



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 16, 2015 **REPORT NO.** PC-15-093

ATTENTION: Planning Commission, Agenda of July 23, 2015

SUBJECT: APPEAL OF THE HEARING OFFICER DECISION TO APPROVE
THE CAL COAST ACADEMY - PROJECT NO. 372555.
PROCESS 3.

**OWNER/
APPLICANT:** Jan Dunning, Owner/Applicant.

SUMMARY

Issue(s): Should the Planning Commission grant or deny an appeal of the Hearing Officer's decision to approve the Cal Coast Academy project at 11555 Clews Ranch Road?

Staff Recommendation: Deny the appeal and Uphold the Hearing Officer's decision.

Community Planning Group Recommendation - The Carmel Valley Community Planning Board, on April 23, 2015, voted 5:4:2 to recommend approval of the project. However, there are 16 voting members on the Board so while eleven members present would constitute a quorum of the Board, the 5:4:2 vote was a failed vote. A successful motion would require a majority of active voting members, which would be nine.

Environmental Review - A Mitigated Negative Declaration No. 372555 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process. The Mitigated Negative Declaration No. 372555 and the Mitigation Monitoring and Reporting Program were adopted by the Hearing Officer on May 20, 2015. No appeals were filed challenging the environmental determination and the opportunity to appeal the CEQA determination expired on June 4, 2015.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None.

Housing Impact Statement – The site is designated for open space and is developed with a historically designated single family structure, Historic Resources Board Site No. 391-Mount Carmel Ranch. The use of the site for a private school would have no impact on the housing supply in the community.

BACKGROUND

The 0.99 acre project site is located in the Carmel Valley Community Plan area and is designated for open space uses by the Carmel Valley Community Plan Land Use Map (Attachment 1) and for Enhanced Floodway by the Carmel Valley Neighborhood 8 Precise Plan Land Use Map (Attachment 2). The site is located at 11555 Clews Ranch Road in the Coastal Overlay Zone within the Coastal Commission appeal area (Attachment 3). The site presently has a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The Clews Horse Ranch borders the property on the south and City-owned open space is west, north and east of the site. Carmel Creek, Carmel Valley Restoration and Enhancement Plan and State Route 56 are beyond the city-owned open space to the north (Attachment 4).

The project site was previously partially within the Multi-Habitat Planning Area (MHPA) of the City's MSCP. A MHPA Boundary Line Correction received concurrence from the Wildlife Resource Agencies on July 30th, 2014 in association with ministerial permit application Project Tracking System No. 330346. The MHPA Boundary Line Correction was approved with the provision that removing the area from the MHPA would not release the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines.

DISCUSSION

Project Description

The project proposes the construction of a new single-story school building, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch at 11555 Clews Ranch Road.

The project proposes a new campus for the Cal Coast Academy, a private college preparatory school that provides education for approximately seventy-five students in grades 6 through 12. The applicant anticipates grades 6 through 9 would include 45 students within five classrooms and grades 10 through 12 would include 30 students in three classrooms. The proposed number

of faculty and administration staff would be no more than eighteen. The proposed hours of operation would be 8:30 a.m. to 4:30 p.m. with some individual tutoring after 4:00 p.m.

The new building would be an approximately 5,340 square foot, single story structure composed of three wings connected by a covered, exterior walkway (Attachment 5). The existing historic structures would remain and are not part of the proposed development, yet these buildings would be used for administration, storage and parking. The proposed project would also include additional parking, landscaping and general site improvements. The new structures would be approximately twenty-four feet in height.

The proposed new school building would measure approximately 5,340 square feet, the existing historic administration building measures approximately 3,997 square feet, the existing historic storage building measures approximately 147 square feet and the existing historic garage measures approximately 495 square feet. The gross square footage on the property would be approximately 9,979 gross square feet. The floor area ratio on the property would be 0.23 if the project is approved and constructed.

Site Improvements

Improvements to the site include grading, utilities, access, parking, landscaping and brush management. The proposed grading plan indicates 38,257 square feet of the 43,426 square foot site or approximately 88 percent would be graded. The total of the earthwork estimate indicates approximately 425 cubic yards of excavation, estimated depth of cut at three feet, estimated depth of fill at two feet, estimated height of excavated slope at four feet and estimated height of embankment slope at three feet, approximately 250 cubic yards of export and 140 linear feet of retaining walls at a estimated height of 4.5 feet. These values are approximations based on current professional engineering standards. The existing private driveway would remain as is and not be improved.

Pavements include Portland Cement Concrete, Porous concrete, Grasscrete and ADA accessible decomposed granite pavement. Landscaping would include a variety of ornamental plant species known to survive in the region. A Brush Management Plan has been provided which meets the requirements of the regulations. A proposed fire hydrant would be located on the site.

Community Plan Analysis

The project site is located within the Carmel Valley Neighborhood 8 Precise Plan (Precise Plan) planning area and is designated Open Space by the Precise Plan. The site is located adjacent to Carmel Creek and the Carmel Valley Restoration and Enhancement Program (CVREP) area and the 50 foot wide CVREP buffer area which includes both equestrian and pedestrian/bicycle trails.

Natural Open Space, as defined by the Precise Plan's Open Space Element, would include the existing undisturbed habitat areas on the remaining undeveloped properties that are designated

open space and MHPA. The Open Space Element identifies that estimated developable area and encroachment limitations should be established to concentrate development in existing developed areas. Disturbed lands beyond the allowable developable area may be restored to functional habitat values as part of the MHPA.

The project site has been previously disturbed by the prior construction of several concrete pads void of any structures, several accessory buildings, a swimming pool and the historic residential structure. These improvements are or were dispersed throughout the property. The proposed school building is located in an area on the site which was previously developed with a swimming pool which has since been capped and covered with a concrete pad. New drive aisles and parking areas would be located in areas of previous disturbance and are either covered in concrete/asphalt/gravel or are existing unpaved driveways and/or parking areas. The project design limits new development to previously developed and disturbed areas in conformance with the Precise Plan's Open Space policies.

Appeal Issues

The adjacent property owner filed an appeal of the May 20, 2015 Hearing Officer decision to approve the project (Attachment 6). The grounds for appeal are that the approval conflicts with other matters and findings not supported. The appeal issues and staff's response are provided below. Additional information from the appellant was not provided.

Appeal Issue #1: Findings under CEQA are not supported in impact areas of transportation, traffic, hazards and hazardous materials, land use/planning, noise and cultural resources. Appellants and other members of the public presented substantial evidence that the project may have significant environmental impacts in these impact areas. Under the circumstances, an EIR is required and contrary evidence is not adequate to support a decision to dispense with an EIR.

Staff Response: A Mitigated Negative Declaration No. 372555 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process. The Mitigated Negative Declaration No. 372555 and the Mitigation Monitoring and Reporting Program was adopted by the Hearing Officer on May 20, 2015. The appellant's CEQA argument expressed within appeal issue #1 is not relevant because the opportunity to appeal the CEQA determination expired on June 4, 2015. The appellant did not file an appeal of the environmental determination, therefore, the CEQA determination is not before the Planning Commission.

Appeal Issue #2: Findings regarding the adequacy of the MND and mitigation thereunder are not supported.

Staff Response: The Mitigated Negative Declaration No. 372555 and the Mitigation Monitoring and Reporting Program was adopted by the Hearing Officer on May 20, 2015. The appellant's CEQA argument expressed within appeal issue #1 is not relevant because the opportunity to

appeal the CEQA determination expired on June 4, 2015. The appellant did not file an appeal of the environmental determination, therefore, the CEQA determination is not before the Planning Commission.

Appeal Issue #3: Findings in connection with SDP and CDP are not supported, incomplete and not compliant with SDMC provisions.

Staff Response: The Findings required to grant a Site Development Permit and Coastal Development Permit are contained in the San Diego Municipal Code Sections 126.0504 and 126.708. Staff presented the Hearing Officer a draft resolution containing all the required Findings and the factual information to render a decision to approve the permits. The appellant has not indicated which finding, or findings, are contested, are incomplete, or not compliant with the San Diego Municipal Code.

Appeal Issue #4: The project conflicts with: (1) Municipal code regulations regarding historical resources (SDMC Section 143.0201 et seq. and 126.0503); (2) Historical Resource Guidelines in City Land Development Manual; (3) Site Development permit requirements and procedures when designated historical resources are present (SDMC Section 126.0501 et seq.); (4) City road, setback and building envelope standards for proposed intensity and use; (5) MHPA requirements and adjacency guidelines; (6) Carmel Valley Neighborhood 8 Precise Plan; (7) CVREP; and (8) State standards and regulations applicable to private schools, including but not limited to, the Private Schools Building Safety Act of 1986, Education Code Section 17320 et seq., Education Code Section 39830 et seq., Education Code Section 35295-35297, Health and Safety Code Section 13146.3, and Vehicle Code Section 492, 545, 546, 680, 2808 and 12517

Staff Response to #4 (1), (2) and (3):

The proposed project is set adjacent to the existing historical house. The historic house will be maintained and the new construction is proposed for location on a portion of an existing slab. The proposed new construction does not impact the other contributing elements of the designation. The new construction, while modern, is sympathetic to farm vernacular with metal roofing, wood elements, gable roofs and a lower profile. The project is consistent with SDMC 143.0201 and protects and preserves the existing historic house.

The Historical Resources Guidelines are intended to assist in the implementation of the Historical Resources Regulations. The project was reviewed for and determined to be consistent with the U.S. Secretary of the Interior's Standards, Historical Resources Guidelines, and Historical Resources Regulations.

The project was deemed consistent with the U.S. Secretary of the Interior's Standards, therefore a Site Development Permit for this cause is not necessary. A Site Development Permit is required to comply with the Carmel Valley Planned District.

Staff Response to #4 (4):

The site is zoned Multi-Family (MF) by the Carmel Valley Planned District ordinance. The MF zone applies the Citywide RM-1-1 zone regulations for building setback requirements. The project site has no frontage on a publicly dedicated street and is entirely land-locked, as such the site contains only side yards and no front or rear yard.

