Permittee shall dedicate a 10-foot width of public right-of-way along the property frontage on Sycamore Road, satisfactory to the City Engineer.

28. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the applicant to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

GEOLOGY REQUIREMENTS:

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

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

LANDSCAPE REQUIREMENTS:

31. Prior to issuance of public improvement plans, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall show, label and dimension a 40-square-foot area around each tree which is unencumbered by utilities.

32. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

33. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

34. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit 'A,' (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

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

PLANNING/DESIGN REQUIREMENTS:

36. Owner/Permittee shall maintain a minimum of 41 off-street parking spaces (with 46 off-street parking spaces provided) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A," satisfactory to the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

37. 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.

38. All signs associated with this development shall be consistent with sign criteria established by the or City-wide sign regulations.

39. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. All on-site water and sewer mains will be "private."

42. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

43. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

44. If a 3" or larger meter is required for this Project, the Owner/Permittee shall construct the new meter and private backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

45. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including connecting private sewer main in the driveway to public main, other utilities, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement.

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the design and construction of any new water and sewer service(s) be located outside of any driveway, and the disconnection at the water main of the existing unused water service(s) adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. If the sewer lateral is located in the driveway it will be private.

47. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

48. Prior to the issuance of any building permits, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

49. Prior to the issuance of any building permits, public water and sewer facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

50. No trees or shrubs exceeding three feet in height at maturity shall be installed within five feet of any water and ten feet of any sewer facilities.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on June 19, 2014, by Resolution No. _____.

Coastal Development Permit No. 1215242
June 19, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

NAME
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.

RAINTREE RESIDENTIAL, LLC,
A Delaware Limited Liability Company
Owner/Permittee.

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION
RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1215243
RAINTREE TERRACE - PROJECT NO. 335446

DRAFT

WHEREAS, RAINTREE RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Subdivider, and ALTA CONSULTANTS, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1215243) for the creation of 18 residential condominium units (Raintree Terrace), and to waive the requirement to underground existing offsite overhead utilities. The project site is located on the west side of Sycamore Road, south of Sunrise Drive, at 307 Sycamore Road in the RM-1-1 Zone, the Coastal Overlay Zone (Nonappealable Area 2), the Coastal Height Overlay Zone, the Parking Impact Overlay Zone, and FAA Part 77 Notification Area , within the San Ysidro Community Plan area. The property is legally described as Lot A-61, San Ysidro, Map No. 1174; and

WHEREAS, the Map proposes the Subdivision of a 1.0-site into one (1) lot for an 18 unit residential condominium development; and

WHEREAS, on May 2, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 18; and

WHEREAS, on June 19, 2014, the Planning Commission of the City of San Diego considered Tentative Map No. 1215243, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, 144.0240, and 144.0242 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the 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. 1215243:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The San Ysidro Community Plan designates the proposed 1.0-acre project site for Low Medium Residential Density, 10-15 du/ac. Based on the project acreage and residential density recommended for the project site, 10 to 15 dwelling units would be allowed on site by the community plan. In order to achieve the number of dwelling units proposed, the project would utilize a 20% density bonus of three (3) additional units for a total of 18 dwelling units and set aside 2 dwelling units with rents affordable to low income households (rents at 30% of 60% AMI.). California Government Code (CGC) Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with State law, no discretionary actions are required for such a density bonus or deviation request, provided

applicable regulations are met. As such, the proposed demolition and construction of the multi-family residential project is consistent with this land use designation. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The project conforms to the development regulations of the RM-1-1 Zone, with the deviation to the floor area ratio allowable as a development incentive for Affordable Housing Density Bonus projects in accordance with California Government Code (CGC) Section 65915.

The request to waive the requirement to underground existing offsite overhead utilities has been evaluated based on documentation provided by the applicant demonstrating that one or more of the relevant factors are applicable to the development in accordance with San Diego Municipal Code § 144.0240 and 144.0242. The conversion involves a short span of overhead facility (less than 600 feet in length), the developer will continue to be required to underground any new service run to the proposed structures within the subdivision, and the design of the proposed, privately-owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of Municipal Code Section 144.0240 *Underground Conversion of Utility Lines at Developers Expense*. Therefore, the request to waive the requirement to underground existing offsite overhead utilities can be approved.

The project does not include any other deviations from the applicable regulations; therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The project site is located in the RM-1-1 Zone, within San Ysidro Community Plan. The San Ysidro Community Plan designates the proposed 1.0-acre project site for Low Medium Residential Density, 10-15 du/ac. Based on the project acreage and residential density recommended for the project site, 10 to 15 dwelling units would be allowed on site by the community plan. In order to achieve the number of dwelling units proposed, the project would utilize a 20% density bonus of three (3) additional units for a total of 18 dwelling units and set aside 2 dwelling units with rents affordable to low income households (rents at 30% of 60% AMI). California Government Code (CGC) Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with State law, no discretionary actions are required for such a density bonus or deviation request, provided applicable regulations are met. As such, the proposed demolition and construction of the multi-

family residential project is consistent with this land use designation. All of the proposed development will be contained within the existing disturbed, previously developed and graded site. Therefore the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] under CEQA Guidelines Section 15332 (In-Fill Development Projects). The proposed development occurs within city limits and is surrounded by urban uses. All proposed development will be contained within the existing disturbed, previously developed and graded site. The project site has no value as habitat for endangered, rare or threatened species. The site does not contain and is not adjacent to the MHPA, environmentally sensitive lands or other areas that would support fish or wildlife, since there is no habitat present. Therefore the proposed subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The approval of construction permits would be required prior to any construction activity at this subdivision. The applicant is required to abide by all relevant Federal, State and Local regulations, including building regulations, which will ensure conformance with public health, safety and welfare requirements. Therefore, the design of the subdivision and the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The project is located on the west side of Sycamore Road, south of Sunrise Drive, at 307 Sycamore Road. The site is an interior lot and does not contain any easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. The design of each structure provides the opportunity through building materials, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed project includes the demolition of four (4) existing single dwelling units and construction of 18 new residential condominium units. The project site is located in the RM-1-1 Zone, within the San Ysidro Community Plan. The San Ysidro Community Plan designates the proposed 1.0-acre project site for Low Medium Residential Density, 10-15 du/ac. Based on the project acreage and residential density recommended for the project site, 10 to 15 dwelling units would be allowed on site by the community plan. In order to achieve the number of dwelling units proposed, the project would utilize a 20% density bonus of three (3) additional units for a total of 18 dwelling units and set aside 2 dwelling units with rents affordable to low income households (rents at 30% of 60% AMI). California Government Code (CGC) Section 65915 provides for deviations granted as incentives for low-income housing. In compliance with State law, no discretionary actions are required for such a density bonus or deviation request, provided applicable regulations are met. As such, the proposed demolition and construction of the multi-family residential project is consistent with this land use designation. The City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] under CEQA Guidelines Section 15332 (In-Fill Development Projects). Conditions are imposed which require an Agreement with the Housing Commission and compliance with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code), prior to the issuance of any building permits associated with this project. The project is proposed for construction and would not be subject to the tenant relocation assistance regulations. Therefore, the decisionmaker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1215243, is hereby granted to RAINTREE RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY subject to the attached conditions which are made a part of this resolution by this reference.

By

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004017

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1215243
RAINTREE TERRACE - PROJECT NO. 335446

DRAFT

ADOPTED BY RESOLUTION NO. R-_____ ON JUNE 19, 2014

GENERAL

1. This Tentative Map will expire July 3, 2017.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 1215242.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 335446
TM No. 1215243

AIRPORT

6. Prior to recordation of the Final Map, the Subdivider shall provide a valid “Determination of No Hazard to Air Navigation” issued by the Federal Aviation Administration [FAA].

AFFORDABLE HOUSING/DENSITY BONUS

7. Prior to issuance of any issuance of any building permit associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of applicable State and local density bonus law [Affordable Housing Density Bonus Regulations], to the satisfaction of the City Manager. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement] – drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust – that incorporates applicable affordability conditions consistent with the Affordable Housing Density Bonus Regulations; specifically including that, in exchange for the City’s approval of the Project, which contains a 20% density bonus (3 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 2 units with rents of no more than 30% of 60% of AMI, so as to be considered affordable to low income households as defined in San Diego Municipal Code [SDMC] section 143.0720, for no fewer than 30 years.
8. Further, prior to issuance of any building permit associated with this Project, Owner/Permittee shall also demonstrate compliance with State law and the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations], to the satisfaction of the City Manager. The Agreement referenced in the preceding paragraph shall also incorporate the applicable affordability conditions consistent with the SDMC and the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual; specifically including that, in exchange for an exemption from the requirement to pay an Inclusionary Affordable Housing Fee and the receipt of incentives or concessions pursuant to SDMC section 142.1303(f), the Owner/Permittee shall provide 2 units with rents of no more than 30% of 65% of AMI, so as to be considered affordable to targeted rental households for years 31 through 55.
9. The Owner/Permittee shall record with the County Recorder of the County of San Diego the Agreement and the deed of trust in favor of the San Diego Housing Commission.

ENGINEERING

10. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.
11. The Subdivider shall obtain a 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.
12. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
13. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
14. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
15. The Subdivider shall ensure that all existing and proposed 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.
16. The Owner/Permittee shall dedicate a 10-foot width of public right-of-way along the property frontage on Sycamore Road, satisfactory to the City Engineer.
17. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City

Engineer. The Subdivider shall install one (1) street light along the subdivision frontage on Sycamore Road, satisfactory to the City Engineer.

18. 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

19. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
20. "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."
21. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER AND WASTEWATER

22. All on-site water and sewer mains will be "private."

Project No. 335446
TM No. 1215243

23. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
24. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
25. If a 3" or larger meter is required for this Project, the Subdivider shall construct the new meter and private backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
26. No trees or shrubs exceeding three feet in height at maturity shall be installed within five feet of any water and ten feet of any sewer facilities.

PLANNING

27. The Subdivider shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

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 § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this 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 ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24004017

NOTICE OF EXEMPTION

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

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

Project No.: **335446**

Project Title: **Raintree Terrace CDP/TM**

Project Location-Specific: 307 Sycamore Road, San Diego, California 92173

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

Description of nature and purpose of the Project: **COASTAL DEVELOPMENT PERMIT (CDP) AND TENTATIVE MAP (TM)** to allow demolition of 4 single dwelling units and construction of 18 residential condominium units (which includes 2 affordable units), with attached two-car garages for each unit, on 1.0 acre site.

Name of Public Agency Approving Project: City of San Diego

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

Exempt Status: **(CHECK ONE)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Exemption 15332-(In-Fill Development Projects)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for construction of 18 residential condominium units would be consistent with the existing land use designation (Low-Medium Residential Density), and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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

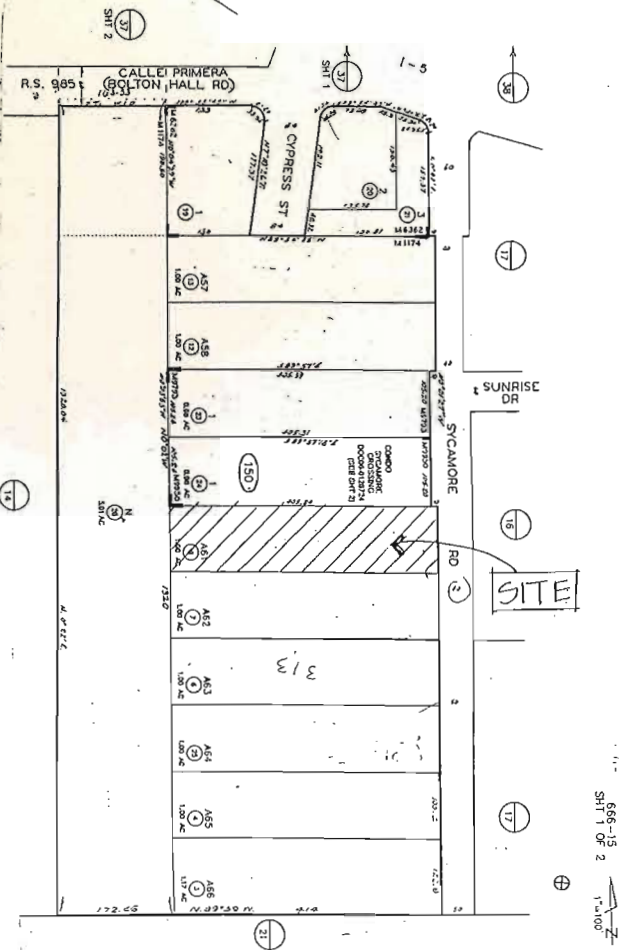
Amel McMurran AICP / Senior Planner
Signature/Title

May 2, 2014
Date

Check One:

- ☒ Signed By Lead Agency
- ☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



- FIRE DEPARTMENT NOTES**
1. Existing fire hydrant location is shown on Site Plan.
 2. Provide building address numbers, visible and legible from the street fronting the property per FHPS Policy P-00-6.
 3. Post indicator values, fire department connections, and alarm bell are to be located on the address / access side of the structure.
 4. Provide fire access roadway signs or red curbs in accordance with Policy A-08-1.

- GENERAL NOTES**
1. No existing easements on site
 2. No existing or proposed bus / transit stops

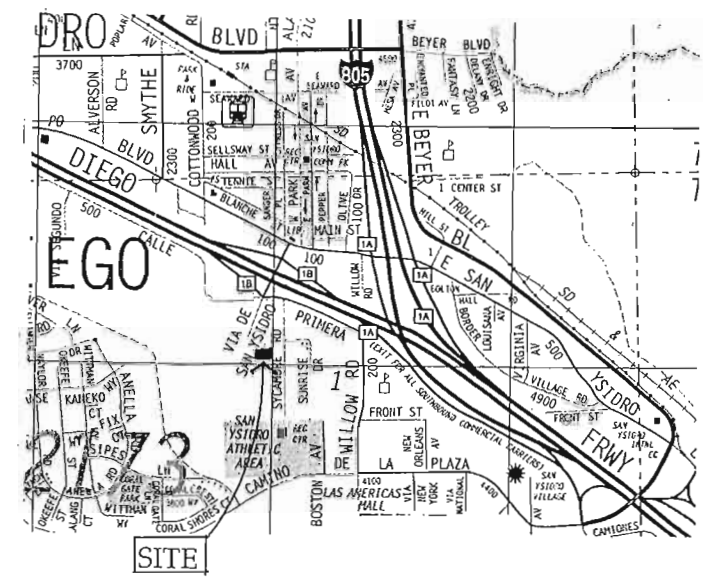
CONSULTANTS

AGENT /
DESIGN CONSULTANT: Gary Taylor and Associates Inc.
3241 Adams Ave
San Diego, CA 92116
(619) 280-7613 fax 280-7616

CIVIL / SURVEY: Alta Consultants
1283 East Main Street #109
El Cajon, CA 92021
(858) 581-6101 fax (619) 749-8806

GEOTECHNICAL: Allied Earth Technology
7915 Silverton Ave Suite 317
San Diego, CA 92126
(858) 586-1665 fax (858) 586-1650

LANDSCAPE: Hutter Designs, Inc.
3645 Rullin Road #235
San Diego, CA 92123
(619) 337-4044 fax (619) 342-8528



GTA
GARY TAYLOR
&
ASSOCIATES, INC.
3241 ADAMS AVE
SAN DIEGO, CA 92116
(619) 280-7613
fax 280-7616

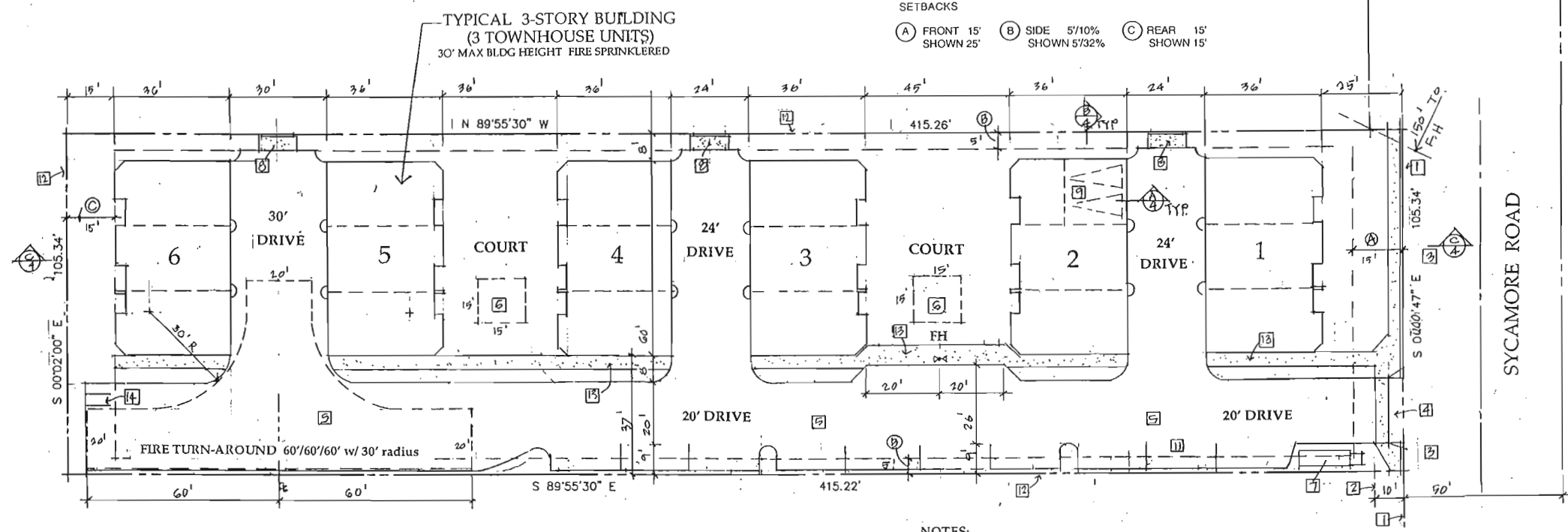
NO. DATE REVISION

1		
2		
3		
4		
5		

SITE KEY NOTES

- 1 EXISTING FRONT PROPERTY LINE - Currently no curb or sidewalk. See Tentative Map for proposed curb/gutter and sidewalk.
- 2 10' STREET DEDICATION - to align with adjacent property to the north.
- 3 SEE TENTATIVE MAP FOR PROPOSED R.O.W IMPROVEMENTS
- 4 NEW 20' DRIVEWAY PER CITY STANDARD - SEE TENTATIVE MAP
- 5 PAVED DRIVE - SEE LANDSCAPE AND DRAINAGE PLAN FOR SPECIAL PAVING.
- 6 COMMON OPEN SPACE - (2) areas shown at 225 sf each (450 sf total) to meet minimum requirement. See landscape plans for features.
- 7 STORM WATER CONTROL VAULT - SEE GRADING / DRAINAGE PLAN
- 8 (3) REFUSE / RECYCLE / STORAGE ENCLOSURES - SEE SHEET 4
- 9 TYPICAL 2-CAR GARAGE Interior dimensions 18' wide x 19' length
- 10 UTILITIES ELEC, CATV, TEL, AC UNITS
- 11 9' X 22' PARKING SPACE 10 Spaces shown
- 12 6' HEIGHT PERIMETER FENCE
- 13 CONCRETE WALKWAY - SEE LANDSCAPE PLAN
- 14 (2) 3' X 8' MOTORCYCLE SPACES

- SETBACKS
- (A) FRONT 15' SHOWN 25' (B) SIDE 5'/10% SHOWN 5'/32% (C) REAR 15' SHOWN 15'



- NOTES:**
- 1 SEE SURVEY FOR EXISTING CONDITIONS
 - 2 SEE GRADING PLAN FOR EXISTING AND PROPOSED GRADES AND ELEVATIONS, DRAINAGE AND UTILITIES
 - 3 SEE LANDSCAPE PLAN FOR WALKWAYS AND PLANTED AREAS

PROJECT DATA

REQUESTING: Coastal Development Permit and Tentative Map for a multi-family Residential Development.

DESCRIPTION: (18) 3 and 4 bedroom townhouse style living units with attached 2-car garages in (6) 3-unit buildings. Includes (20%)3 density bonus units. (10%) 2 units will be affordable

SUMMARY: This project is located in the San Ysidro area of the City of San Diego. The existing site contains four small houses built in 1950 + 1953. To the east and north there are existing multi-unit developments.

OWNER: Raintree Residential LLC
11855 Sorrento Valley Rd, #D
San Diego, CA 92121 (619) 804-3417

JOB ADDRESS: 307 Sycamore Road San Diego, CA 92173

COMMUNITY: San Ysidro **SITE AREA:** 1.00 Acres / 43,560 sf

A.P.N. 163-163-03-09 **LEGAL:** Lot A-61 of San Ysidro Map 1174

ZONE: RM 1-1, Coastal, FHSZ, Coastal Height Limit, PROZ-Coastal

DENSITY: 1 unit per 3,020 sf = 15 units + 20% (3) state density bonus program administered by the San Diego Housing commission

CONSTRUCTION: Type V B (fire sprinklered) **OCCUPANCY:** R-2

FLOOR AREA RATIO: 30,220 sf / 877
Deviation allowed under the State Density Bonus provisions

PARKING: Spaces required 18 x 2.25 = 41
Spaces shown 46 (36 in garages)

ACCESSIBILITY: Per Chapter 11A 2010 CBC - Condominium with less than 4 units are exempt from the accessibility regulations. A Tentative Map is being processed concurrently.

UNIT DATA: (12) 4 Bedroom / 3 Bath units 1,745 sf plus 2-car attached Garage 400 sf
(6) 3 Bedroom / 3 Bath units 1,680 sf plus 2-car attached Garage 400 sf

AREA DATA: Each 3-unit Building - Living Area 5,170 sf
Garage Area 1,200 sf
Enclosed Area 6,370 sf
Total Enclosed Area 6 buildings = 38,220 sf

DENSITY BONUS / INCLUSIONARY HOUSING:
Requesting a 20 percent density increase of 3 additional units for a total of 18. In exchange 2 units will be provided with rents affordable to low-income households (rents at 30% of 60% AMI).

SHEET INDEX

- 1 SITE PLAN PROJECT DATA
1A SURVEY - EXISTING CONDITIONS
2 FLOOR PLANS
3 EXTERIOR ELEVATIONS
4 BUILDING SECTIONS ROOF PLAN
5 SA LANDSCAPE DEVELOPMENT PLAN
- TENTATIVE MAP**
1 TENTATIVE MAP
2 PRE-DEVELOPMENT TOPOGRAPHY
3 EXISTING CONDITIONS
4 CONCEPT GRADING PLAN
5 DRAINAGE DETAILS
6 BMP PLAN
- WATER QUALITY TECHNICAL REPORT**
GEOLOGICAL INVESTIGATION

COASTAL DEVELOPMENT PERMIT
307 SYCAMORE RD.
SAN YSIDRO

REVISION 5	4.23.14
REVISION 4	3.23.14
REVISION 3	12-12-13
REVISION 2	9.6.13
REVISION 1	

ORIG. DATE 8.12.13

SITE PLAN
PROJECT DATA

sheet 1 of 7
pts # 335446

RAINTREE TERRACE
MULTI-FAMILY RESIDENTIAL
307 SYCAMORE RD. SAN DIEGO, CA 92173

RAINTREE TERRACE
MULTI-FAMILY RESIDENTIAL
307 SYCAMORE RD. SAN DIEGO, CA 92173

TENTATIVE MAP

RAINTREE TERRACE @ 307 SYCAMORE ROAD PRE-DEVELOPMENT TOPOGRAPHY

LEGAL DESCRIPTION

LOT A-61 OF SAN YSIDRO MAP 1174

PROJECT ADDRESS

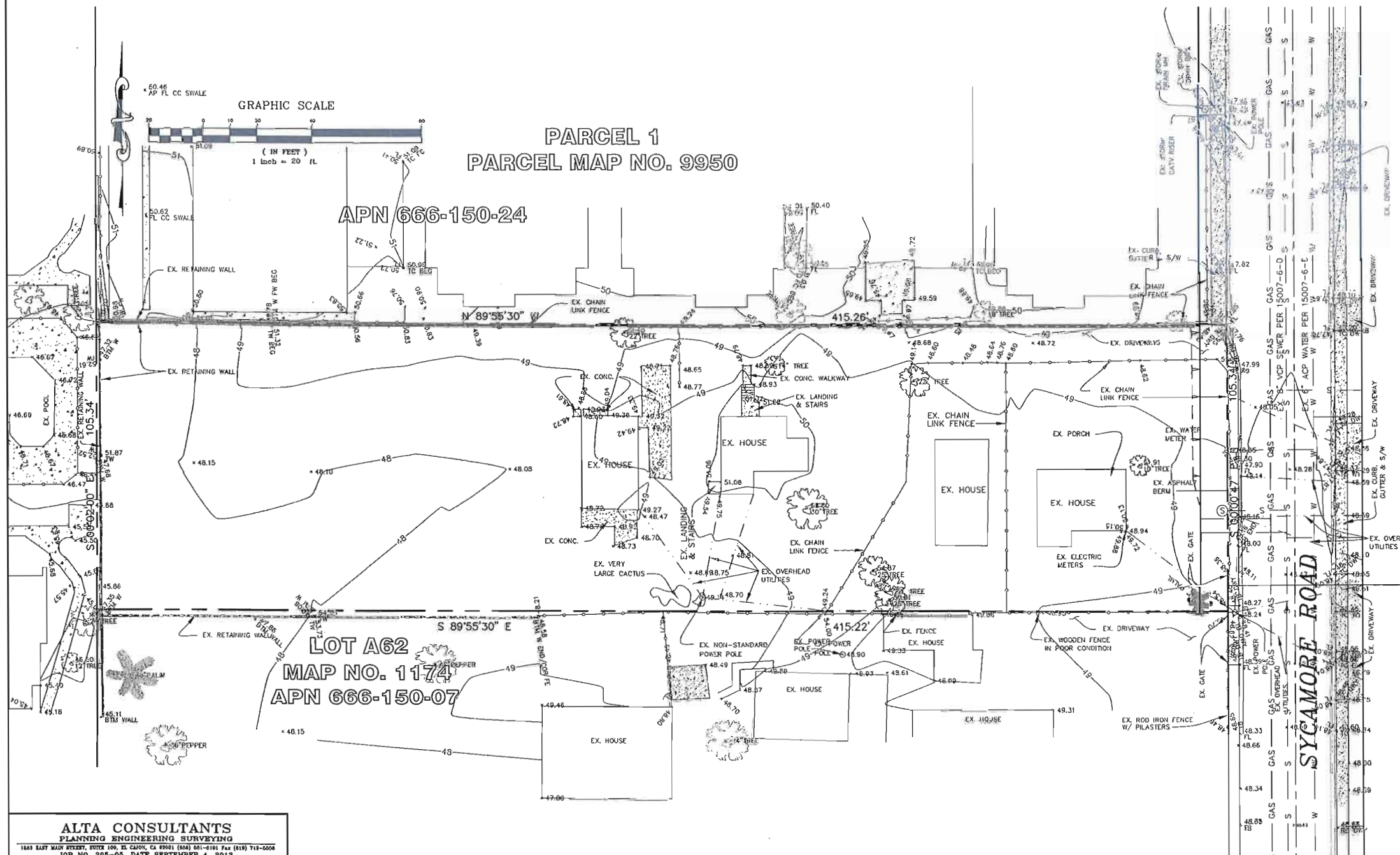
307 SYCAMORE ROAD, SAN DIEGO, CA 92173

LEGEND:

1' INTERVAL CONTOURS...	
EX. STRUCTURES.....	
EX. SPOT ELEVATION.....	(58.9)
EX. CONCRETE.....	
EX. CURB & GUTTER.....	
EX. RET. WALL.....	
EX. FENCE.....	
EX. OVERHEAD UTILITIES.....	OHU
EX. SEWER MAIN.....	S
EX. WATER MAIN.....	W
EX. EASEMENT.....	
EX. LOT LINES.....	
STREET CL.....	
RIGHT-OF-WAY.....	
SITE BOUNDARY.....	
BUILDING SETBACK LINE.....	