According to San Diego Municipal Code (SDMC) Section 113.0103, the “building envelope” is defined as the three-dimensional space within which a structure could be located as established by the applicable setbacks and maximum allowable structure height. According to SDMC Section 131.0443(d)(2)(A), a five-foot side yard setback is permitted along the entire length of one side of the premises. The other side of the premises may observe a side yard setback of up to five-feet for fifty percent of the length of the building envelope, provided the remaining percentage of the building envelope length observes a side setback equal to ten percent of the lot width. Therefore, a twenty-three foot side yard setback is required along fifty percent of the building envelope on either the west or east side property line, and a nineteen foot side yard setback is required along fifty percent of the building envelope on either the north or south side property line.

The development regulations apply to all development on the subject property regardless of proposed intensity and use. Staff have reviewed the proposed project and confirmed all proposed structures will comply with the required setbacks and building envelope standards established by the MF zone.

Staff Response to #4 (5):

The original MHPA boundary for the site was established as part of the regional MSCP mapping efforts, which became effective in March 1997. MHPA boundary line corrections (BLC's) are allowed under the City's MSCP to rectify minor mapping inaccuracies at the project level, and can be processed with the project's discretionary review. MHPA corrections typically involve removing existing, pre-MSCP development (e.g., existing homes) from the mapped MHPA.

The fundamental difference between MHPA corrections and adjustments is that MHPA adjustments involve removing habitat or buffer areas from the MHPA, whereas MHPA corrections do not. A MHPA correction will typically be considered by the City when it can be shown there is a discrepancy between the adopted MHPA boundary and other mapping information (e.g., aerial photography, vegetation maps, topographic maps), which results in inclusion of existing developed areas in the MHPA due to the regional scale of the MHPA mapping.

For a MHPA correction to be supported by City staff, it must be clearly demonstrated that: 1) the proposed area to be corrected out was legally permitted; 2) no habitat, including wetlands, would be removed; 3) no buffer area (e.g., wetland buffer, wildlife corridor) would be impacted;

and, 4) removing the area from the MHPA would not release the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines. The MHPA BLC was approved with the provision that the correction would not release the applicant from having to comply with the City's MSCP Land Use Adjacency Guidelines. The MSCP Land Use Adjacency Guidelines are noted on the project plans.

Staff Response to #4 (6) and (7):

The project site is located within the Carmel Valley Neighborhood 8 Precise Plan (Precise Plan) planning area and is designated Open Space by the Precise Plan. The site is located adjacent to Carmel Creek and the Carmel Valley Restoration and Enhancement Program (CVREP) area and the fifty-foot-wide CVREP buffer area which includes both equestrian and pedestrian/bicycle trails. Natural Open Space, as defined by the Precise Plan Open Space Element, includes the existing undisturbed habitat areas on undeveloped properties designated as open space and Multiple Habitat Planning Area (MHPA). A MHPA Boundary Line correction received concurrence from the Wildlife Resource Agencies on July 30, 2014. The project would be developed on previously disturbed land and would not impact or develop on existing undisturbed open space and MHPA land. Therefore, the project would not adversely affect the Neighborhood 8 Precise Plan and Carmel Valley Community Plan, or the MHPA.

Staff Response to #4 (8):

State standards and regulations applicable to private schools, including but not limited to, the Private Schools Building Safety Act of 1986, Education Code Section 17320 et seq., Education Code Section 39830 et seq., Education Code Section 35295-35297, Health and Safety Code Section 13146.3, and Vehicle Code Section 492, 545, 546, 680, 2808 and 12517

The owner of the proposed school is required to comply with all federal, state and local regulations. The appellant has not provided any specific evidence indicating the owner of the proposed school is or will violate any state or federal regulation.

No additional information was provided to elaborate upon the issues forming the basis for the appeal. The appeal is signed on behalf of the Clews Land Livestock by Barbara Clews and Christian Clews, dated May 28, 2015.

Conclusion

Staff has reviewed the appeal and re-evaluated the project. The proposed project conforms with all the City's applicable adopted policies and relevant regulations. Staff has provided draft findings to support approval of the proposed development (Attachment 7) and draft conditions of approval (Attachment 8). Staff recommends the Planning Commission deny the appeal and uphold the Hearing Officer's decision.

ALTERNATIVES

1. **Deny** the appeal and **Uphold** the Hearing Officer's decision, **with modifications**.
2. **Grant** the appeal and **Overturn** the Hearing Officer's decision.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



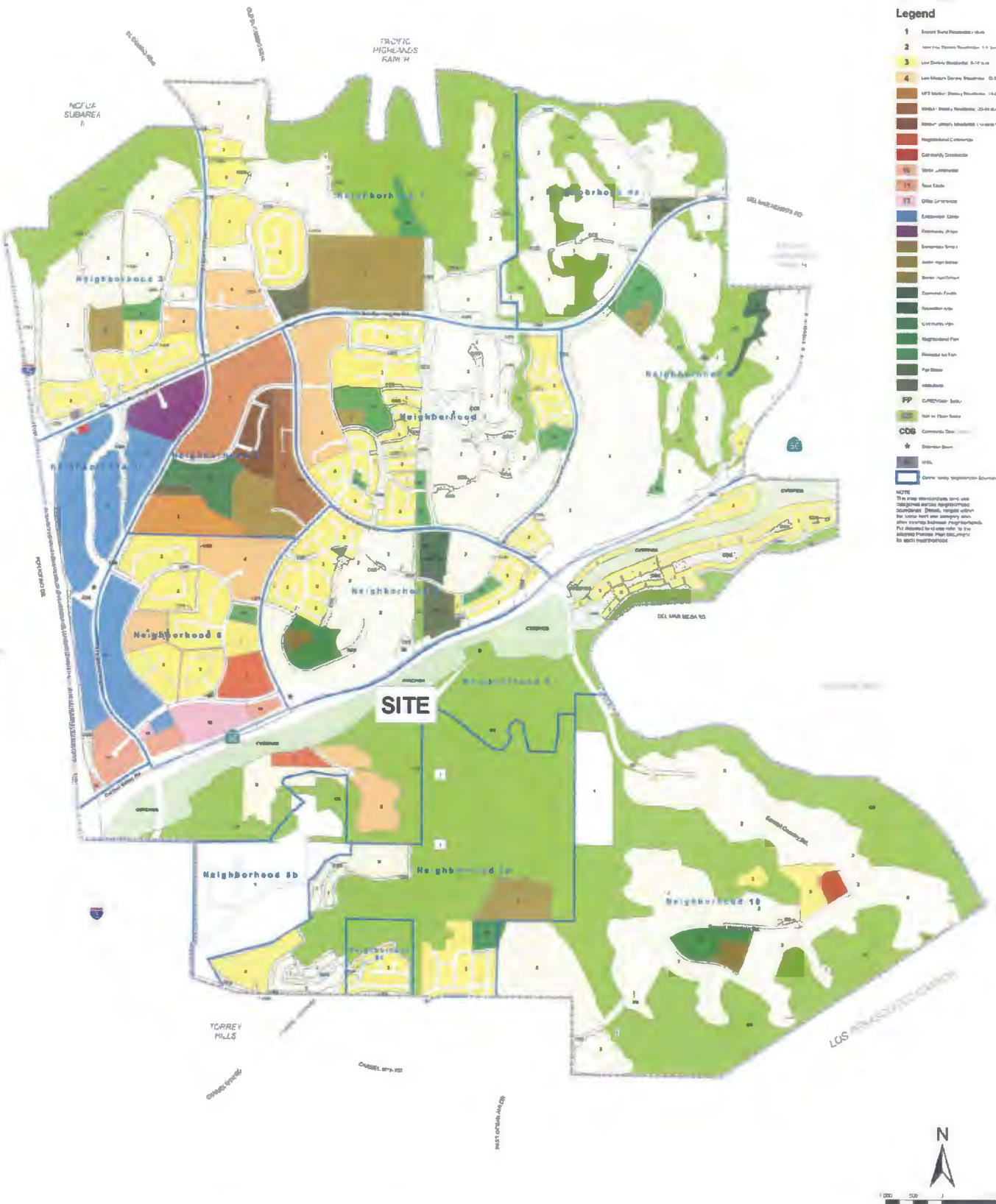
John S. Fisher
Development Project Manager
Development Services Department

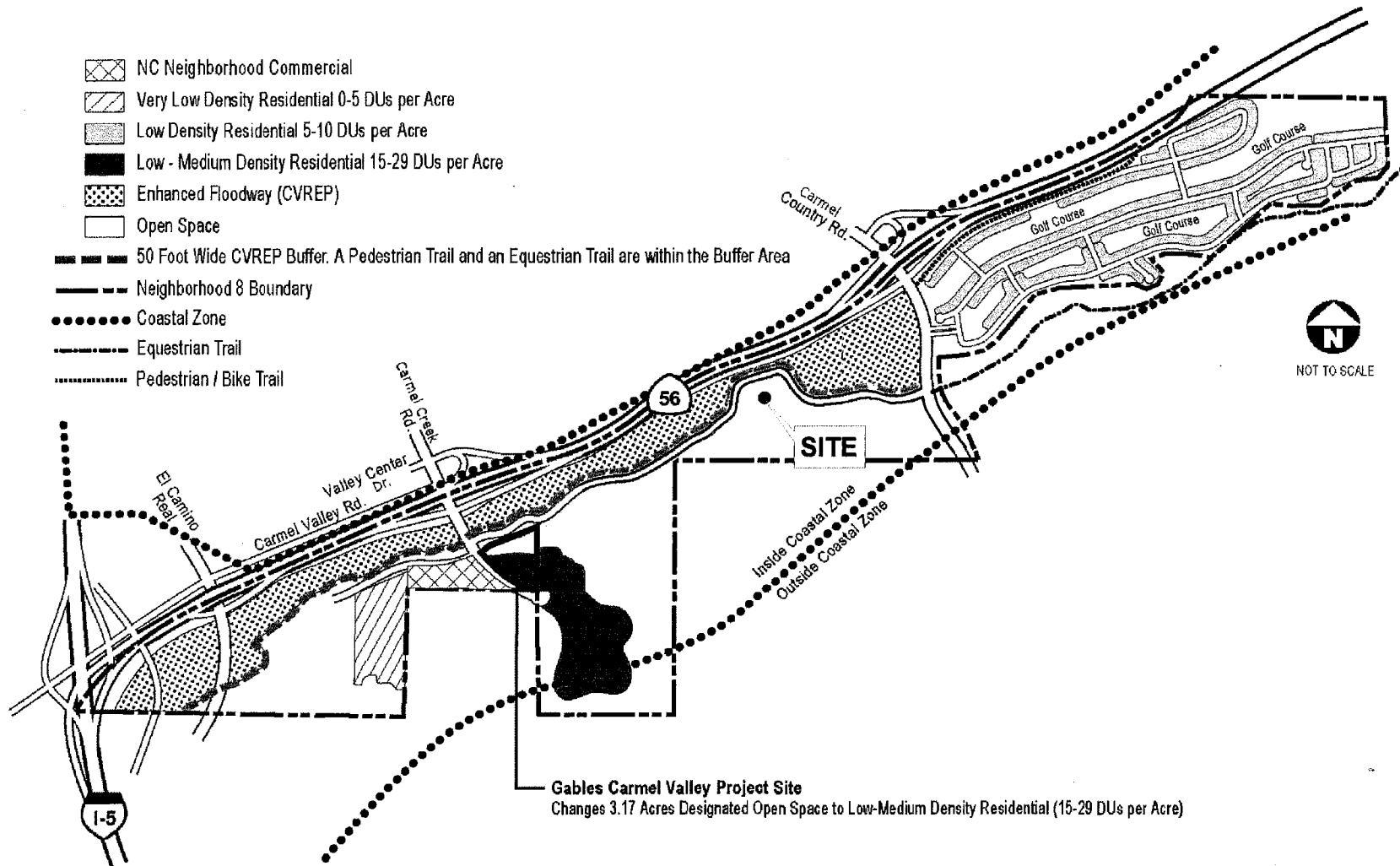
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Attachments:

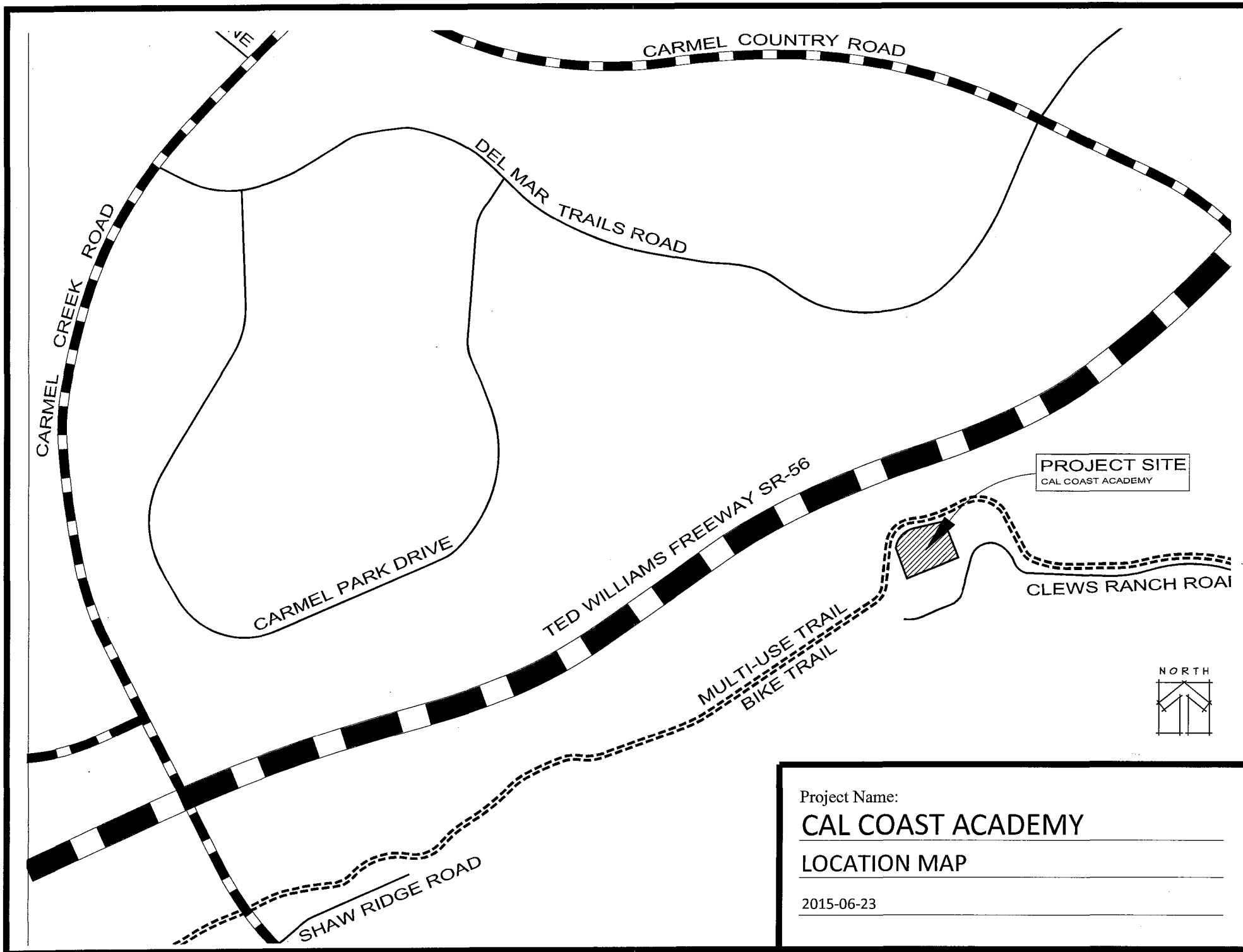
1. Community Plan Land Use Map
2. Carmel Valley Neighborhood 8 Precise Plan Land Use Map
3. Project Location Map
4. Aerial Photograph
5. Project Plans
6. Appeal – Form DS-3031
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Carmel Valley Community Planning Board recommendation
10. Ownership Disclosure Statement
11. Project Data Sheet

Carmel Valley Neighborhoods Composite Plan Land Use





Land Use Plan
Carmel Valley Neighborhood 8
Figure 4



Project Name:

CAL COAST ACADEMY

LOCATION MAP

2015-06-23



Project Name:

CAL COAST ACADEMY

LOCATION MAP

2015-06-23



Cal Coast Academy

Vicinity Map



Site
11555 Clews Ranch Road
San Diego, CA 92130

Project Team

Owner:	Cal Coast Academy RE Holdings, LLC 11555 Clews Ranch Road San Diego, CA 92130 Contact: Jan Dunning (jdunning@calcoastacademy.com) Phone: 619-461-0362
Architect:	Studio E Architects, Inc. 2258 First Avenue San Diego, CA 92101 Contact: Mathilde Blak (mblak@studioearchitects.com) Phone: 619-235-9262
Civil Engineer:	Kettler Laweck Engineering 303 A Street, Suite 302 San Diego, CA 92101 Contact: Steven Kettler (steve@kettlerlaweck.com) Phone: 619-269-3444
Landscape Architect:	S.R. Clarke Landscape Architecture & Development 110 Copperwood Way #P Oceanside, CA 92058 Contact: Sean Clarke (sean@srclandarc.com) Phone: 760-716-3100

Proposed Deviations

None.

Applicable Codes

2013 California Building Code (CBC)
2013 California Energy Code
2013 California Green Building Standards Code
2013 California Electrical Code (CEC)
2013 California Fire Code (CFC)
2013 California Mechanical Code (CMC)
2013 California Plumbing Code (CPC)
All adopted ordinances

Project Description

- The proposed new campus for Cal Coast Academy, which is a private college preparatory school that provides a unique education for approximately 75 students in grades 6 through 12, is located on a designated historic site with The Clews Horse Ranch bordering the property on the south and east and the SR 56 paved bike path bordering it on the north and west.
- It is anticipated grades 6 through 9 will include 45 students within 5 classrooms and grades 10 through 12 will include 30 students within 3 classrooms.
- The proposed number of faculty and administrative staff will be 18 total. Proposed hours of operation are 8:30am to 4:00pm with some individual tutoring after 4:00pm.
- The existing historic structures will remain and are not part of the scope.
- The proposed scope includes one new 5,340 GSF single-story classroom building that includes three wings connected by covered, exterior walkways.
- The building will include 8 classrooms, teacher's lounge, learning center, restrooms and locker room.
- Also included in scope are additional parking and general site and landscape improvements.