ABBREVIATIONS:

FINISHED GRADE.....	FG
GRADE BREAK.....	GB
HIGH POINT.....	HP
TOP OF CURB.....	TC
PAD ELEVATION.....	PAD
FINISH FLOOR.....	FF
FINISH FLOOR GARAGE.....	FFG
PIPE INVERT.....	PI
TOP OF GRADE.....	TG
FLOW LINE.....	FL
TOP OF WALL.....	TW
BOTTOM OF WALL.....	BW
TOP OF FOOTING.....	TF
TOP OF BERM.....	TB



REFERENCE DRAWINGS

15007-6-D

BENCHMARK

NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM

OWNER/APPLICANT

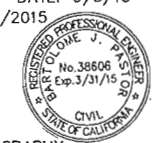
RAINTREE RESIDENTIAL LLC
11855 SORRENTO VALLEY ROAD, SUITE D
SAN DIEGO, CA 92121
(619) 804-3417

PREPARED BY:

Firm: ALTA CONSULTANTS
Name: BARTOLOME J. PASTOR
1283 EAST MAIN STREET, SUITE
EL CAJON, CA 92021
Phone #: (858) 967-5693
FAX #: (619) 749-8806

Bartolome J. Pastor
BARTOLOME J. PASTOR DATE: 9/5/13
RCE 38606, EXP. 3/31/2015

Project Name:
RAINTREE TERRACE
Sheet Title:
PRE-DEVELOPMENT TOPOGRAPHY



COASTAL
DEVELOPMENT
PERMIT
307 SYCAMORE RD.
SAN YSIDRO

REVISION 5
REVISION 4
REVISION 3
REVISION 2
REVISION 1

ORIG. DATE 8-12-13

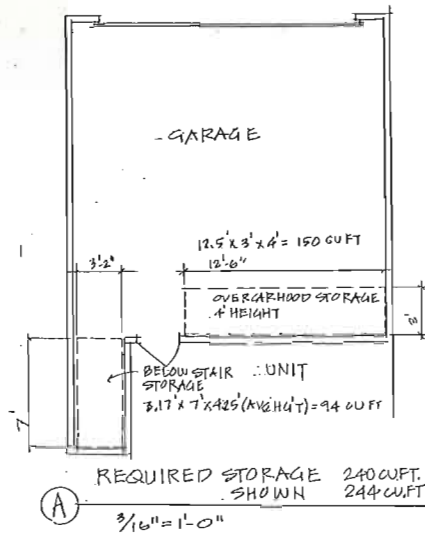
SURVEY
EXISTING
CONDITIONS

sheet 1A of
pts # 335446

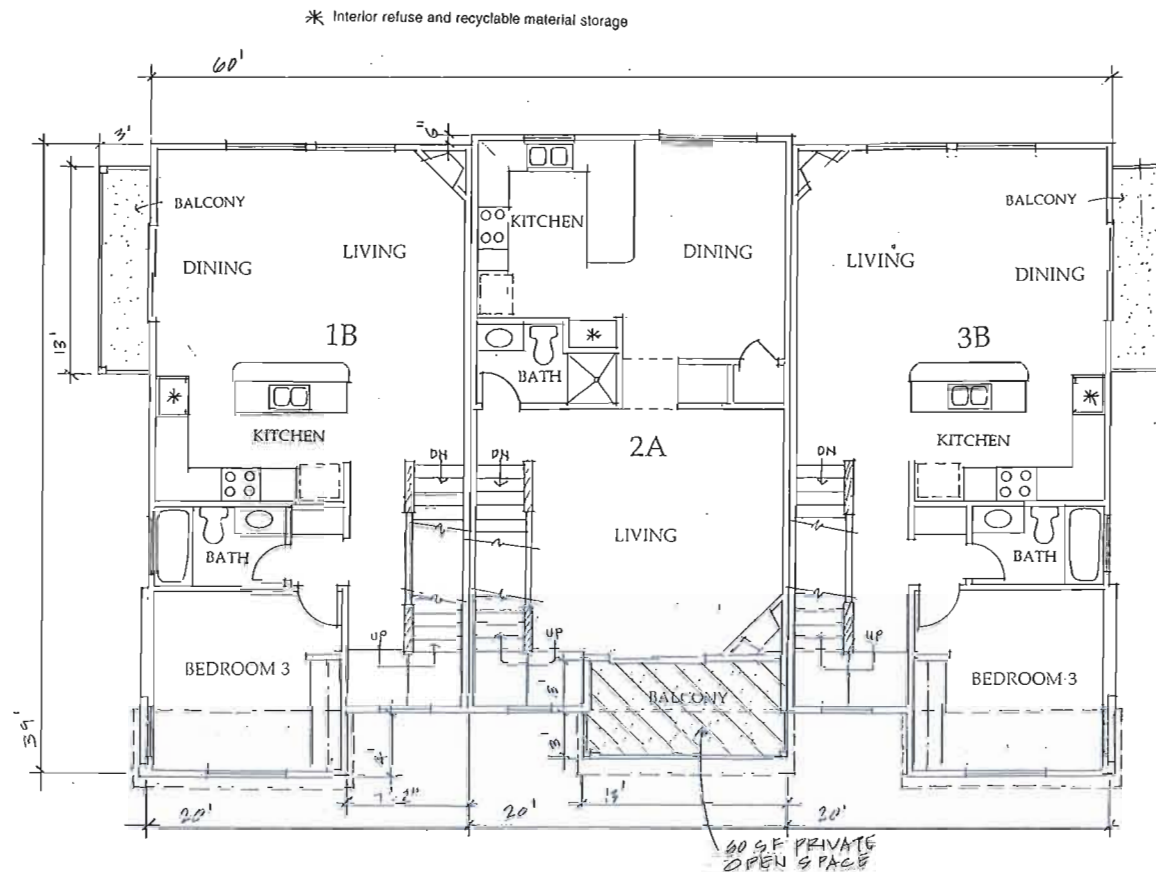
ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING

1843 EAST MAIN STREET, SUITE 100, EL CAJON, CA 92021 (619) 541-0101 Fax (619) 718-0008
JOB NO. 205-05, DATE SEPTEMBER 4, 2013

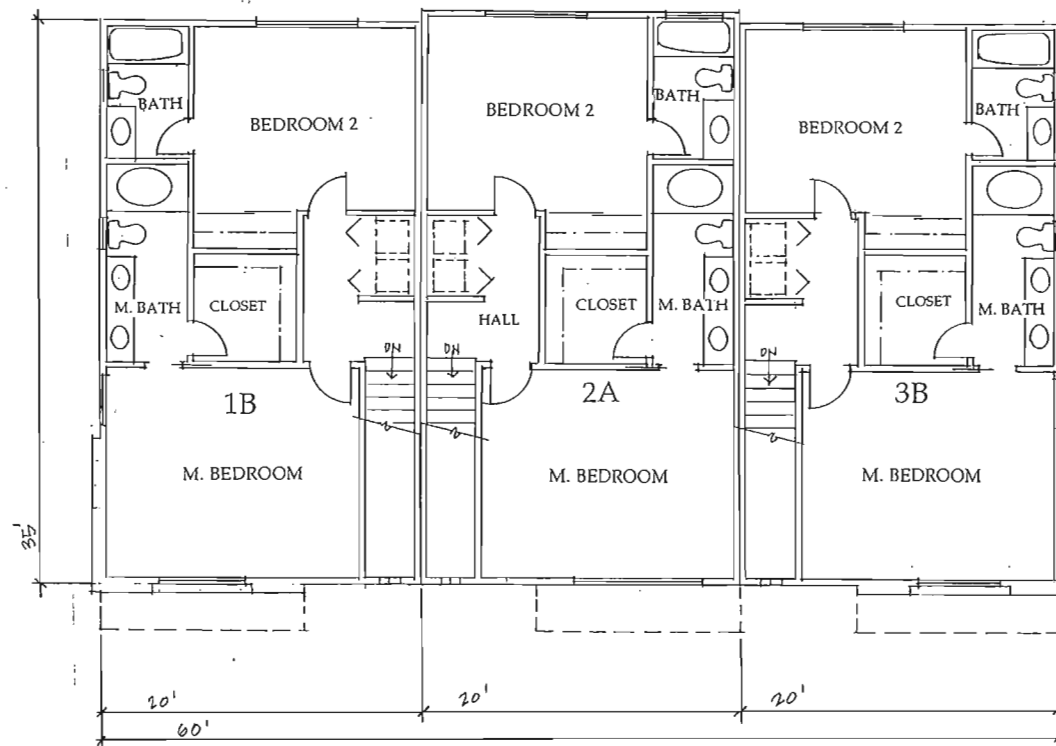
ATTACHMENT 10



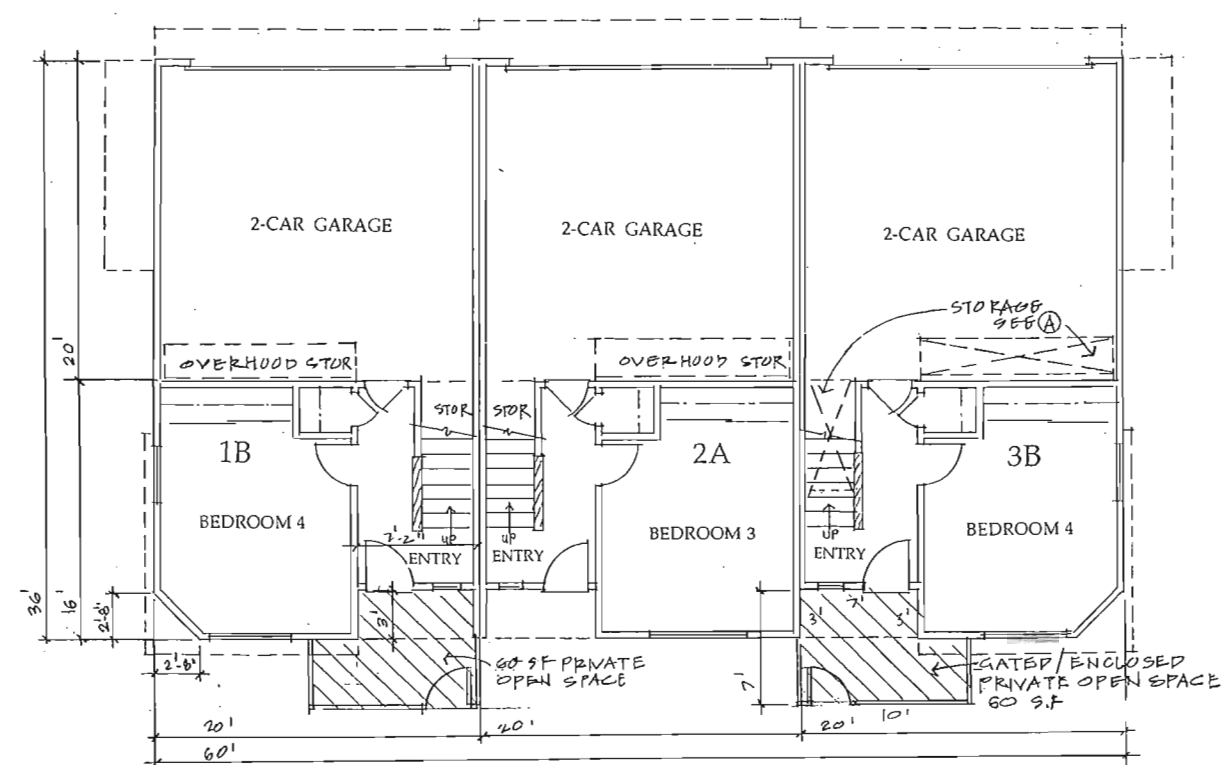
UNIT TYPE A	(6) 3 Bedroom / 3 Bath units	1,680 sf
	plus 2-car attached Garage	400 sf
UNIT TYPE B	(12) 4 Bedroom / 3 Bath units	1,745 sf
	plus 2-car attached Garage	400 sf
AREA DATA:	Each 3-unit Building - Living Area	5,170 sf
	Garage Area	1,200 sf
	Enclosed Area	6,370 sf
	Total Enclosed Area 6 buildings =	38,220 sf



SECOND FLOOR PLAN 2,174 sf



THIRD FLOOR PLAN 2,110 sf



FIRST FLOOR PLAN 2,086 sf

COASTAL
DEVELOPMENT
PERMIT
307 SYCAMORE RD.
SAN YSIDRO

REVISION 5 4-23-14
REVISION 4 3-3-14
REVISION 3 12-12-13
REVISION 2 9-6-13
REVISION 1

ORIG. DATE 8-12-13

FLOOR PLANS

sheet 2
pts # 335446

KEY NOTES BUILDING 1, 3 & 5

- ① METAL ROOFING: Color 1 match Behr - Hiking trail
- ② STUCCO: Color 2 match Behr - Sand Castle
- ③ SIDING: Color 3 match Behr - Hidden Forest
- ④ VINYL WINDOW FRAMES: Dark bronze
- ⑤ DOORS: Color 4 match Behr - Hidden Forest

KEY NOTES BUILDING 2, 4 & 6

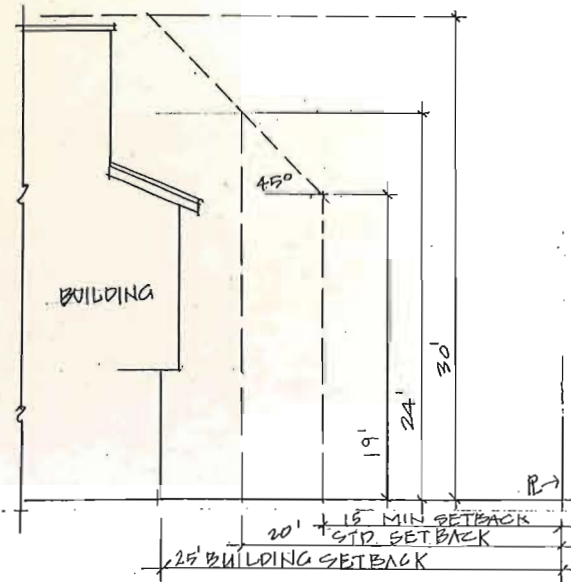
- ① METAL ROOFING: Color 1 match Behr - Mission Stone
- ② STUCCO: Color 2 match Behr - Adobe White
- ③ SIDING: Color 3 match Behr - Olive Spring
- ④ VINYL WINDOW FRAMES: Dark bronze
- ⑤ DOORS: Color 4 match Behr - Olive Spring

BUILDING #1,2,3,4

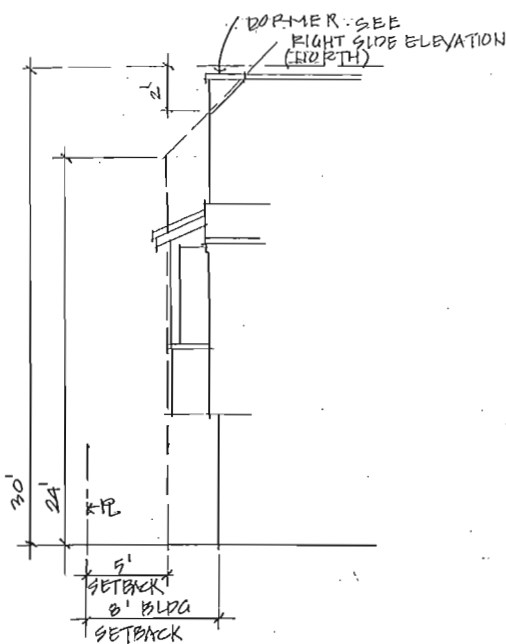
A	EXISTING GRADE WITHIN 5'	49.00'
B	PROPOSED GRADE WITHIN 5'	50.12'
C	FIRST FLOOR ELEVATION	50.62'
D	SECOND FLOOR ELEVATION	59.62'
E	THIRD FLOOR ELEVATION	69.12'
F	ROOF LOW POINT	78.12'
G	ROOF HIGH POINT	78.62'
H	ROOF FEATURE HIGH POINT	79.00'
I	30' MAX. BUILDING HEIGHT	79.00'
J	ROOF AT SECOND FLOOR ROOFS	69.12'
K	ROOF AT FIRST FLOOR ROOFS	59.62'

BUILDING #5 & 6

A	EXISTING GRADE WITHIN 5'	48.00'
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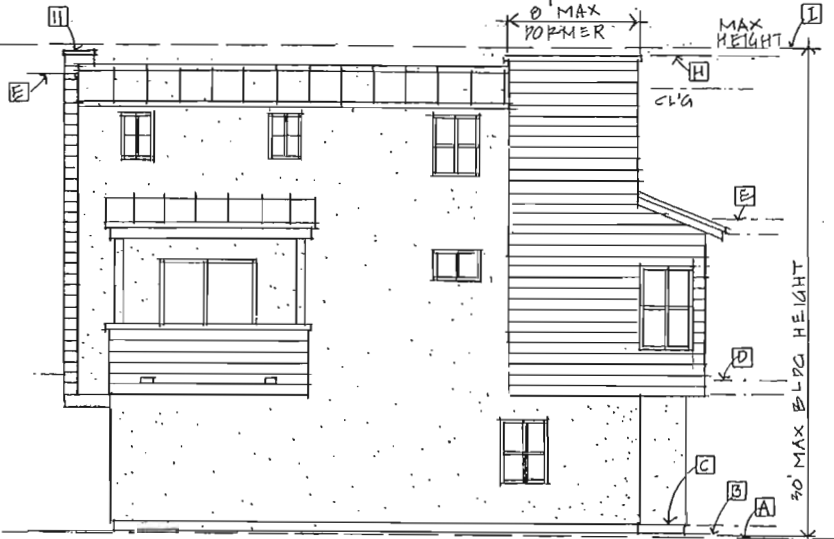
ANGLED BUILDING ENVELOPE AT FRONT
3/16"=1'-0"



ANGLED BUILDING ENVELOPE AT SIDE SETBACK @ NORTH FE



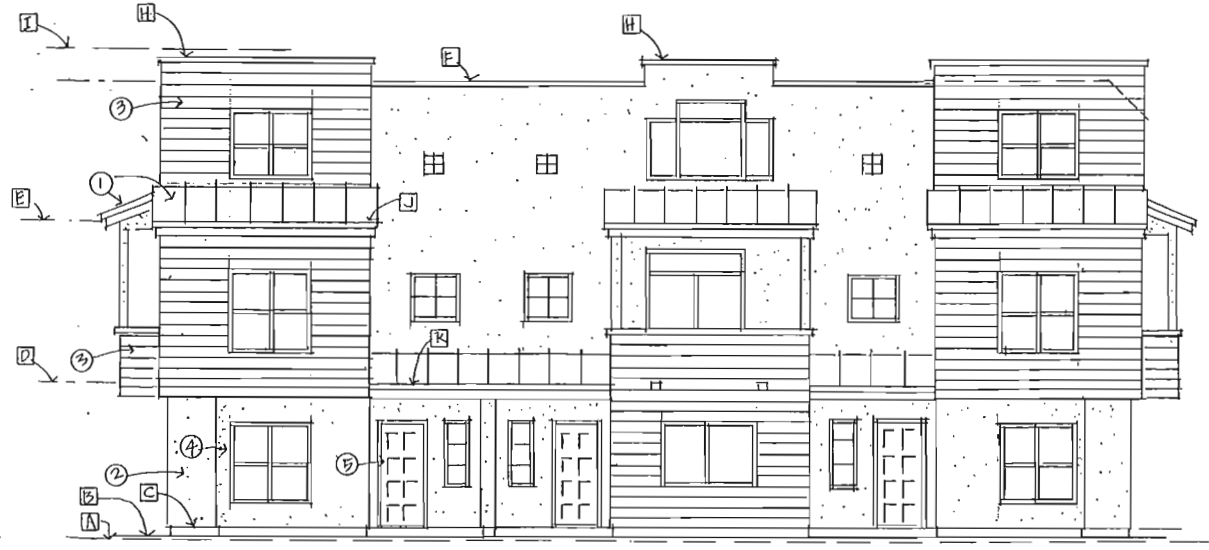
NORTH SIDE
RIGHT-SIDE ELEVATION



- SOUTH SIDE
LEFT-SIDE ELEVATION



REAR ELEVATION



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

RAINTREE TERRACE
MULTI-FAMILY RESIDENTIAL
307 SYCAMORE RD. SAN DIEGO, CA 92173

COASTAL
DEVELOPMENT
PERMIT
307 SYCAMORE RD.
SAN YSIDRO

REVISION 5	4.22.14
REVISION 4	3.28.14
REVISION 3	3.8.14
REVISION 2	2.12.13
REVISION 1	7.6.13

ORIG. DATE 8.11.13

EXTERIOR
ELEVATIONS

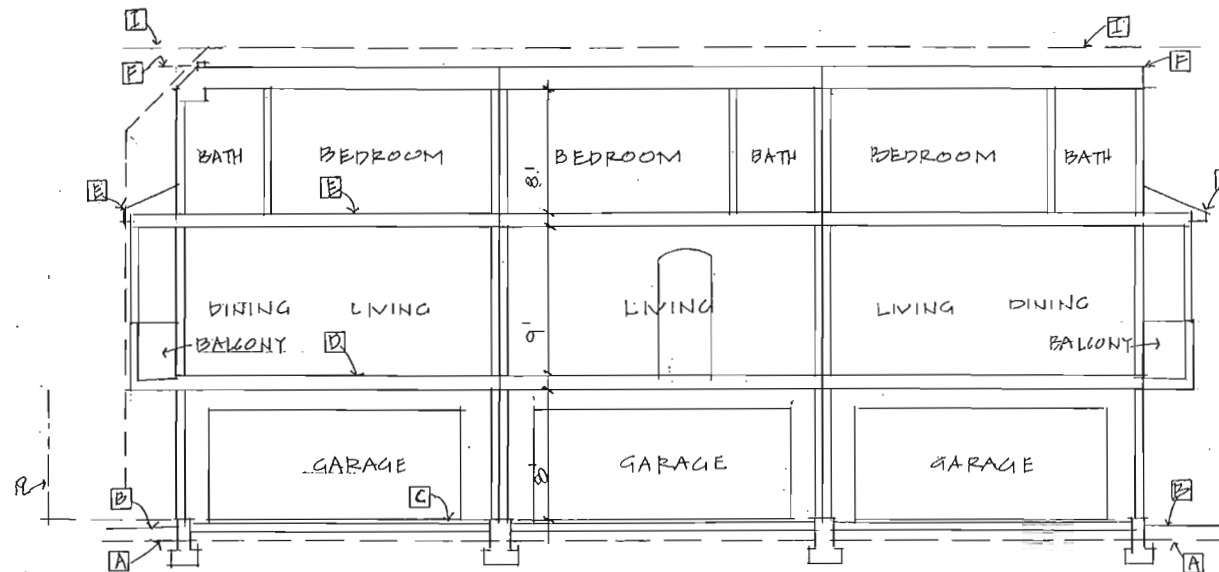
sheet of 3
pts # 335446

BUILDING #1,2,3,4

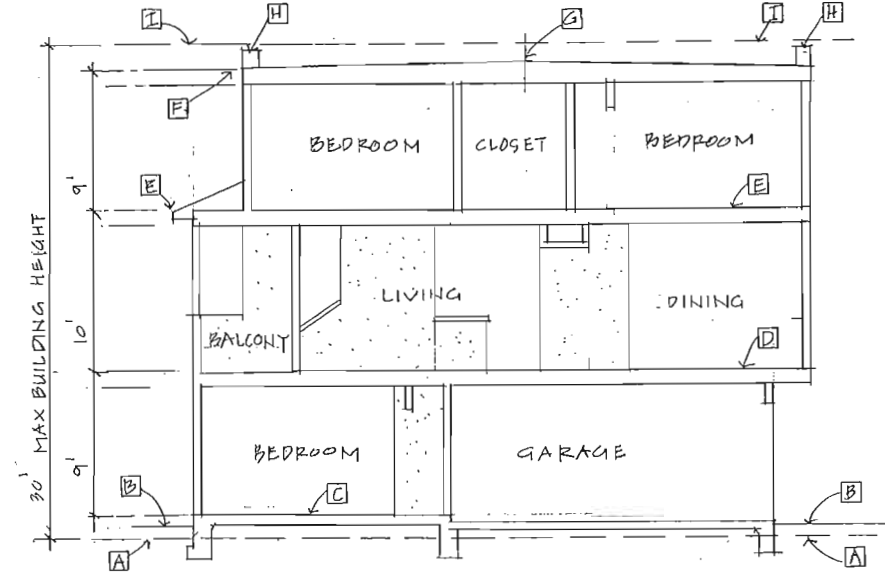
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BUILDING #5 & 6

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SECTION B
3/16"=1'-0"



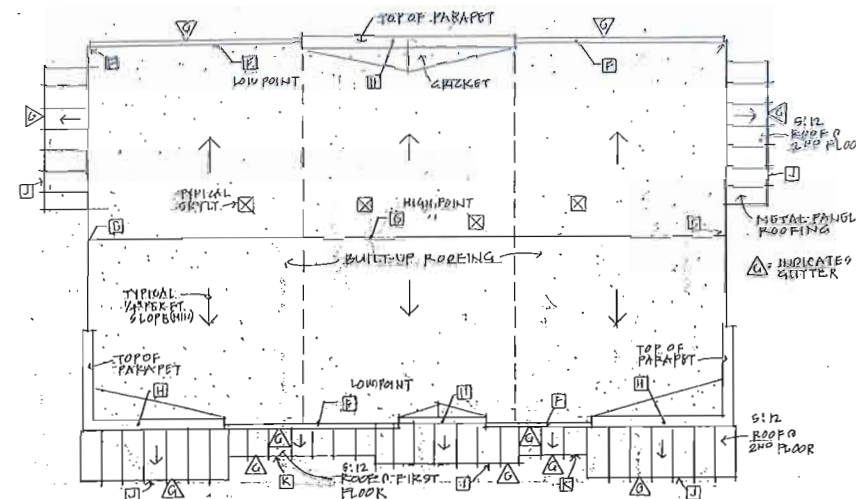
SECTION A
3/16"=1'-0"

BUILDING #1,2,3,4

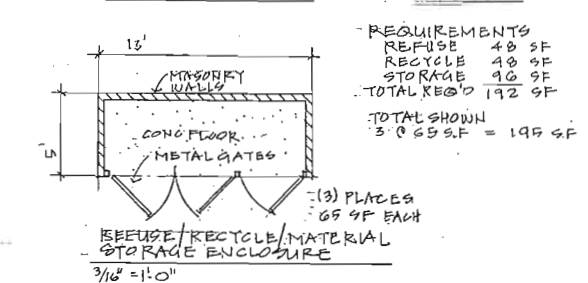
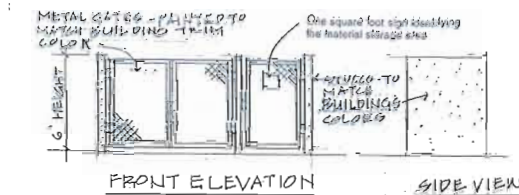
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BUILDING #5 & 6

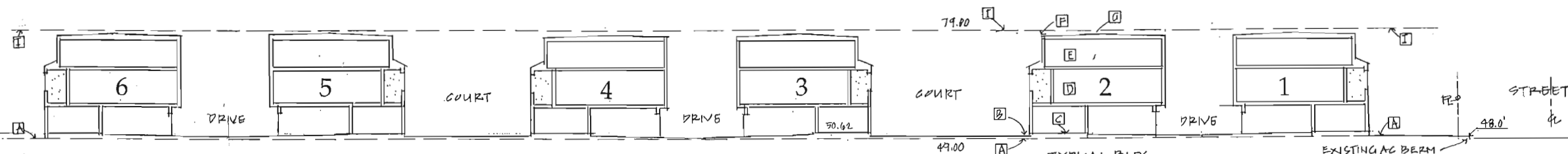
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ROOF PLAN 1/8"=1'-0"



RAINTREE TERRACE
MULTI-FAMILY RESIDENTIAL
307 SYCAMORE RD. SAN DIEGO, CA 92173



CROSS SECTION C 1/8"=1'-0"

BUILDING #5 & 6

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COASTAL DEVELOPMENT
PERMIT
307 SYCAMORE RD.
SAN YSIDRO

REVISION 5 4-23-14
REVISION 4 3-3-14
REVISION 3 12-12-13
REVISION 2 9-6-13
REVISION 1
ORIG. DATE 8-12-13

CROSS
SECTIONS

sheet 4
pts # 335446

MINIMUM TREE SEPARATION DISTANCE:

DRIVEWAYS - 10 FEET
TRAFFIC SIGNAL, STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, POLES, ETC.) - 10 FEET

IRRIGATION NOTE:

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

NOTE:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-IDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL VUA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

MAINTENANCE NOTE:

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

LANDSCAPE CALCULATIONS

STREET TREES IN PUBLIC RIGHT OF WAY

LENGTH OF STREET FRONTAGE 105'
STREET TREES REQUIRED (# 30' o.c.) 3.5
STREET TREES PROVIDED 3.0

STREET YARD

SYCAMORE ROAD

TOTAL AREA 1505 SF
PLANTING AREA REQ'D (50%) 752 SF
PLANTING AREA PROVIDED 860 SF
PLANT POINTS REQUIRED (.05 PTS/SF) 75 PTS
PLANT POINTS PROVIDED 30+ PTS
PTS ACHIEVED W/ TREES (50% MIN) 40 PTS

VEHICLE USE AREA

(OUTSIDE THE STREET YARD)

TOTAL AREA 15,930 SF
PLANTING AREA REQ'D (3%) 471 SF
PLANTING AREA PROVIDED 1,000 SF
PLANT POINTS REQUIRED (.03 PTS/SF) 471 PTS
PLANT POINTS PROVIDED 600+ PTS

VEHICLE USE AREA

(INSIDE THE STREET YARD)

TOTAL AREA 430 SF
40 SQ. FT. PER TREE PROVIDED
PLANT POINTS REQUIRED (.05 PTS/SF) 22 PTS
PLANT POINTS PROVIDED 30+ PTS

(1) TREE WITHIN 30' OF EACH

PARKING SPACE.