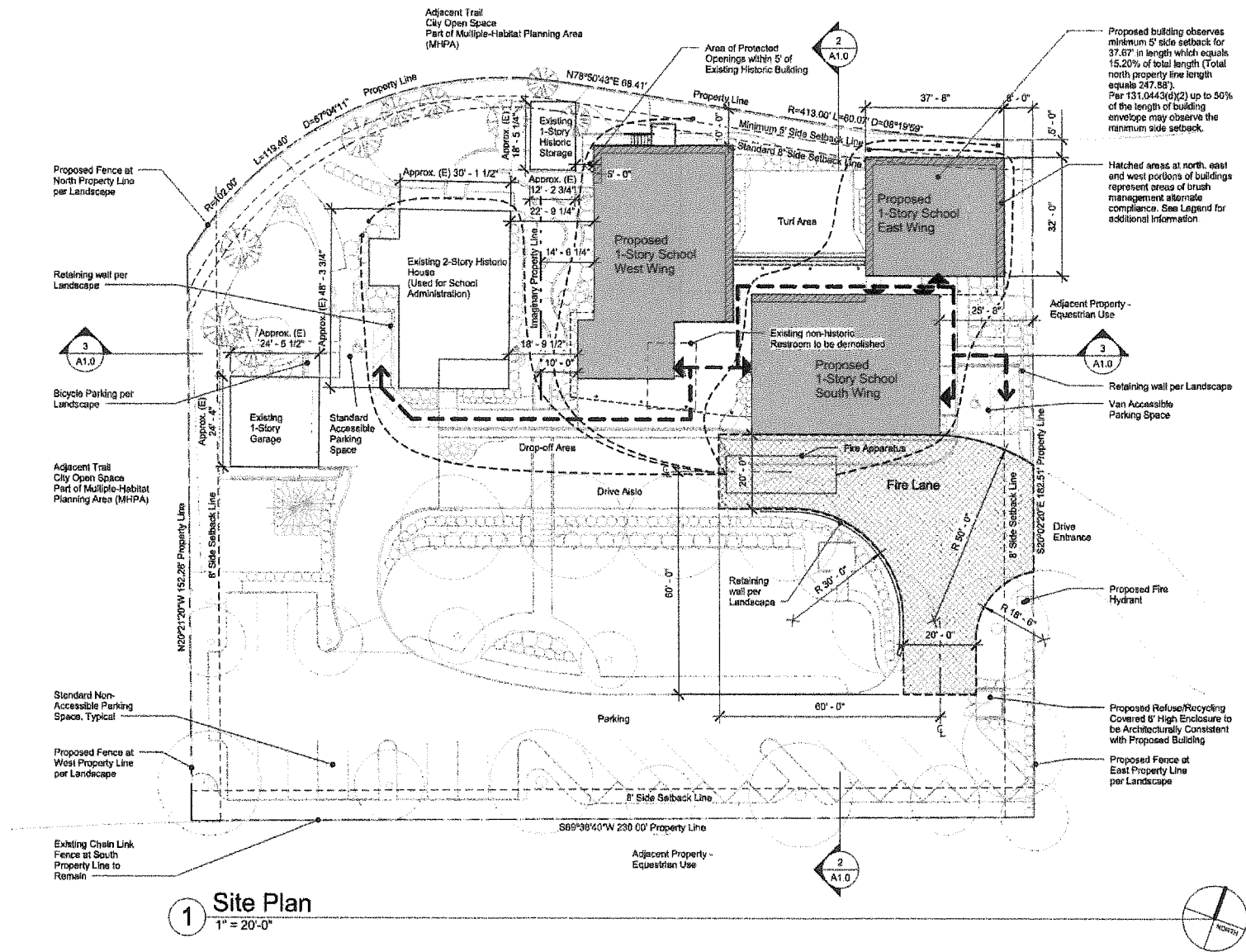
Project Data

Project Name:	Cal Coast Academy
Project Address:	11555 Clews Ranch Road San Diego, CA 92130
Site Area:	43,426 GSF (.99 acre)
Legal Description:	See Site Plan A1.0
Assessor Parcel Number:	307-040-74
Historical Resource:	HRB Site #091-Mount Carmel Ranch
Type of Construction:	Allowed Type VB upgraded to Type VA (increased to 1-hour rated due to decreased brush management zones, including but not limited to all new overhangs and decks within project scope.) Fully Sprinklered
Occupancy:	Group E
Zoning:	MF1 (Multi-Family) zone of the Carmel Valley Planned District (CVPD) Coastal Overlay Zone Parking Impact Overlay Zone (PIOZ) - Coastal RM-1-1 for items not defined in MF1-CVPD
Floor Area:	Proposed New School Building = 5,340 GSF Existing Historic Administration Building = 3,997 GSF Existing Historic Storage Building = 147 GSF Existing Garage = 495 GSF Total Building GSF on property = 9,979 GSF
Floor Area Ratio:	0.23 FAR (including existing buildings to remain)
Existing Use:	School Administration
Proposed Use:	School Administration and School (Grades 6 through 12)
Year Constructed:	Historic House ("Big House") and Wash House to remain 1905 Garage to remain 1968 Restrooms to be demolished 1960
Geological Hazard Category:	31
Landscape Area:	17,960 SF
Parking Requirements:	See Site Plan A1.0
Required Discretionary Permits:	Site Development Permit (per the Carmel Valley Planned District) Coastal Development Permit (per the Coast Act)

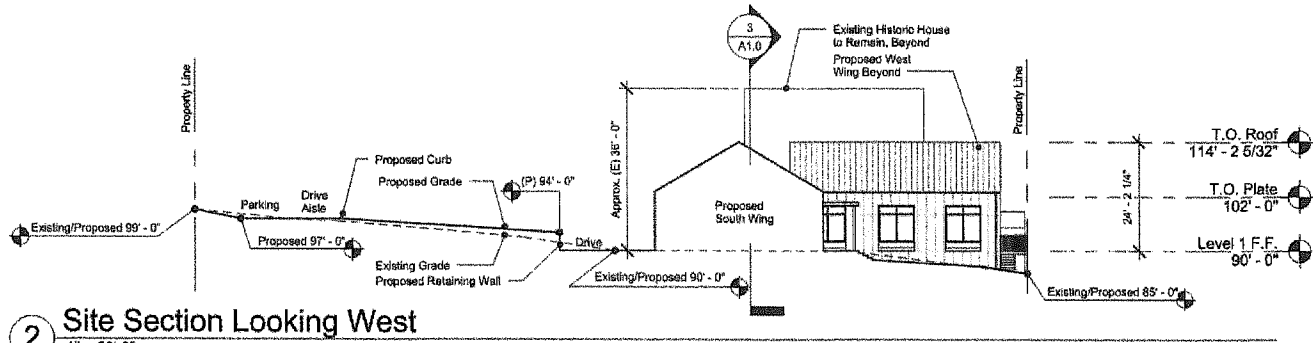
Sheet Index

General	Title Sheet
TS1	
Civil	
C1	Existing Condition Plan
C2	Private Finish Grading and Drainage Plan
C3	Offsite Access and Private Fire Service Plan
C4	Environmental/Mitigation Notes
Landscape	
L1.0	Planting Plan
L2.0	Brush Management Plan
L2.1	Existing Site Photos
Architectural	
A1.0	Site/Accessibility/Fire Access Plan & Site Sections
A1.1	Floor Plan
A1.2	Roof Plan
A2.1	Elevations
A2.2	Elevations
A3.0	Materials

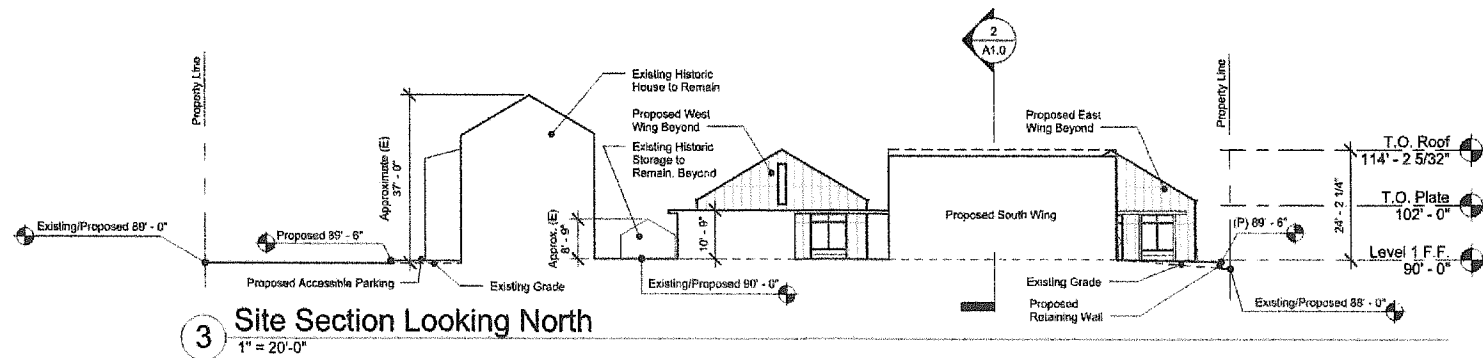
THE FUNCTIONAL AND FINANCIAL EXPRESSIONS OF THE PROJECT ARE CONSIDERED UNDER THE LAWS OF THE UNITED STATES. TITLE 15, U.S. CODE, CHAPTER 109, SECTION 109, THE ARCHITECT SHALL MAINTAIN THE EXCLUSIVE RIGHT OF THE REPRODUCTION, DISSEMINATION, OR USE OF THIS DOCUMENT.



1 Site Plan
1" = 20'-0"



2 Site Section Looking West
1" = 20'-0"



3 Site Section Looking North
1" = 20'-0"

General Notes - Site Plan

- See Civil and Landscape Drawings for additional information on site development, planting, hardscape and site utilities and other infrastructure.
- Existing historic structures are to remain and are not part of project scope.
- No proposed easements within property boundary.
- See Title Report for two existing blanket utility easements:
 - Recorded September 8, 1993 as Instrument No. 93-593726 of Official Records.
 - Recorded April 14, 1994 as Instrument No. 94-247489 of Official Records.Site is accessed by easement through adjacent property per Legal Description.
- No existing or proposed bus stops.
- Ceiling fans or stovepipes attached to any fireplace, stove, barbecue or other solid or liquid fuel burning equipment or device shall be equipped with an approved spark arrester. (CBC 711A.1)
- All proposed accessory structures, including but not limited to all new overhangs and decks within project scope, shall be 1-1/2" rated or non-combustible or heavy timber per code 142.0412. See sheet TS1 for Construction Type information.

Legend - Site Plan/Site Sections

- Accessible Entry
- Accessible Path of Travel
- 150' Hose Pull
- Fire Lane Access
- Existing Grade to be Revised (Site Section)
- Proposed Grade (Site Section)
- Areas of Brush Management Alternate compliance protected openings: Opening protection along faces shown shall be upgraded to dual-glazed, dual-tempered panes in addition to CBC 7A requirements. See sheet L2.0 for more information on Brush Management Plan.

Parking Calculations

Parking Requirements:	2 Spaces per classroom required for grades 6-8 1 Spaces per 5 students for grades 10-12 15 students in 5 classrooms for grades 6-8 anticipated = 10 spaces required 30 students in 3 classrooms for grades 10-12 anticipated = 6 spaces required 16 Total Parking Spaces Required
Bicycle Spaces Required:	2 Total Required
Parking Provided:	22 Standard non-accessible spaces 1 Standard accessible space 1 Van accessible space 24 Total Parking Spaces Provided (Existing garage not counted as part of parking calculation)
Bicycle Spaces Provided:	6 Total Provided

Legal Description

PARCEL A:

THAT PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-WEST CORNER OF LAND DESCRIBED IN PARCEL 3 OF DEEDS TO MCSA CV II JOINT VENTURE RECORDED DECEMBER 28, 1988 AS FILE NO. 88-688104 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE (1) ALONG THE WESTERLY BOUNDARY THEREOF SOUTH 00 DEG. 32' 49" WEST, 414.50 FEET; THENCE (2) LEAVING SAID WESTERLY BOUNDARY FROM A TANGENT WHICH BEARS NORTH 84 DEG. 07' 20" EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEG. 15' 27", AN ARC DISTANCE OF 40.58 FEET; THENCE (3) SOUTH 80 DEG. 05' 47" EAST, 117.18 FEET; THENCE (4) NORTH 71 DEG. 49' 47" EAST, 386.20 FEET TO A TANGENT CURVE TO THE LEFT; THENCE (5) ALONG SAID CURVE HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEG. 50' 00", AN ARC DISTANCE OF 284.63 FEET; THENCE (6) NORTH 85 DEG. 58' 47" EAST, 845.75 FEET; THENCE (7) NORTH 05 DEG. 40' 13" EAST, 69.54 FEET; THENCE (8) FROM A TANGENT WHICH BEARS NORTH 84 DEG. 12' 27" EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 639.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEG. 26' 13", AN ARC DISTANCE OF 59.78 FEET, TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SIX FOLLOWING COURSES AND DISTANCES:

- NORTH 20 DEG. 21' 20" WEST, 162.28 FEET.
- FROM A TANGENT WHICH BEARS NORTH 11 DEG. 46' 32" EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 102.00 FEET, THROUGH A CENTRAL ANGLE OF 67 DEG. 04' 11", AN ARC DISTANCE OF 119.40 FEET.
- THENCE NORTH 78 DEG. 50' 43" EAST, 68.41 FEET TO A TANGENT CURVE TO THE RIGHT;
- ALONG SAID CURVE HAVING A RADIUS OF 413.00 FEET, THROUGH A CENTRAL ANGLE OF 8 DEG. 19' 59", AN ARC DISTANCE OF 60.07 FEET;
- THENCE SOUTH 20 DEG. 2' 20" EAST, 182.51 FEET;
- THENCE SOUTH 69 DEG. 38' 40" WEST, 230.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR ACCESS AND UTILITY PURPOSES DESCRIBED AS A STRIP OF LAND 28.00 FEET WIDE IN SECTION 20, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE OF SAID 28.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY IDENTIFIED AS EXHIBIT "C" IN THE JUDGMENT OF CONDEMNATION OF SAN DIEGO SUPERIOR COURT CASE NO. 848002; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PROPERTY NORTH 20 DEGREES 21' 20" WEST, 87.70 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE:

1.) THENCE, SOUTH 78 DEGREES 41' 22" EAST 2.20 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET; 2.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 25' 42", AN ARC DISTANCE OF 25.82 FEET; 3.) THENCE SOUTH 71 DEGREES 15' 40" EAST, 25.32 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; 4.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 49' 48", AN ARC DISTANCE OF 8.16 FEET; 5.) THENCE SOUTH 81 DEGREES 05' 28" EAST, 25.82 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; 6.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 32' 55", AN ARC DISTANCE OF 77.83 FEET; 7.) THENCE SOUTH 30 DEGREES 32' 33" EAST, 10.81 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET; 8.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 28' 30", AN ARC DISTANCE OF 29.78 FEET; 9.) THENCE SOUTH 55 DEGREES 59' 02" EAST, 18.23 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET; 10.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 50' 28", AN ARC DISTANCE OF 48.77 FEET; 11.) THENCE SOUTH 74 DEGREES 49' 31" EAST, 48.29 FEET TO CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; 12.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 54' 29", AN ARC DISTANCE OF 10.35 FEET; 13.) THENCE SOUTH 82 DEGREES 44' 00" EAST, 9.99 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 514.00 FEET; THENCE; 14.) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 22' 33", AN ARC DISTANCE OF 84.11 FEET; 15.) THENCE NORTH 87 DEGREES 57' 20" EAST, 18.76 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1489.00 FEET; 16.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 02' 49", AN ARC DISTANCE OF 183.11 FEET; 17.) THENCE SOUTH 85 DEGREES 03' 49" EAST, 93.78 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 403.00 FEET; 18.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 39' 31", AN ARC DISTANCE OF 117.17 FEET; 19.) THENCE NORTH 78 DEGREES 16' 40" EAST, 183.48 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 407.00 FEET; 20.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 42' 07", AN ARC DISTANCE OF 239.29 FEET; 21.) THENCE SOUTH 69 DEGREES 01' 12" EAST, 103.83 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; 22.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55 DEGREES 39' 14", AN ARC DISTANCE OF 197.76 FEET; 23.) THENCE NORTH 84 DEGREES 19' 34" EAST, 63.29 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET; 24.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 27' 21", AN ARC DISTANCE OF 62.79 FEET; 25.) THENCE NORTH 80 DEGREES 46' 55" EAST, 71.28 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF CARMEL COUNTRY ROAD.

STUDIO E
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ATTACHMENT B

Cal Coast Academy
11555 Clews Ranch Road, San Diego, CA 92130

Project 14108

06/12/14 SDP Submittal
08/27/14 SDP Resubmittal
10/03/14 SDP Resubmittal



Site /
Accessibility /
Fire Access
Plan & Site
Sections

A1.0
(Page 0 of 14)

ATTACHMENT B

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General Notes - Floor Plan

1. See Civil and Landscape Drawings for additional information on site development, planting, hardscape and site utilities and other infrastructure.
2. Existing historic structures are to remain and are not part of project scope.
3. All proposed accessory structures, including but not limited to all new overhangs and decks within project scope, shall be 1-hr-rated. See sheet TS1 for Construction Type information.
4. Alternative compliance measures for Brush Management: All openings in the proposed building along portions of the north, east and west facing walls within the Brush Management Zone per sheet L2.0 shall be upgraded to dust-glazed, dust-tinted panels in addition to CBC 7A requirements. Construction type upgraded from allowed VB to VA, fully sprinklered.

Deputy Fire Marshal signature _____

Date _____

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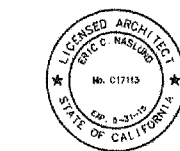
ATTACHMENT 5