PROVIDED

REMAINING YARD

600 PTS. REQUIRED FOR EACH

RESIDENTIAL BUILDING

PROVIDED

NOTE:

- ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
- TREE ROOT BARRIERS "DEEP ROOT US-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

PLANT LEGEND

TREES

STREET TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	PISTACHIA CHINENSIS CHINESE PISTACHE	24" BOX	8'x4'

THEME TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	RHUS LANCEA AFRICAN SUNAC	24" BOX	10'x8'
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN ELM	24" BOX	10'x8'

ACCENT TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	CASSIA LEPTOPHYLLA - GOLD MEDALLION TREE	24" BOX	9'x4'
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX	6'x3'
	MAGNOLIA 'LITTLE GEM' MAGNOLIA	24" BOX	9'x4'

COLUMNAR ACCENTS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	STRELITZIA REGINAE GIANT BIRD OF PARADISE	24" BOX	6'x3'

SHRUBS

LARGE ACCENT SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	COLECANTEM PULCHERRIMUM PUR BURNING HEATHER	5 GAL	18"x18"
	LEUCOPHYLLUM FRUTESCENS TEXAS BANGS	5 GAL	18"x18"
	LIGUSTRUM TEXANUM TEXAS PRIVET	5 GAL	18"x18"
	PHOTINIA FRASERI PHOTINIA	5 GAL	30"x30"
	RHAMPHOLEPIS INDICA 'PINK LADY' PINK BURNING HEATHER	5 GAL	18"x18"

MEDIUM ACCENT SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	ABELIA GRANDIFLORA	5 GAL	18"x18"
	GLOSSY ABELIA	5 GAL	18"x18"
	CEANOTHUS G.H. 'YANKEE POINT'	5 GAL	18"x18"
	CEANOTHUS	5 GAL	2'x18"
	VARIEGATED MIRROR PLANT	5 GAL	18"x18"
	CALLISTEMON CIT. 'LITTLE JOHN'	5 GAL	18"x18"
	DWARF BOTTLEBRUSH	5 GAL	18"x18"
	JUNIPERUS CHIN. 'TAMARISCIFOLIA'	5 GAL	15"x15"
	TAMARIX JUNIPER	5 GAL	15"x15"
	MYRTUS COMMUNIS COMPACTA	5 GAL	4'x4'
	PHORMIUM TENAX 'ATROPURPUREUM'	5 GAL	4'x4'
	PURPLE NEW ZEALAND FLAX	5 GAL	24"x24"
	NERIUM OLEANDER 'PETITE PINK'	5 GAL	18"x18"
	DWARF OLEANDER	5 GAL	18"x18"
	ROSMARINUS OFFICINALIS	5 GAL	18"x18"
	ROSEMARY	5 GAL	18"x18"

SMALL ACCENT SHRUBS

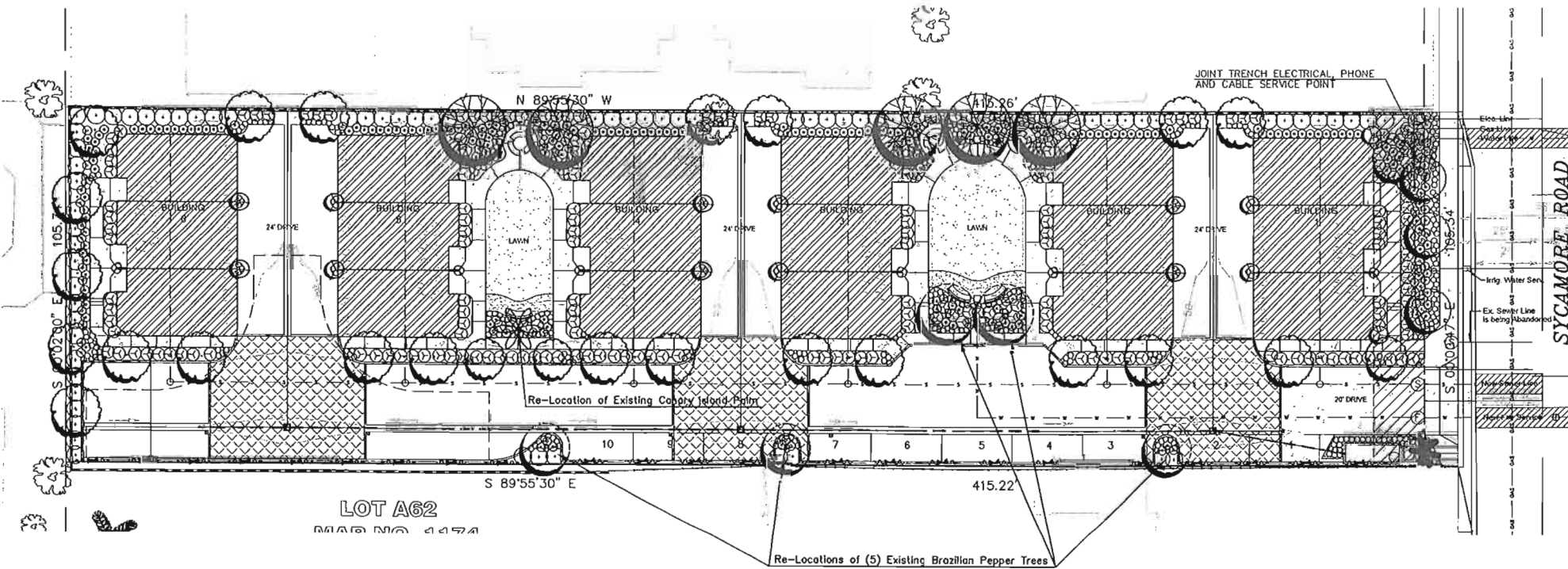
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	CUPHEA HYSSOPIFOLIA	5 GAL	12"x12"
	SUPRA HEATHER	1 GAL	12"x12"
	FESTUCA OVINA	5 GAL	12"x12"
	BLUE FESCUE	5 GAL	12"x12"
	NANDINA DOMESTICA 'HARBOUR DWARF'	5 GAL	12"x12"
	HEAVILY BAMBOO HYBRID	1 GAL	12"x12"
	LEYMUS CONDENSATUS	1 GAL	12"x12"
	CANYON PRINCE WILD RYE	1 GAL	12"x12"
	TULBAGHIA VIOLACEA	1 GAL	12"x12"
	SOCIETY GARLIC	1 GAL	12"x12"

GROUND COVER

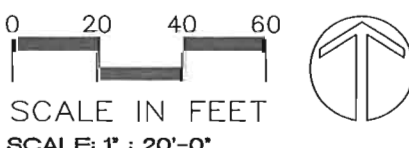
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	BANDINI FESCUE	SOD	

VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	DISTICTIS BUCCINATORIA RED TRUMPET VINE	5 GAL	



LANDSCAPE DEVELOPMENT PLAN



RAINTREE TERRACE
MULTI-FAMILY RESIDENTIAL
307 SYCAMORE ROAD
SAN DIEGO, CA 92173

Hutter Designs, Inc.
Landscape Architects
3645 Ruffin Road, Ste. 235
San Diego, Ca 92123
T: (619) 337-4044
F: (619) 342-8528

COASTAL DEVELOPMENT PERMIT
307 SYCAMORE RD.
SAN YSIDRO

REVISION 5 4-23-14
REVISION 4 3-3-14
REVISION 3 12-12-13
REVISION 2 9-6-13
REVISION 1

ORIG. DATE 8-12-13

LANDSCAPE DEVELOPMENT PLAN

sheet 5
pts # 335446



TENTATIVE MAP

RAINTREE TERRACE @ 307 SYCAMORE ROAD

PROJECT ADDRESS
307 SYCAMORE ROAD, SAN DIEGO, CA 92173

CONDOMINIUM STATEMENT
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 18 RESIDENTIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

MAPPING NOTE:
A FINAL MAP FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP. NAD 27 (LAMBERT) COORDINATE INDEX: 138-1753 CCS 83 COORDINATE INDEX: 1778-6313

MAPPING LEGEND:
SURVEY MONUMENT AS NOTED

DEVELOPMENT SUMMARY
THIS PROJECT IS LOCATED IN THE SAN YSIDRO AREA OF THE CITY OF SAN DIEGO. THE EXISTING SITE CONTAINS FOUR SMALL HOUSES IN DISREPAIR ALONG WITH THEIR APPURTENANCES SUCH AS PATIOS AND FENCING. TO THE EAST AND NORTH OF THE SITE THERE ARE EXISTING MULTI-UNIT PROJECTS.

THIS PROJECT WILL REPLACE THE EXISTING ASPHALT BERM FRONTING THE SITE WITH CURB, GUTTER AND SIDEWALK. THESE IMPROVEMENTS WILL MATCH AND EXTEND THE EXISTING CURB, GUTTER AND SIDEWALK EAST OF THIS PROJECT ACROSS THE SITE'S FRONTAGE. AN ON-SITE DRAINAGE SYSTEM WITH STORM WATER TREATMENT WILL BE INSTALLED AS PART OF THIS PROJECT SO THAT PRESENT WATER QUALITY STANDARDS CAN BE MET FOR THIS SITE.

THIS PROJECT PROPOSES 18 UNITS OF THREE AND FOUR BEDROOM TOWNHOME STYLE LIVING UNITS WITH ATTACHED 2-CAR GARAGES IN SIX 3 UNIT BUILDINGS. THIS WILL PROVIDE MUCH NEEDED HIGH QUALITY FAMILY HOUSING FOR THE SAN YSIDRO AREA.

- GENERAL NOTES:
1. EXISTING ZONING: RM-1-1, COASTAL, FHSZ, COASTAL HEIGHT LIMIT, PARKING OVERLAY ZONE
 2. PROPOSED ZONING: SAME AS EXISTING
 3. COMMUNITY: SAN YSIDRO
 4. NUMBER OF PROPOSED LOTS: 1
 5. ASSESSOR'S PARCEL NUMBERS: 666-150-08
 6. SEWER SERVICE: CITY OF SAN DIEGO
 7. WATER SERVICE: CITY OF SAN DIEGO
 8. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
 9. TELEPHONE SERVICE: PACIFIC BELL
 10. GRADING AS SHOWN ON SHEET NUMBER 3
 11. TOTAL SUBDIVISION GROSS AREA: 1.00 AC
 12. TOPOGRAPHY PER ALTA CONSULTANTS (SURVEYED)
 13. STREET IMPROVEMENTS: WIDEN SYCAMORE ROAD TO 35' HALF WIDTH AND INSTALL CURB, GUTTER AND SIDEWALK ALONG THE SITE FRONTAGE
 14. NO EXISTING OR PROPOSED EASEMENTS
 15. ON-SITE UTILITIES WILL BE UNDERGROUNDED.
 16. EXISTING ON-SITE STRUCTURES WERE CONSTRUCTED BETWEEN 1930 AND 1950.
 17. ALL ON-SITE UTILITIES WILL BE UNDERGROUNDED.
 18. A UNDERGROUND WAIVER HAS BEEN REQUESTED FOR EXISTING OVERHEAD UTILITIES IN THE PUBLIC RIGHT-OF-WAY PER SAN DIEGO CITY MUNICIPAL CODE SECTION 144.0240

AREA TABULATIONS:
GROSS AREA= 43,741 SF = 1.00 AC
PROPOSED STREET DEDICATION= 1,053 SF
NET AREA= 42,688 SF = 0.98 AC
PROPOSED DWELLING UNITS= 18
18 = 18.4 DU/AC.
0.98 AC

DENSITY:
1-UNIT PER 3,000 SF = 15 UNITS PLUS
20% 3-UNITS PER STATE DENSITY BONUS PROGRAM ADMINISTERED BY THE SAN DIEGO HOUSING COMMISSION.
TOTAL NUMBER OF UNITS = 18
ALL UNITS ARE 3-STORY
UNIT DATA:
(12) 4-BEDROOM 3-BATH UNITS = 1,745 SF PLUS 2-CAR ATTACHED GARAGE = 400 SF 2,145 SF
(6) 3-BEDROOM 3-BATH UNITS = 1,600 SF PLUS 2-CAR ATTACHED GARAGE = 400 SF 2,000 SF

PARKING:
SPACES REQUIRED 18 x 2.25 = 41 SPACES SHOWN 46 (36 IN GARAGES) & 2 MOTORCYCLE PARKING SPACES
CONSTRUCTION TYPE V B (FIRE SPRINKLED) COMPLIANCE R-2

BUILDING AREA DATA:
EACH 3-UNIT BUILDING-LIVING AREA = 5,170 SF
GARAGE AREA = 1,200 SF
ENCLOSED AREA = 6,370 SF
TOTAL ENCLOSED AREA (6) BUILDINGS = 38,220 SF
FLOOR AREA RATIO: 38,220 SF / 0.877 DEMONSTRATED UNDER STATE DENSITY BONUS PROVISIONS

REFERENCE DRAWINGS
15007-G-D MAP NO. 1174, 9950, CR 19343
BENCHMARK
NWSP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 48.578 MSL DATUM

PRIVATE WATER AND WASTEWATER
THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.