Cal Coast Academy

11555 Clews Ranch Road, San Diego, CA 92130

Project 14108

06/12/14 SDP Submittal
08/27/14 SDP Resubmittal
10/03/14 SDP Resubmittal

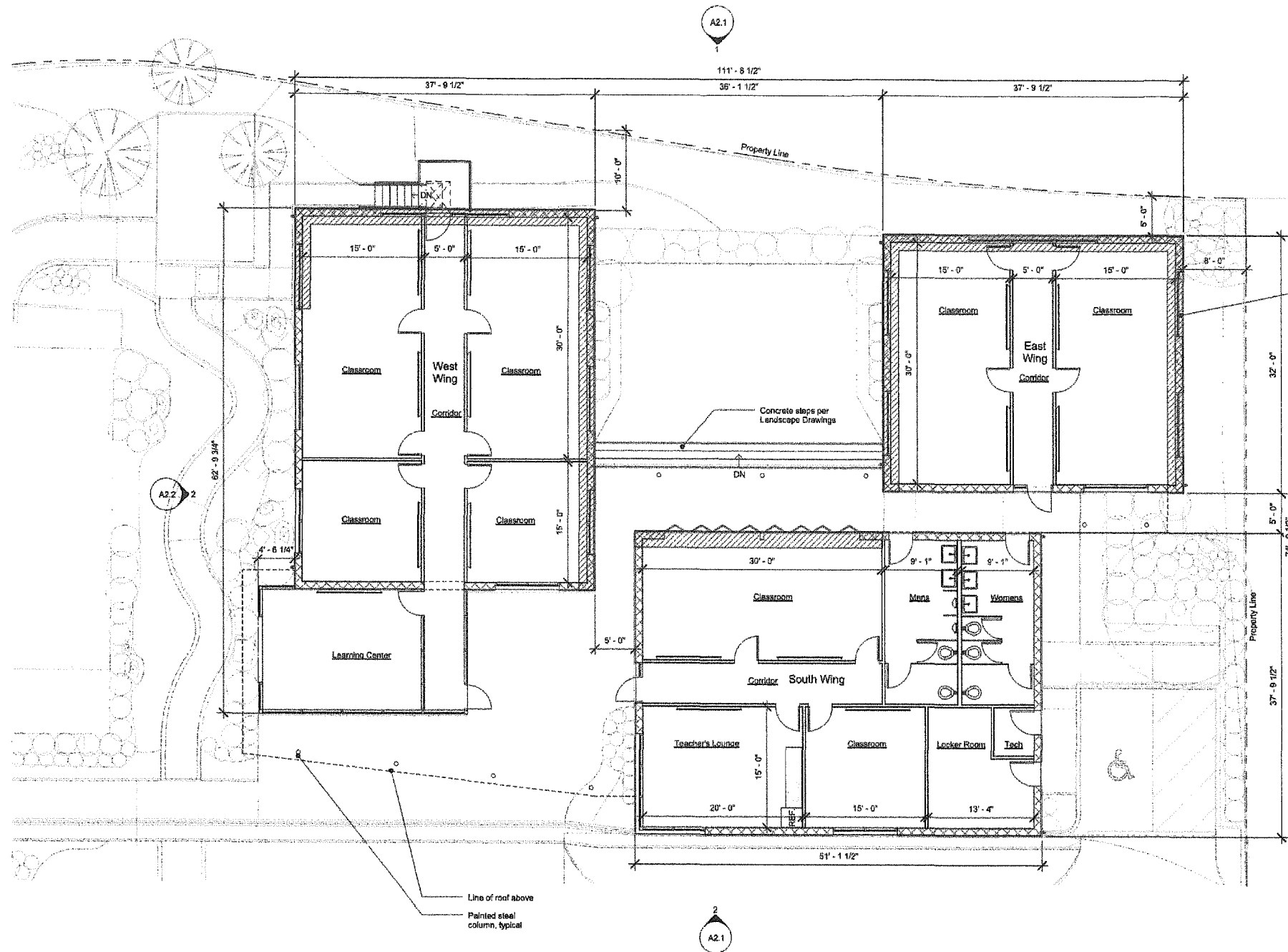


Floor Plan

ATTACHMENT 5

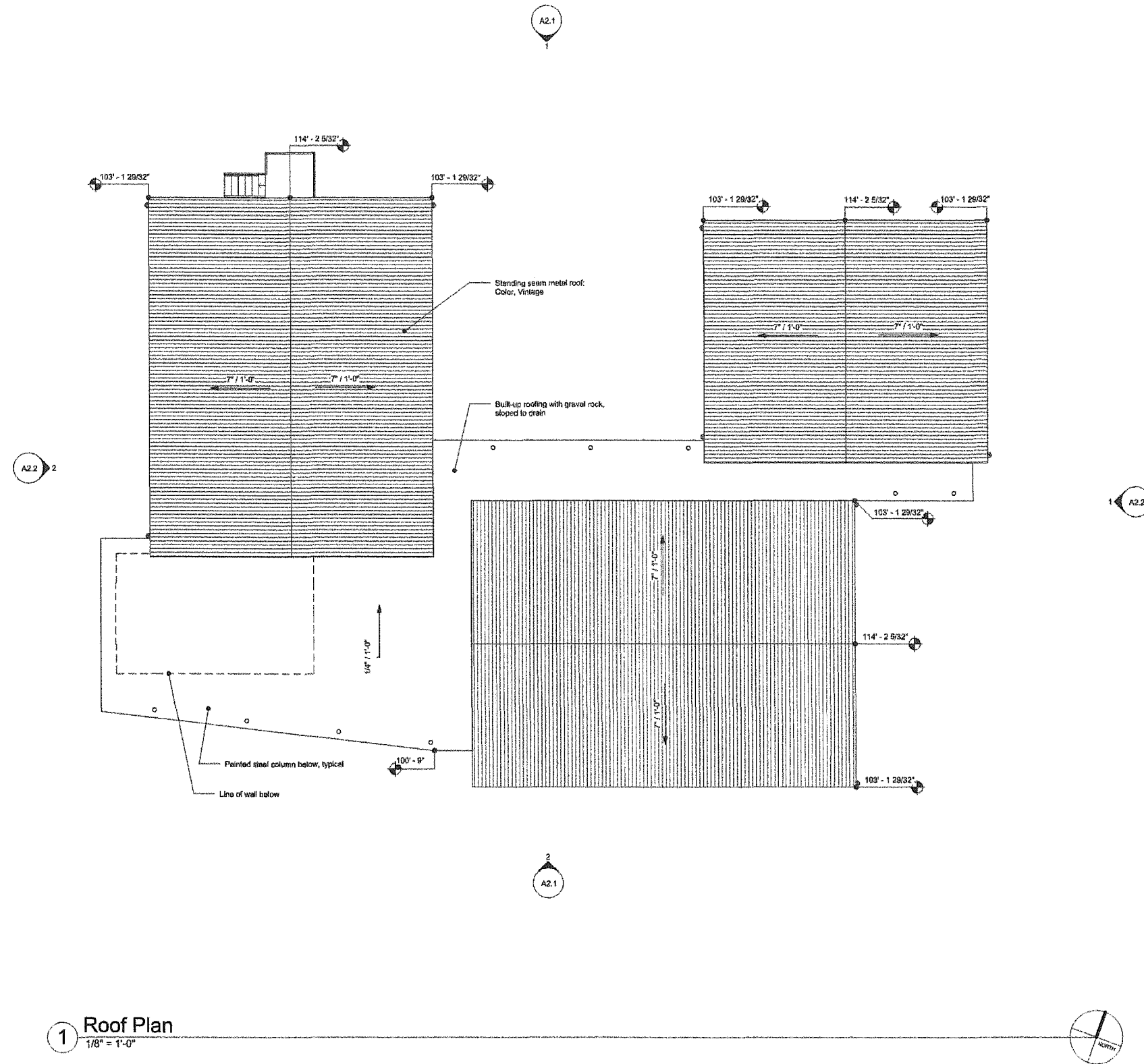
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(Page 10 of 14)

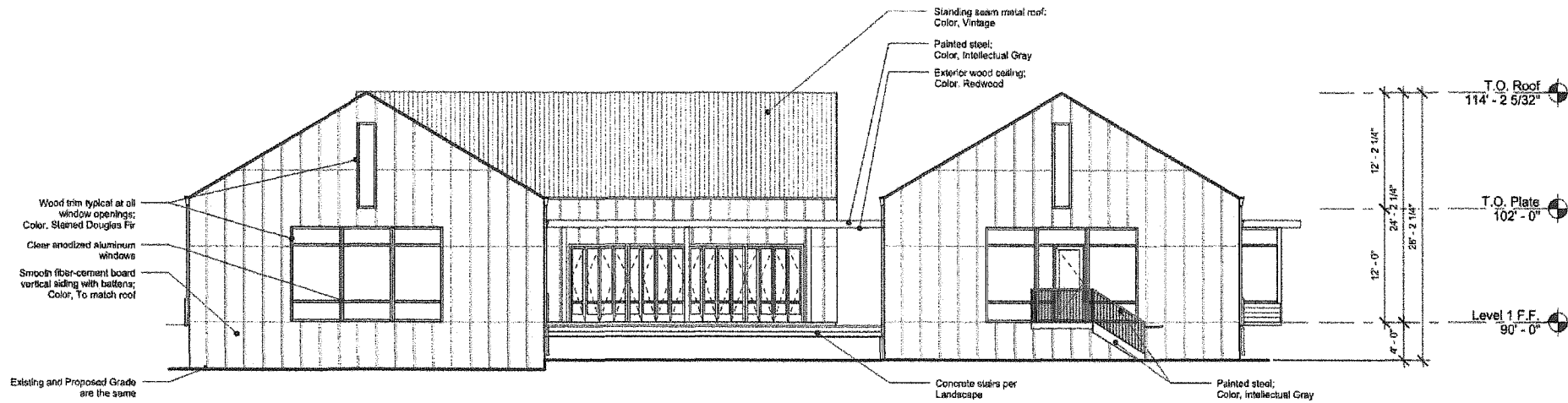


1 Floor Plan
1/8" = 1'-0"

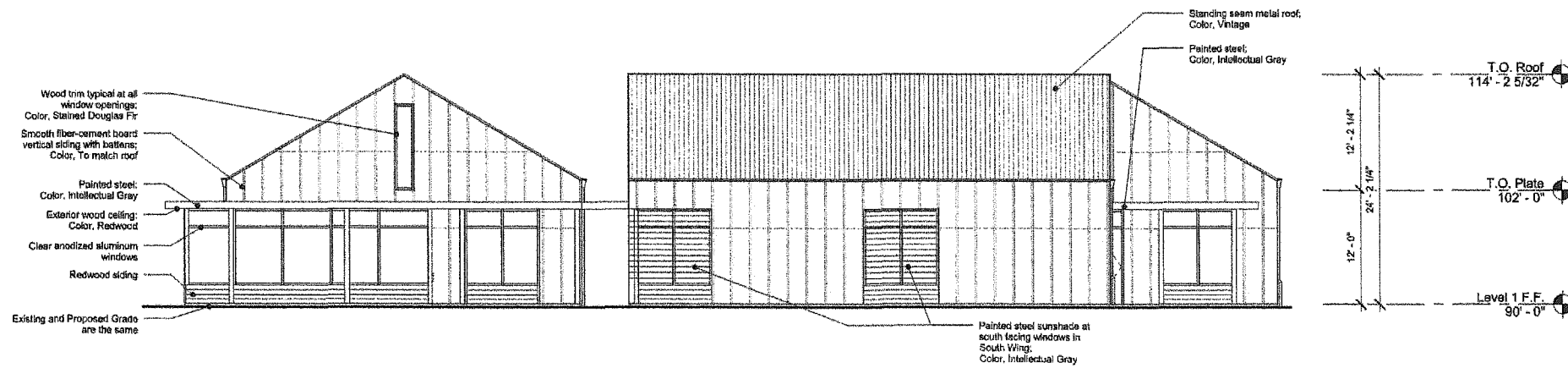




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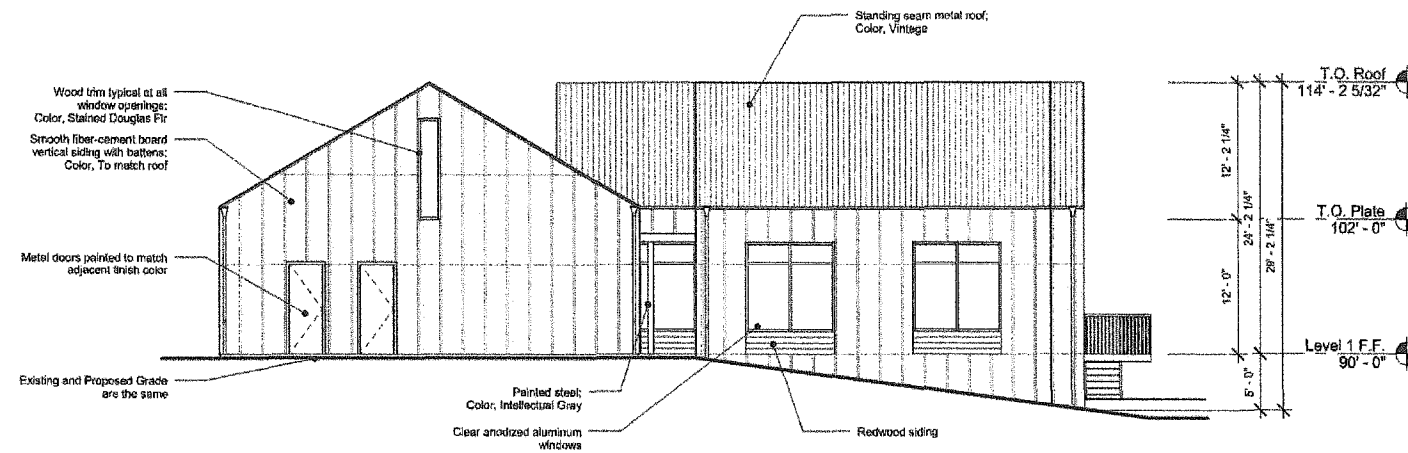


1 North Elevation
1/8" = 1'-0"

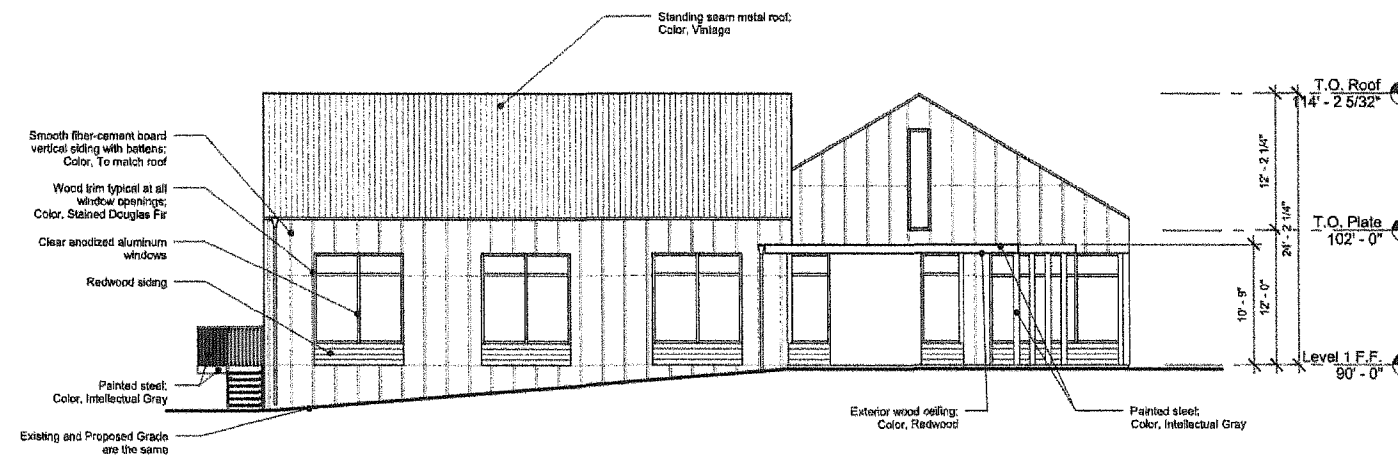


2 South Elevation
1/8" = 1'-0"

THE PICTORIAL AND GRAPHIC REPRESENTATIONS EMPLOYED HEREIN ARE NOT TO BE CONSIDERED A CONTRACT. THE ARCHITECT SHALL MAINTAIN THE EXCLUSIVE RIGHT OF THE REPRODUCTION, DISPLAY OR ANY VARIATION OF THIS DOCUMENT.



1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

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Stabilized Decomposed Granite (DG)



Broom Finish Site Concrete ;
Color, To match DG with
minimal scoring



Standing Seam Metal Roof;
Color, Vintage by Steelscape



Smooth Fiber-Cement Board
Vertical Siding with Battens;
Color, To Match Roof



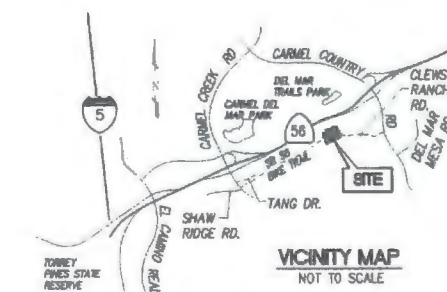
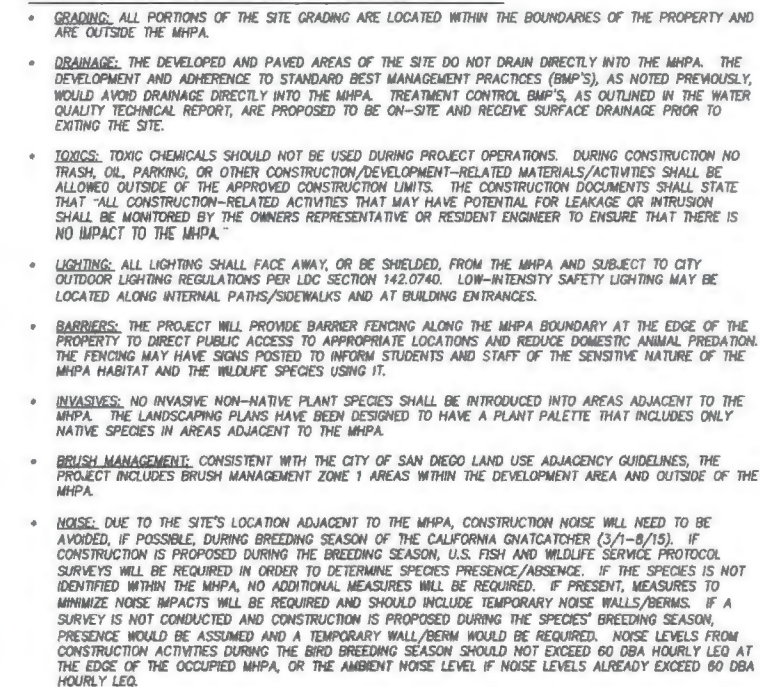
Painted Steel;
Color, Intellectual Gray



Wood Window Trim;
Color, Stained Douglas Fir



Wood Siding and Exterior Ceiling
Color, Redwood





LEGEND

ITEM
PROJECT BOUNDARY
P.C.C. SIDEWALK/HARDSCAPE
EDGE OF PROPOSED PARKING
AND/OR DRIVE AISLE (AC BERM)

PROPOSED PARKING STALL (24 TOTAL)

PROPOSED CONTOUR

PROPOSED BLOCK BUILDING
FOUNDATIONPROPOSED SITE RETAINING
WALL (H_{MAX} = 4')
(WITH WEEP HOLES)PROPOSED FIRE
DEPARTMENT HAMMERHEADLANDSCAPE INFILTRATION SWALE
(FOR WATER QUALITY)

PROPOSED CONCRETE (PCC)

PROPOSED POROUS CONCRETE

PROPOSED GRASSCRETE (OR EQUIVALENT
AS APPROVED BY THE FIRE DEPARTMENT)ACCESSIBLE DG PATH
(W/HANDRAILS FOR SLOPE > 5%)

PRE-TREATMENT AREA

BENCH MARK

THE BENCH MARK FOR THIS SURVEY IS POINT NO. 541 PER ROS MAP
NO. 14492. 3" BRASS DISK IN WELL MONUMENT LOCATED AT CENTER
DEL MAR TRAILS 100 FEET WEST OF SAN BRUNO COVE.
ELEVATION: 204.13
DATUM: NGVD 29

GRADING INFORMATION

- (1) THE TOTAL SITE AREA IS 43,426 SQ-FT (0.99 AC)
- (2) THE TOTAL AMOUNT OF SITE TO BE GRADED IS 38,257 SQ-FT (0.88 AC)
- (3) THE TOTAL AMOUNT OF SITE AREA TO BE GRADED IS APPROXIMATELY 88% OF THE TOTAL SITE.
- (4) THE AMOUNT OF GEOMETRIC CUT IS 425 C.Y.
- (5) THE MAXIMUM DEPTH OF CUT IS 3 FEET.
- (6) THE AMOUNT OF GEOMETRIC FILL IS 175 C.Y.
- (7) THE MAXIMUM DEPTH OF FILL IS 2 FEET.
- (8) THE MAXIMUM HEIGHT OF CUT SLOPE IS 4 FEET.
- (9) THE MAXIMUM HEIGHT OF FILL SLOPE IS 3 FEET.
- (10) THE MAXIMUM GRADIENT OF ALL CUT AND FILL SLOPES IS 4:1.
- (11) THE AMOUNT OF GEOMETRIC EXPORT IS 250 C.Y.
- (12) THE LENGTH OF PROPOSED RETAINING WALLS IS 140 LINEAR FEET.
- (13) THE MAXIMUM HEIGHT OF PROPOSED RETAINING WALL (MEASURED FROM TW TO TF) IS 4.5 FEET.
- (14) THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE GEOMETRIC ONLY AND DO NOT INCLUDE ADJUSTMENTS FOR BULKING, SHRINKING, PAVEMENT UNDERCUTS, FOUNDATION SPOILS, ETC.

GRADING PERMIT EXEMPTION

BASED ON THE SAN DIEGO MUNICIPAL CODE (SECTION 129.0602):

- A. NO GRADING IS PROPOSED WITHIN OPEN SPACE EASEMENTS OR CITY OWNED OPEN SPACE.
- B. NO GRADING IS PROPOSED FOR THE RESTORATION OF UNAUTHORIZED GRADING.
- C. NO GRADING IS PROPOSED WITHIN THE SPECIAL FLOOD HAZARD AREA.
- D. NO CONDITIONS OF A DEVELOPMENT PERMIT REQUIRE A GRADING PERMIT.
- E. THE SLOPE GRADIENTS ARE 4:1 OR FLATTER.
- E2. THE DEPTH OF EXCAVATION OR FILL IS LESS THAN 5' MEASURED VERTICALLY (ACTUAL IS APPROXIMATELY 3'±) EXCLUDING DECOMPOSED GRANITE PARKING LOT SECTION).
- E3. THE SLOPE GRADIENTS WILL NOT EXCEED THOSE SPECIFIED IN SECTIONS 142.0133.
- E4. TOTAL DISTURBED AREA (INCLUDING MINOR LANDSCAPE AREAS) IS LESS THAN 1 ACRE (ACTUAL IS APPROXIMATELY 38,257 S.F. (0.88 ACRE)).
- E5. THE GRADING WILL NOT ADVERSELY AFFECT THE EXISTING DRAINAGE PATTERNS, CONCENTRATE RUNOFF, INCREASE THE QUANTITY OF RUNOFF, OR INCREASE THE VELOCITY OF RUNOFF TO ADJACENT PROPERTIES.
- E6. FILL MATERIAL WILL NOT CONTAIN MORE THAN 3% BY VOLUME OF BROKEN CONCRETE, ASPHALT, MASONRY, OR CONSTRUCTION DEBRIS.
- E7. FILL MATERIAL WILL NOT HAVE PIECES LARGER THAN 12 INCHES IN ANY DIRECTION.
- E8. NO BLASTING OR OTHER USE OF EXPLOSIVES IS REQUIRED.
- F. THIS ITEM DOESN'T APPLY TO THE PROPOSED PROJECT.