OWNER/APPLICANT
RAINTREE RESIDENTIAL LLC
11855 SORRENTO VALLEY ROAD, SUITE D
SAN DIEGO, CA 92121
(619) 804-3417

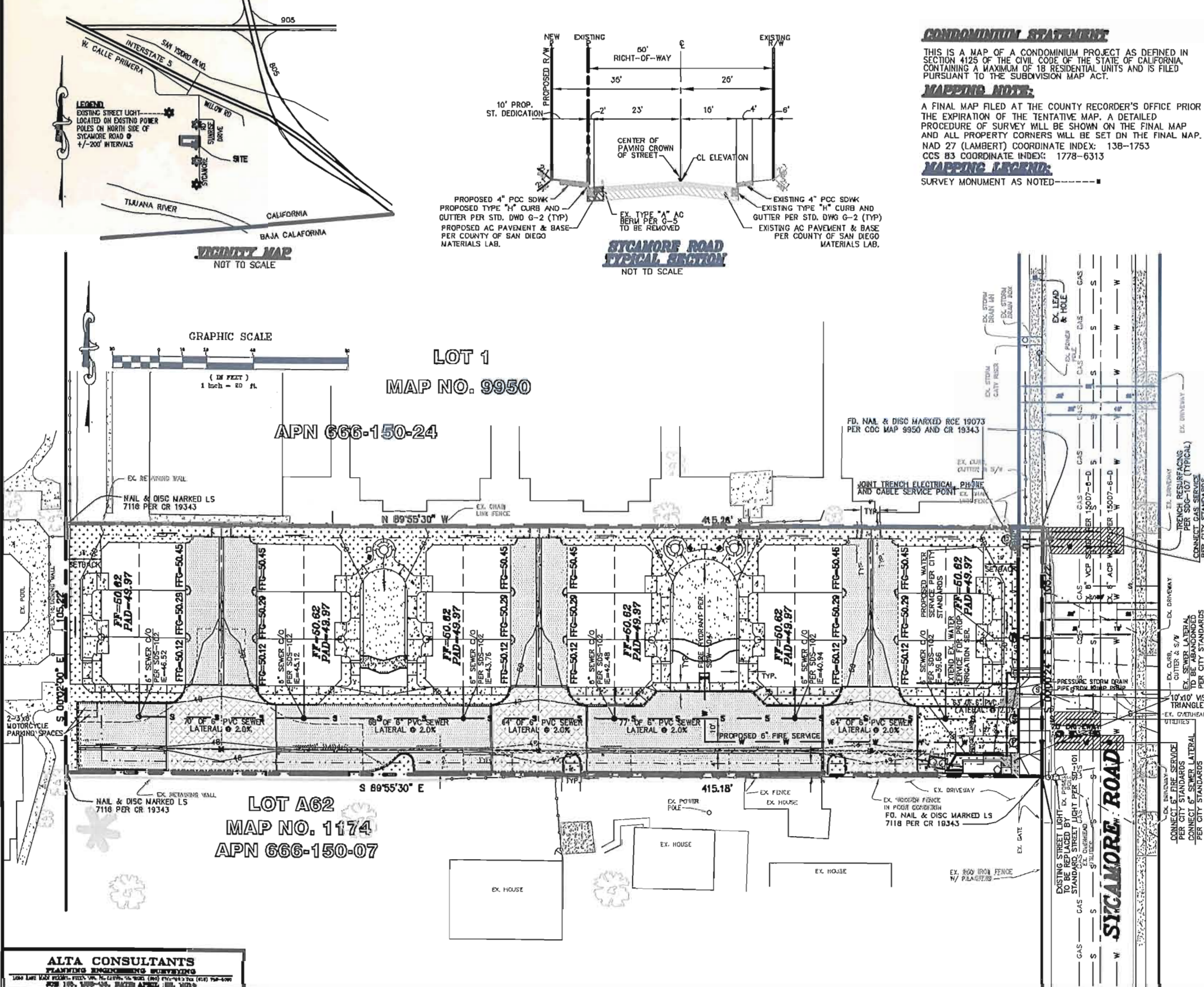
PREPARED BY
Firm: ALTA CONSULTANTS
Name: BARTOLOME J. PASTOR
1263 EAST MAIN STREET, SUITE 109
EL CAJON, CA, 92021
Phone #: (858) 581-6101
FAX #: (619) 749-8806

DATE: 4/22/14
RCE 38806, EXP. 3/31/2015

SHEET INDEX
SHEET 1 TENTATIVE MAP
SHEET 2 PRE-DEVELOPMENT TOPOGRAPHY
SHEET 3 CONCEPT GRADING PLAN
SHEET 4 DRAINAGE DETAILS
SHEET 5 BMP PLAN

Project Name: RAIN TREE TERRACE
Sheet Title: TENTATIVE MAP

Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	04/22/14
Revision 2:	12/26/14
Revision 1:	12/18/13
Original Date:	9/05/13
Sheet	1 of 5
DEP#	



ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1201 LAKE MARY BLVD., SUITE 100, EL CAJON, CA 92021 (619) 749-8806
FAX: (619) 749-8806
JULY 1992, 1993-1995, 1997-1998, 2000-2001, 2003-2004, 2006-2007, 2009-2010, 2012-2013, 2015-2016, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 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TENTATIVE MAP

RAINTREE TERRACE @ 307 SYCAMORE ROAD
PRE-DEVELOPMENT TOPOGRAPHY

LEGAL DESCRIPTION

LOT A-61 OF SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1174, FILED APRIL 10, 1959.

PROJECT ADDRESS

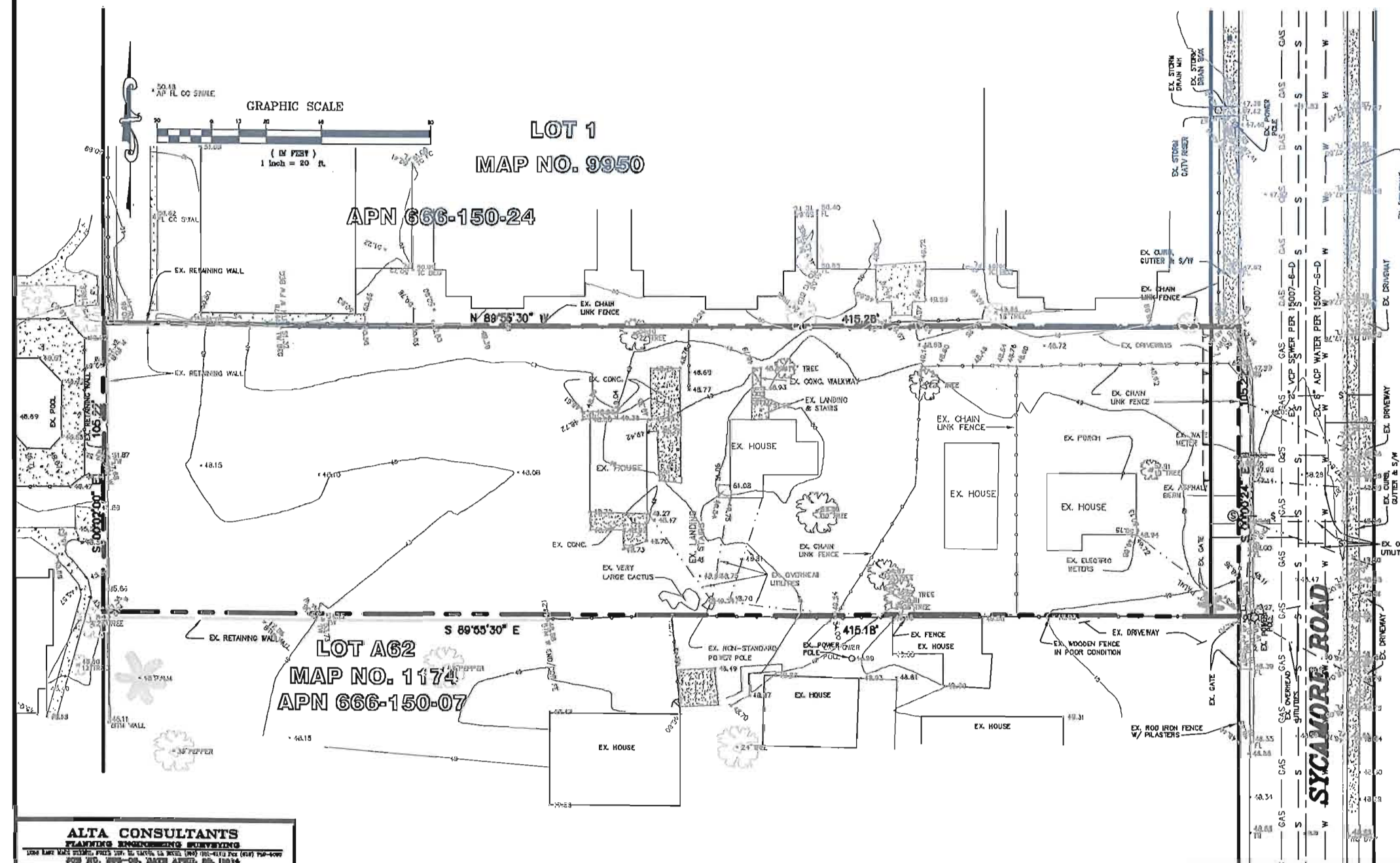
307 SYCAMORE ROAD, SAN DIEGO, CA 92173

LEGEND

- 1' INTERVAL CONTOURS...
EX. STRUCTURES...
EX. SPOT ELEVATION...
EX. CONCRETE...
EX. CURB & GUTTER...
EX. RET. WALL...
EX. FENCE...
EX. OVERHEAD UTILITIES...
EX. SEWER MAIN...
EX. WATER MAIN...
EX. EASEMENT...
EX. LOT LINES...
STREET CL...
RIGHT-OF-WAY...
SITE BOUNDARY...
BUILDING SETBACK LINE...

ABBREVIATIONS

- FINISHED GRADE...FG
GRADE BREAK...GB
HIGH POINT...HP
TOP OF CURB...TC
PAD ELEVATION...PAD
FINISH FLOOR...FF
FINISH FLOOR CARAGE...FFC
PIPE INVERT...PI
TOP OF GRADE...TG
FLOW LINE...FL
TOP OF WALL...TW
BOTTOM OF WALL...BW
TOP OF FOOTING...TF
TOP OF BERM...TB



REFERENCE DRAWINGS

15007-6-D MAP NO. 1174

BENCHMARK

NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM

OWNER/APPLICANT

RAINTREE RESIDENTIAL LLC
11855 SERRANO VALLEY ROAD, SUITE D
SAN DIEGO, CA 92121
(619) 804-3417

PREPARED BY

Firm: ALTA CONSULTANTS
Name: BARTOLOME J. PASTOR
1283 EAST MAIN STREET, SUITE 109
EL CAJON, CA. 92021
Phone #: (858) 967-5693
FAX #: (619) 749-8808

BARTOLOME J. PASTOR DATE: 4/22/14
RCE 38606, EXP. 3/31/2015



Project Name: RRAINTREE TERRACE
Sheet Title: PRE-DEVELOPMENT TOPOGRAPHY

Sheet 2 of 5
DEP#

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1000 LANTANA DRIVE, SUITE 200, CARLSBAD, CA 92008 (619) 434-4000
FAX (619) 434-4001
JULY 1992 - FEB 2000, TAKEN APRIL 05, 1994

TENTATIVE MAP

RAINTREE TERRACE @ 307 SYCAMORE ROAD
CONCEPT GRADING PLAN

GRADING & GEOTECH. SPECIFICATIONS

GEOTECHNICAL INVESTIGATION FOR PROPOSED TOWNHOME COMPLEX:
RAINTREE TERRACE AT 307 SYCAMORE ROAD, SAN DIEGO, CA 92173
PREPARED BY ALTA CONSULTANTS
ROBERT CHAN, P.E. REG. NO. C-24613 & REG. NO. G-00198 EXP. 12/31/13
DATED SEPTEMBER 3, 2013; THEIR COMPANY PROJECT NO. 13-135004

TOTAL DISTURBED AREA

GRADING QUANTITIES

GRADED AREA	1.0 [ACRES]	MAX. CUT DEPTH	2' [FT]
CUT QUANTITIES	160 [CYD]	MAX. CUT SLOPE RATIO	2:1
FILL QUANTITIES	1,150 [CYD]	MAX. FILL DEPTH	2.0 [FT]
IMPORT	1,000 [CYD]	MAX. FILL SLOPE RATIO	2:1

THIS PROJECT PROPOSES TO IMPORT 1,150 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL IMPORT MATERIAL SHALL BE FROM A LEGAL BORROW SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
PER THE SOILS REPORT UNDER THE BUILDING FOOTPRINTS THE EXISTING SOIL WILL BE RECOMPACTED TO A DEPTH OF 8 FEET. WITHIN THE PROPOSED DRIVEWAY THE EXISTING SOIL WILL BE RECOMPACTED TO A DEPTH OF 3 FEET.
THE TRENCHING FOR ON-SITE UTILITIES WILL HAVE A MAXIMUM DEPTH OF +/- 8 FEET.

LEGAL DESCRIPTION

LOT A-61 OF SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1174, FILED APRIL 10, 1908

PROJECT ADDRESS

307 SYCAMORE ROAD, SAN DIEGO, CA 92173

ABBREVIATIONS:

FINISHED GRADE.....FG
GRADE BREAK.....GB
HIGH POINT.....HP
TOP OF CURB.....TC
PAD ELEVATION.....PAD
FINISH FLOOR.....FF
FINISH FLOOR GARAGE.....FFG
PIPE INVERT.....IE
TOP OF DRAIN.....TO
FLOW LINE.....TL
BOTTOM OF WALL.....BW
TOP OF FOOTING.....TF
TOP OF BERM.....TB

LEGEND:

- 1' INTERVAL CONTOURS.....
- EX. STRUCTURES.....
- EX. SPOT ELEVATION.....
- EX. CONCRETE.....
- EX. CURB & GUTTER.....
- EX. RET. WALL.....
- EX. FENCE.....
- EX. OVERHEAD UTILITIES.....
- EX. SEWER MAIN.....
- EX. WATER MAIN.....
- EX. EASEMENT.....
- EX. LOT LINES.....
- STREET CL.....
- RIGHT-OF-WAY.....
- SITE BOUNDARY.....
- BUILDING SETBACK LINE.....

- PROPOSED CONTOUR.....
- 2:1 SLOPE.....
- RETAINING WALL.....
- PROP. PERCENT GRADIENT.....
- PROPOSED AC PAVING.....
- PROPOSED CONCRETE.....
- PROPOSED PAVERS PER DETAILS ON SHEET NO. 4.....
- LANDSCAPING SEE LANDSCAPE CONCEPT PLAN FOR DETAILS.....
- TRENCH RESURFACING PER SDG-107.....
- VISIBILITY TRIANGLE.....
- CURB PER G-01.....
- CURB AND GUTTER PER G-02.....
- SIDEWALK PER G-07.....

- 20' WIDE DRIVEWAY PER SDG-159.....
- 4" PERFORATED STORM DRAIN LINE.....
- PVC STORM DRAIN LINE SIZE PER PLAN.....
- CATCH BASIN PER DETAIL "C" ON SHEET NO. 4.....
- 4" CLEANOUT PER DETAIL "B" ON SHEET NO. 4.....
- SIDEWALK UNDERDRAIN PER D-25.....
- DETENTION VAULT & SUMP PUMP PER DETAIL "E" ON SHEET NO. 4.....
- PROP. IRRIGATION SERVICE.....
- PROP. WATER SERVICE.....
- PROP. FIRE SERVICE.....
- PROP. SEWER SERVICE.....
- PROP. GAS SERVICE.....
- PROP. ELECTRICAL SERVICE.....

REFERENCE DRAWINGS

15007-B-D MAP NO. 1174

BENCHMARK

NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.678 MSL DATUM

OWNER/APPLICANT

RAINTREE RESIDENTIAL LLC
11855 SORRENTO VALLEY ROAD, SUITE D
SAN DIEGO, CA 92121
(619) 804-3417

PREPARED BY:

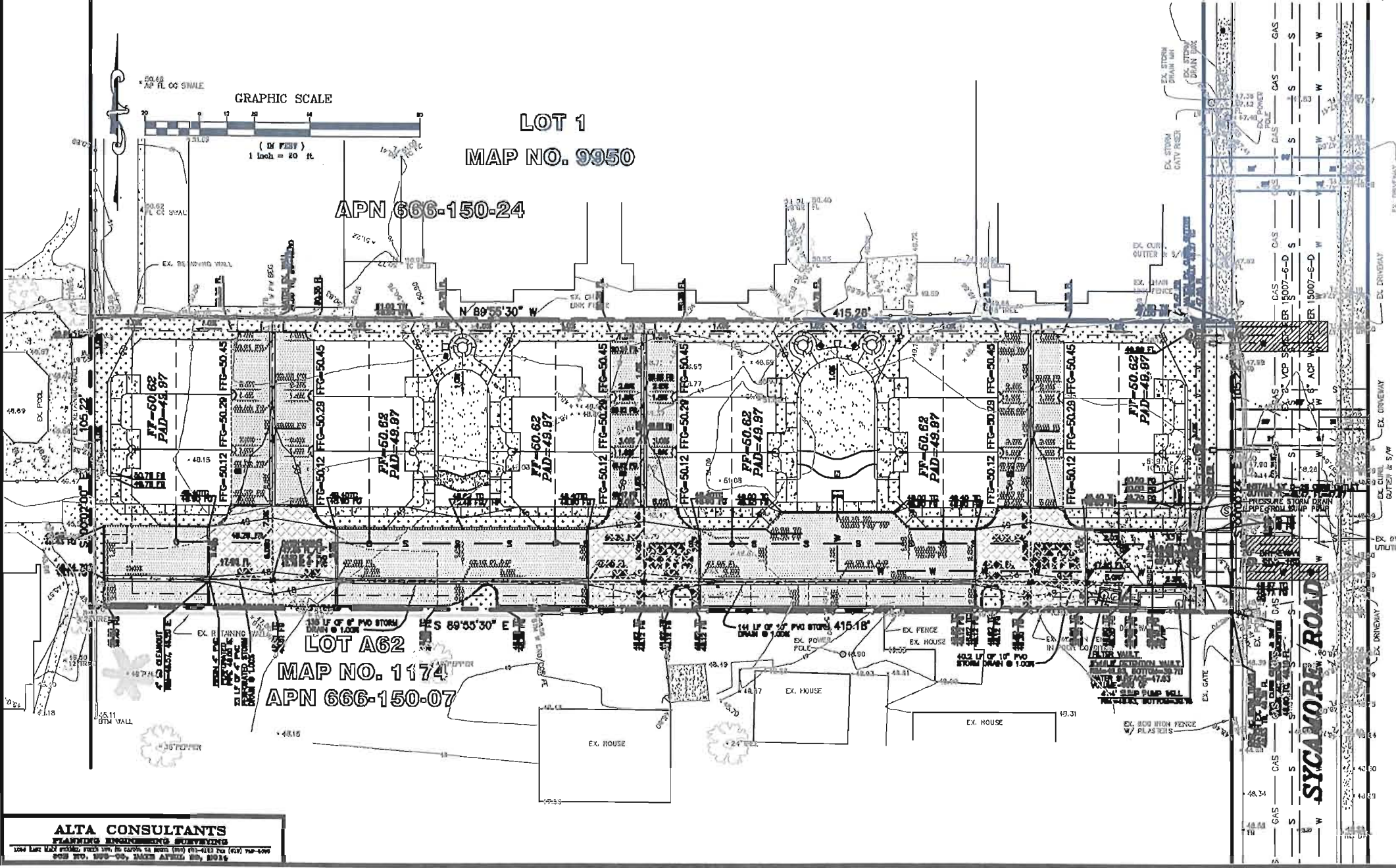
Firm: ALTA CONSULTANTS
Name: BARTOLOME J. PASTOR
1283 EAST MAIN STREET, SUITE 109
EL CAJON, CA, 92021
Phone #: (858) 867-5693
FAX #: (619) 749-8806



BARTOLOME J. PASTOR DATE: 4/22/14
RCE 38608, EXP. 3/31/2015

Project Name: RRAINTREE TERRACE
Sheet Title: CONCEPT GRADING PLAN

Sheet 3 of 5
DEP#



ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1000 LINDSEY DRIVE, SUITE 100, SAN DIEGO, CA 92108
TEL: (619) 584-1111 FAX: (619) 584-1112
WWW.ALTA-CONSULTANTS.COM

TENTATIVE MAP

RAINTREE TERRACE @ 307 SYCAMORE ROAD DRAINAGE DETAILS

LEGAL DESCRIPTION

LOT A-B1 OF SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1174, FILED APRIL 10, 1909.

PROJECT ADDRESS

307 SYCAMORE ROAD, SAN DIEGO, CA 92173

REFERENCE DRAWINGS

15007-B-D MAP NO. 1174

BENCHMARK

NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM

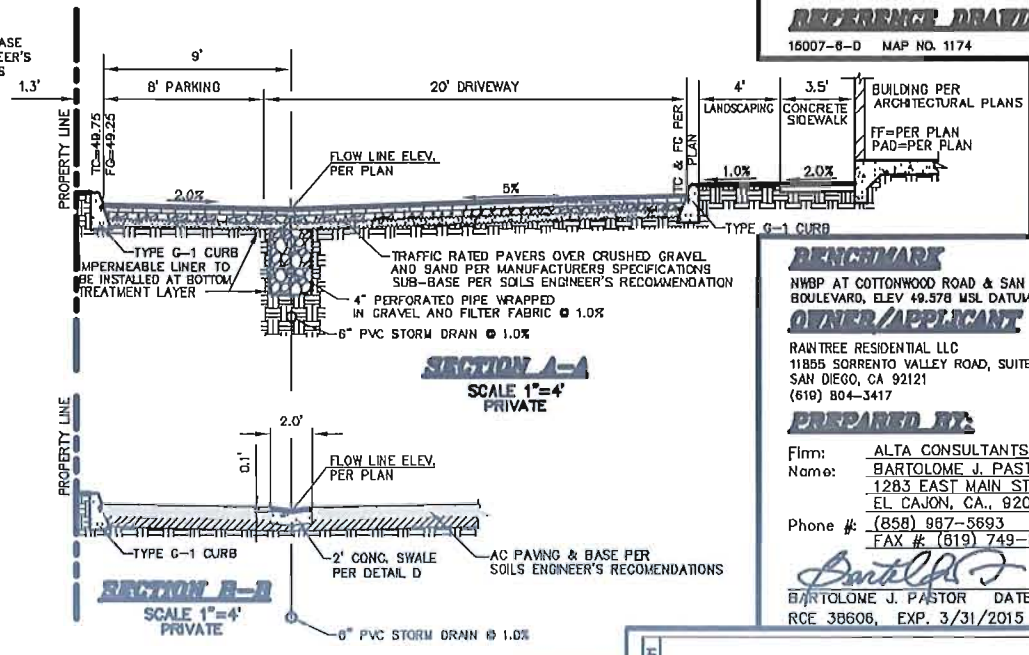
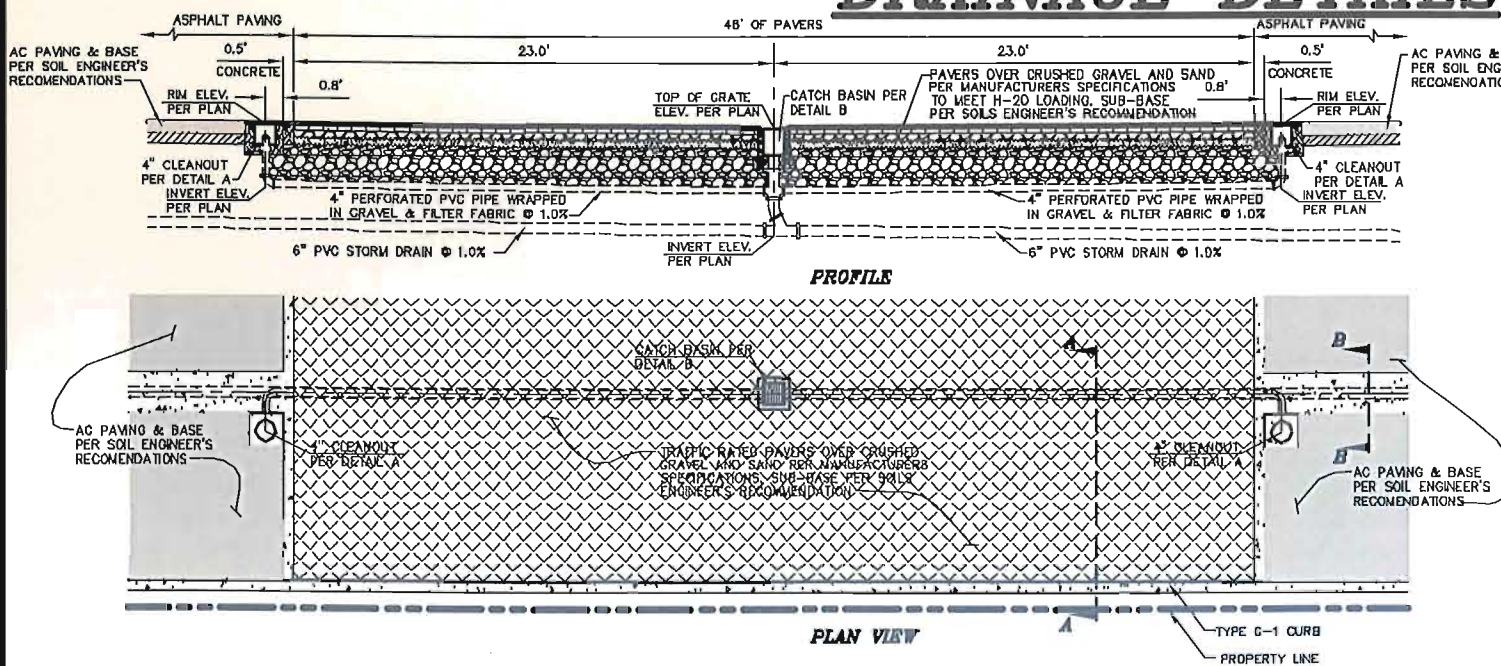
OWNER/APPLICANT

RAINTREE RESIDENTIAL LLC
11855 SORRENTO VALLEY ROAD, SUITE D
SAN DIEGO, CA 92121
(619) 804-3417

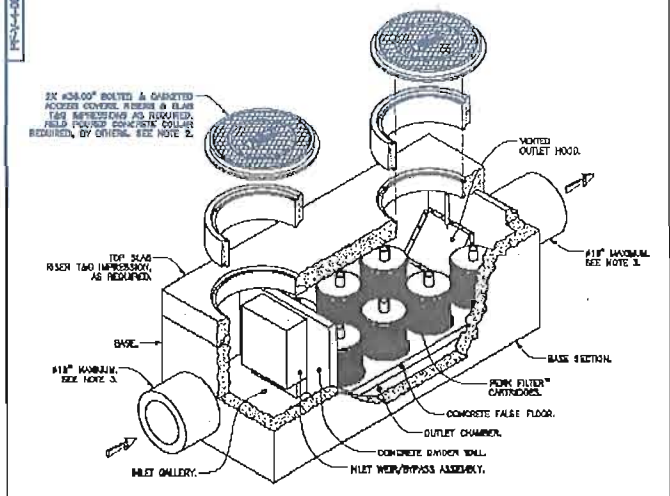
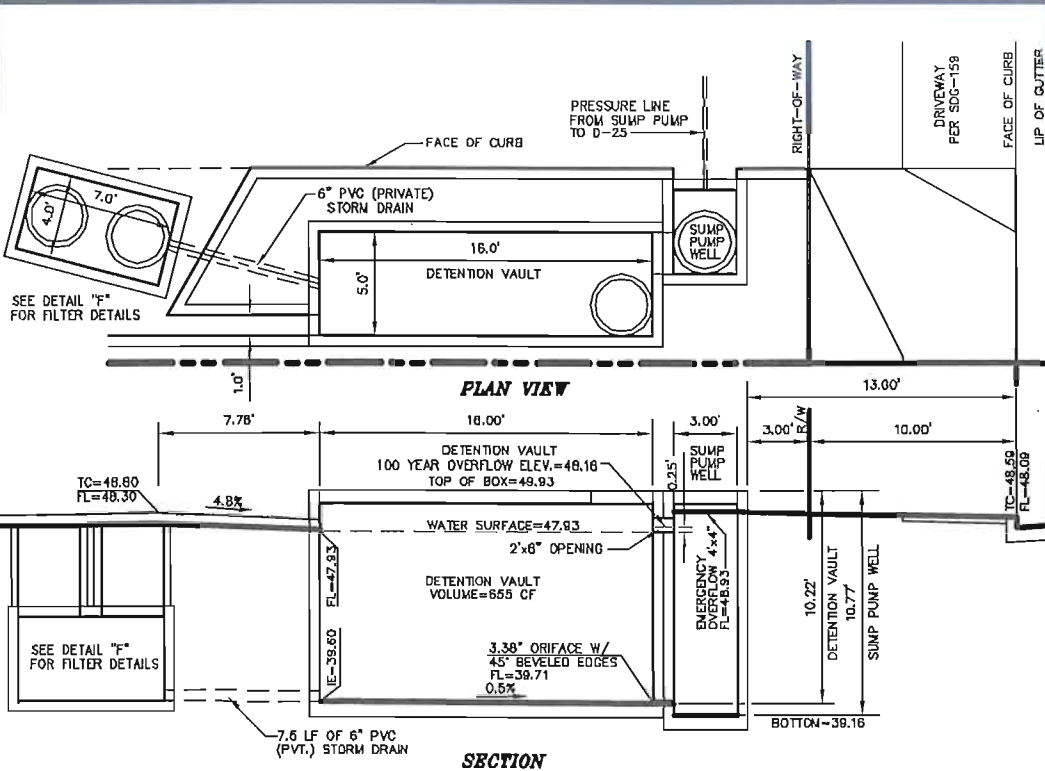
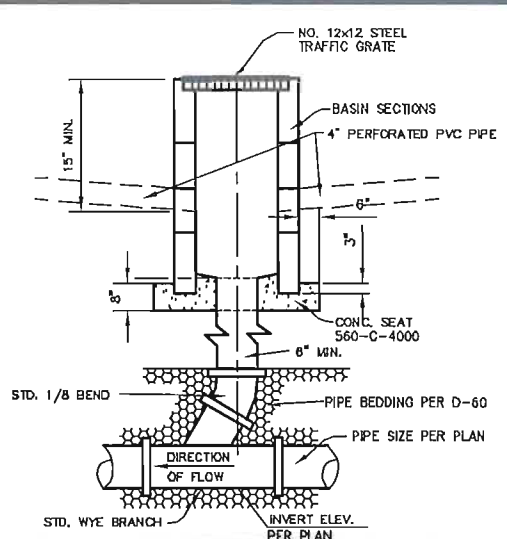
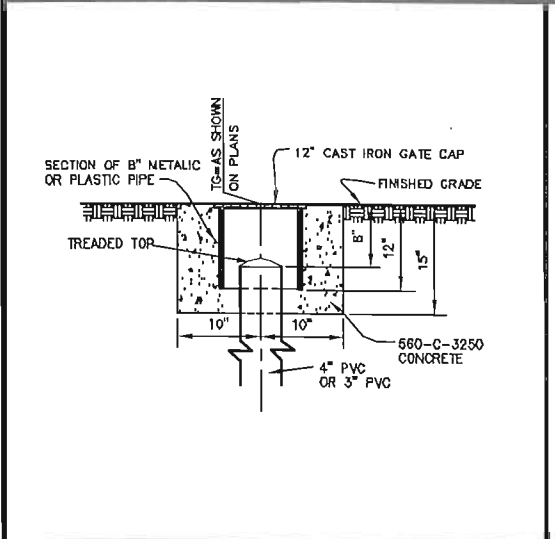
PREPARED BY:

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1283 EAST MAIN STREET, SUITE 109
EL CAJON, CA, 92021
Phone #: (858) 987-5693
FAX #: (619) 749-8806

Bartolo J. Pastor
BARTOLOME J. PASTOR DATE: 4/22/14
RCE 38606, EXP. 3/31/2015



PAVING & WATER TREATMENT DETAIL SCALE 1"=4' PRIVATE



- Notes:
1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C687 and C688.
 2. Filter system shall be supplied with traffic rated (220) galvanized (G30) circular access covers with risers as required. Shallow applications may require configurations with (220) galvanized (G30) circular access covers with risers. Contact KriStar Enterprises, Inc. for engineering assistance. Field poured concrete covers required, by others.
 3. Inlet & outlet pipe(s) (2\"/>

FIGURE 1 Park Filter™
4\"/>

KriStar Enterprises, Inc.
3000 Sully Place, Santa Rosa, CA 95407
P.O. BOX 10000, Santa Rosa, CA 95407
TEL: (707) 534-0100 FAX: (707) 534-0101
WWW.KRISTAR.COM

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1280 LANTANA STREET, SUITE 100, SAN DIEGO, CA 92108 (619) 444-1000 FAX (619) 444-1001
JOB NO. 093-03, DATED APRIL 22, 2014

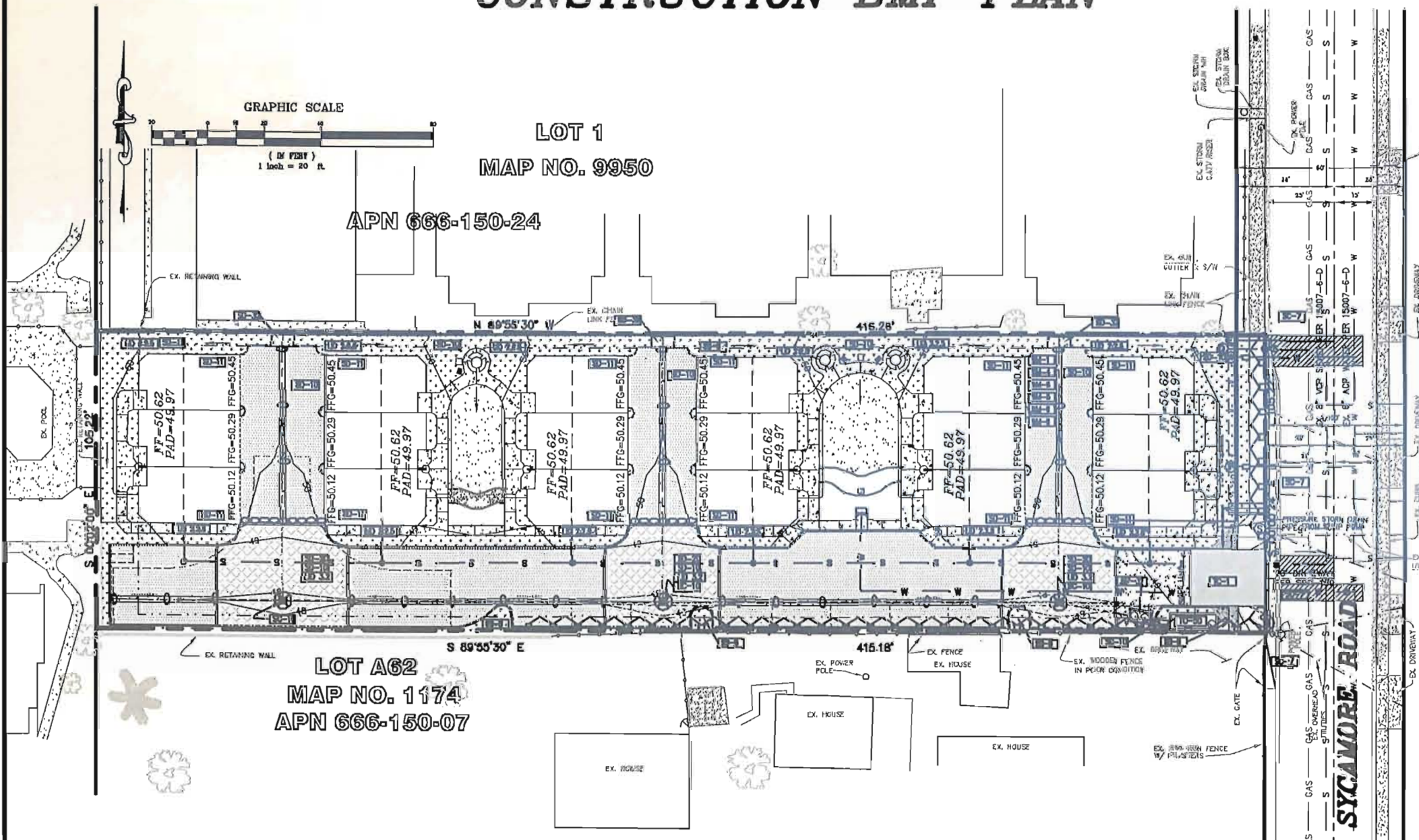
CONCRETE SWALE
PRIVATE
NO SCALE

DETENTION VAULT & SUMP PUMP DETAILS
SCALE 1"=4' PRIVATE

Project Name: RRAINTREE TERRACE
Sheet Title: DRAINAGE DETAILS
Sheet 4 of 5
DEP#

TENTATIVE MAP

RAINTREE TERRACE @ 307 SYCAMORE ROAD
CONSTRUCTION BMP PLAN



PROJECT ADDRESS
307 SYCAMORE ROAD, SAN DIEGO, CA 92173

- LEGEND**
- 1' INTERVAL CONTOURS.....
 - EX. STRUCTURES.....
 - EX. SPOT ELEVATION.....
 - EX. CONCRETE.....
 - EX. CURB & GUTTER.....
 - EX. RET. WALL.....
 - EX. FENCE.....
 - EX. OVERHEAD UTILITIES.....
 - EX. SEWER MAIN.....
 - EX. WATER MAIN.....
 - EX. EASEMENT.....
 - EX. LOT LINES.....
 - STREET CL.....
 - RIGHT-OF-WAY.....
 - SITE BOUNDARY.....
 - BUILDING SETBACK LINE.....
 - PROPOSED CONTOUR.....
 - 2:1 SLOPE.....
 - RETAINING WALL.....
 - DIRECTION OF FLOW.....
 - CURB PER 0-01.....
 - CURB AND GUTTER PER 0-02.....
 - SEWER PER 0-07.....
 - 20' WIDE DRIVEWAY PER 0-10.....
 - 4" PERFORATED STORM DRAIN LINE.....
 - PVC STORM DRAIN LINE SIZE PER PLAN.....
 - CATCH BASIN PER DETAIL "C".....
 - ON SHEET NO. 4.....
 - 4" CLEAROUT PER DETAIL "D".....
 - ON SHEET NO. 4.....
 - SPERMATOPHYTES PER 0-25.....
 - DETENTION VAULT & SUMP PUMP PER DETAIL "E" ON SHEET NO. 4.....
 - TRENCH RESURFACING PER 500-107.....
 - FLO GARD PERK FILTER MEDIA FILTRATION DETAIL "F" ON SHEET NO. 4.....
- BMP LEGEND**
- WATER & WASTE MANAGEMENT CONTROL BMP
 - SPILL PREVENTION AND CONTROL
 - CONCRETE WASTE MANAGEMENT
 - SOLID WASTE MANAGEMENT
 - HAZARDOUS WASTE MANAGEMENT
 - TEMPORARY BMP
 - PHYSICAL STABILIZATION (GRAVEL, PAVING, MULCH)
 - WOOD MULCH
 - STREET PAVING
 - GRAVEL OR SHED BASE
 - STORM DRAIN MILE
 - PROTECTION OF FLAT PAD AREA / SITE DESIGN & LANDSCAPE PLANNING
 - PROPOSED PERMEABLE PAVEMENT
 - DETAILS ON SHEET NO. 4
 - ROOF RUNOFF CONTROLS
 - PERVIOUS PAVEMENT
 - PROPER DESIGN OF TRASH STORAGE AREAS
 - PROPER DESIGN OF TEMPORARY OUTDOOR MATERIAL STORAGE AREAS
 - LOW IMPACT DEVELOPMENT BMP
 - RAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS
 - PERMEABLE PAVEMENT DESIGN
 - FLO GARD PERK FILTER MEDIA FILTRATION DEVICE
 - DETENTION VAULT

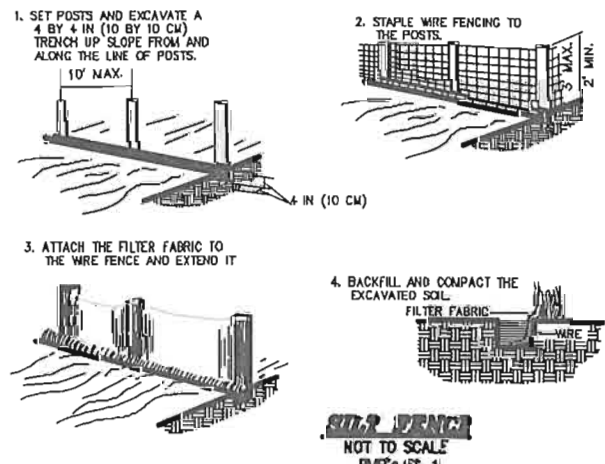
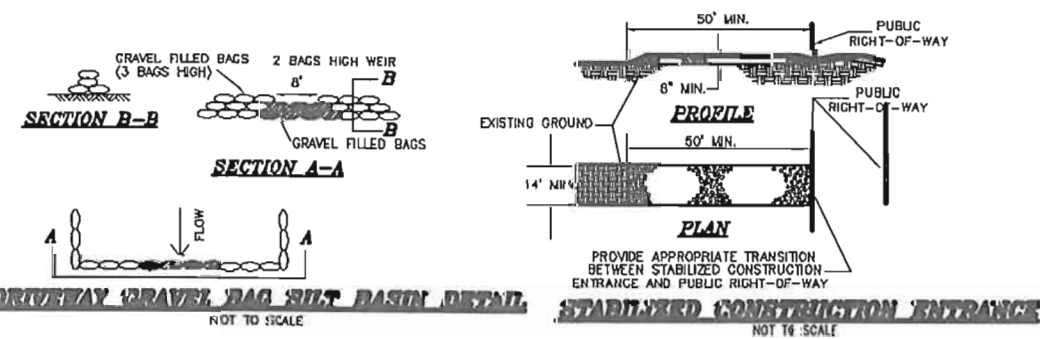
REFERENCE DRAWINGS
15007-6-D MAP NO. 1174
BENCHMARK
NWBP AT COTTONWOOD ROAD & SAN YSIDRO BOULEVARD, ELEV 49.578 MSL DATUM

OWNER/APPLICANT
RAINTREE RESIDENTIAL, LLC
11855 SORRENTO VALLEY ROAD, SUITE D
SAN DIEGO, CA 92121
(619) 804-3417

PREPARED BY:
Firm: ALTA CONSULTANTS
Name: BARTOLOME J. PASTOR
1283 EAST MAIN STREET, SUITE 109
EL CAJON, CA 92021
Phone #: (858) 987-5693
FAX #: (818) 749-8806
BARTOLOME J. PASTOR DATE: 4/22/14
RCE 38606, EXP. 3/31/2015



Project Name: RAINTREE TERRACE
Sheet Title: CONSTRUCTION BMP PLAN
Sheet 5 of 5
DEP#



ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. MAIN STREET, SUITE 109, EL CAJON, CA 92021
TEL: 858-987-5693 FAX: 818-749-8806
WWW.ALTA-CONSULTANTS.COM



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

Community Planning Committee Distribution Form Part 2

Project Name: Raintree Terrace CDP TM		Project Number: 335446	Distribution Date: 9/19/2013
Project Scope/Location: SAN YSIDRO (Process 4) Coastal Development Permit & Tentative Map to demolish 4 single dwelling units & construct 18 total multi-dwelling units w/ 3 affordable resid. units for a total of 38,220 sq ft on a one-acre lot at 307 Sycamore Rd. The site is located in RM-1-1 zone, Coastal & Coastal Height Overlay & Parking Impact Overlay in the San Ysidro Community Plan. Council District 8. Notice cards=1.			
Applicant Name: Gary Taylor		Applicant Phone Number: (619) 280-7613	
Project Manager: Michelle Sokolowski	Phone Number: (619) 446-5278	Fax Number: (619) 446-5245	E-mail Address: MSolowoski@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: MICHAEL R. FREEDMAN		TITLE: CHAIRMAN	
SIGNATURE: Michael R. Freedman		DATE: 10/21/13	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

OWNERSHIP DISCLOSURE STATEMENT

RAINTREE TERRACE CDP/TM

Project No. 335446

Property Owner: Raintree Terrace, LLC
A Delaware Limited Liability Company

Michael Kootchick and Robert Shapiro, Members