DECOMPOSED GRANITE SECTIONS

THE PROPOSED ON-SITE D.G. DRIVE AISLES AND PARKING STALLS AS WELL AS THE D.G. FIRE DEPARTMENT HAMMERHEAD WILL BE AN "ENGINEERED" SECTION. THE PROPOSED SECTIONS WILL BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER AND RECOMMENDATION PROVIDED DURING THE BUILDING PERMIT PHASE OF THE PROJECT.

GENERAL NOTES:

1. THE PROPOSED FINISH GRADING SHOWN HEREON IS PRELIMINARY ONLY AND NOT FOR CONSTRUCTION.
 2. THE EXISTING IMPROVEMENTS LOCATED ON-SITE ARE ALL PRIVATE.
- DRAINAGE:**
1. ALL EXISTING ON-SITE DRAINAGE FACILITIES ARE PRIVATE AND ARE TO REMAIN.
 2. ALL PROPOSED ON-SITE DRAINAGE FACILITIES ARE PRIVATE.
 3. THE PROPOSED DRAINAGE CONSISTS OF LANDSCAPE SWALES CONVEYING "TREATED" RUNOFF.
 4. THE PROJECT'S DEVELOPED STORM WATER RUNOFF IS CONSISTENT WITH EXISTING CONDITION (I.E. THERE IS NOT AN INCREASE IN STORM RUNOFF DUE TO THE DEVELOPMENT OF THE PROJECT).

PRIVATE WATER AND SEWER:

1. WATER AND SEWER IMPROVEMENTS FOR THE NEW SCHOOL BUILDING WILL BE PROVIDED FROM THE EXISTING PRIVATE UTILITIES ALREADY ON THE PROPERTY.
2. THERE EXISTS A SEWER LATERAL ON-SITE. IT'S THE INTENT TO UTILIZE THIS LATERAL FOR THE PROPOSED SCHOOL STRUCTURE(S). THE OWNER UNDERSTANDS THEY ASSUME THE SOLE RISK AND RESPONSIBILITY TO ENSURE THE LATERALS ARE FUNCTIONING AND CONNECTED TO THE PUBLIC SEWER FACILITY.
3. PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL(S), THE LATERAL SHALL BE INSPECTED USING A CLOSED-CIRCUIT TELEVISION (CCTV) BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR TO VERIFY THE LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.
4. THE PROJECT PROPOSES TO CONSTRUCT A PRIVATE FIRE MAIN FROM CARMEL COUNTRY ROAD TO THE SITE CONSISTENT WITH THE CONDITION OF APPROVAL FOR THE CLEWS RANCH PROJECT (CDP NO. 166238/SDP NO. 8092/PDP NO. 166237/MHPA ADJACENT NO. 388308). THIS PRIVATE FIRE MAIN WILL INCLUDE ONE ON-SITE FIRE HYDRANT AND FIRE SERVICE.
5. A PLUMBING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES (BFPDs) ON EACH WATER SERVICE (DOMESTIC, FIRE, AND IRRIGATION). THE BFPDs SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
6. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEWER AND FIVE FEET OF ANY PUBLIC WATER FACILITY.

WATER QUALITY AND HYDROMODIFICATION:

1. THE DESIGN OF THE PROJECT PROPOSES A REDUCTION OF THE AMOUNT OF IMPERVIOUS SURFACES (I.E. EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH DECOMPOSED GRANITE). REFER TO PERVIOUS VERSUS IMPERVIOUS DATA SHOWN HEREON AND SHEET NO. 1.
2. THE PROPOSED PROJECT SHALL RESULT IN NO INCREASE IN PEAK STORM RUNOFF. REFER TO THE PROJECT'S DRAINAGE STUDY.
3. DUE TO THE REDUCTION OF IMPERVIOUS SURFACES, AS WELL AS A REDUCTION IN PEAK STORM RUNOFF, THE PROJECT IS EXEMPT FROM THE STATE'S HYDRO-MODIFICATION REQUIREMENTS. REFER TO THE PROJECT'S WATER QUALITY TECHNICAL REPORT (WQTR).
4. THE PROPOSED FINISH GRADING AND DRAINAGE DESIGN INCLUDES DIRECTING RUNOFF ON THE SURFACE TO NATURAL BMPs (I.E. LANDSCAPED INFILTRATION SWALES) WHERE IT WILL BE TREATED BEFORE DISCHARGING OFFSITE. THE DETAILS OF THESE NATURAL BMPs ARE ADDRESSED IN THE PROJECT'S WATER QUALITY TECHNICAL REPORT (WQTR).
5. THE PROPOSED BMPs FOR THE PROJECT INCLUDE LANDSCAPED INFILTRATION SWALES REFER TO THE LANDSCAPE PLAN. THE FINAL DESIGN OF THE BMPs WILL OCCUR DURING THE FORMAL BUILDING PERMIT PHASE.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS.

PROPOSED PARKING AND DRIVE AISLES

1. THE PROPOSED PARKING CONSISTS OF 12 STALLS (8'-3"x18' AT 90°, SOME AT 16° WITH 2' OVERHANG), 10 STALLS (8'-3"x18' AT 45°), 1 STANDARD HANDICAP ACCESSIBLE STALL (9'x18'), AND 1 VAN ACCESSIBLE STALL (9'x18').
2. THE PARKING STALLS AND DRIVE AISLES WILL BE DECOMPOSED GRANITE, CONCRETE OR GRASSCRETE. THE HANDICAP STALLS AND THE AREAS ADJACENT TO THE EXISTING GARAGE AND HOUSE WILL BE CONCRETE.
3. THE WIDTH OF THE DRIVE AISLES ARE 12' MIN. FOR ONE-WAY TRAFFIC, 20' MIN. FOR THE AREA WITHIN THE FIRE DEPARTMENT HAMMERHEAD AND 24' MIN. FOR THE PARKING AREA WITH TWO BAYS OF PARKING.

PROPOSED FIRE DEPARTMENT ACCESS

1. THE SURFACE OF THE FIRE DEPARTMENT HAMMERHEAD SHALL BE DECOMPOSED GRANITE.
2. THE DECOMPOSED GRANITE SECTION SHALL CONFORM TO H20 LOADING PER THE FIRE DEPARTMENT REQUIREMENTS.

BRUSH MANAGEMENT NOTES

REFER TO LANDSCAPE ARCHITECT'S PLAN FOR THE LIMITS OF THE PROPOSED BRUSH MANAGEMENT ZONES.

SETBACKS

REFER TO THE ARCHITECTURAL PLANS FOR THE SETBACK INFORMATION.

PROPOSED PERVIOUS VS IMPERVIOUS DATA

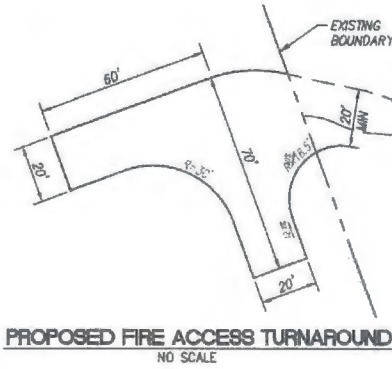
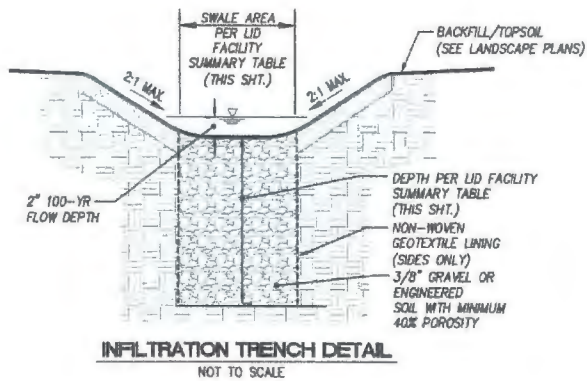
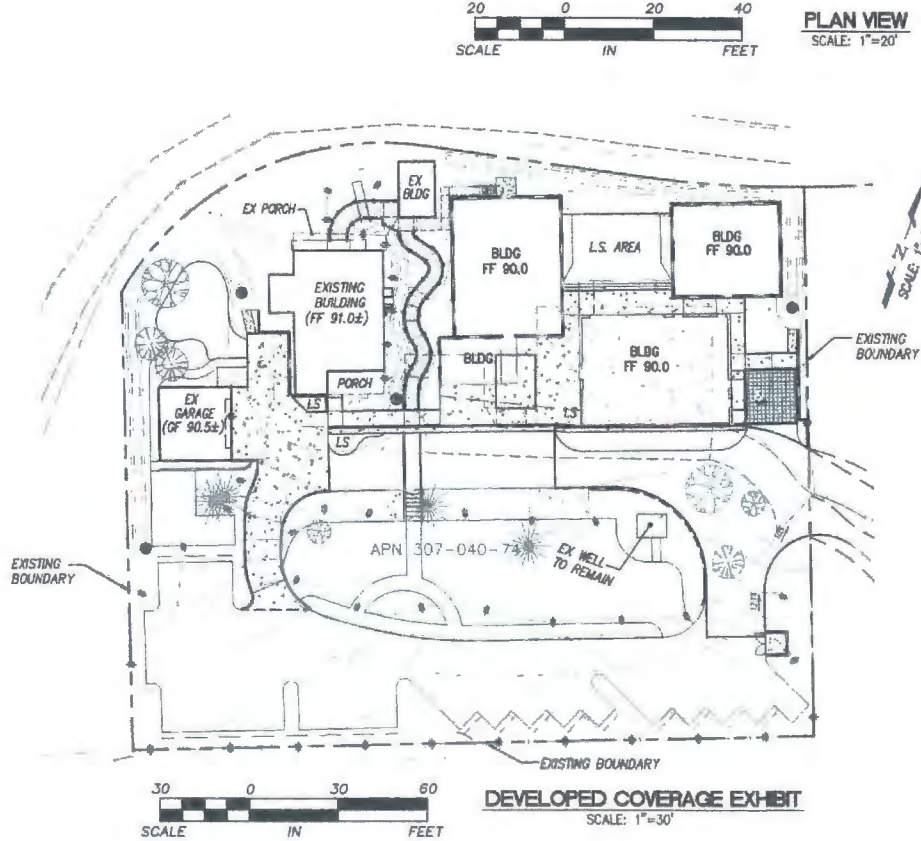
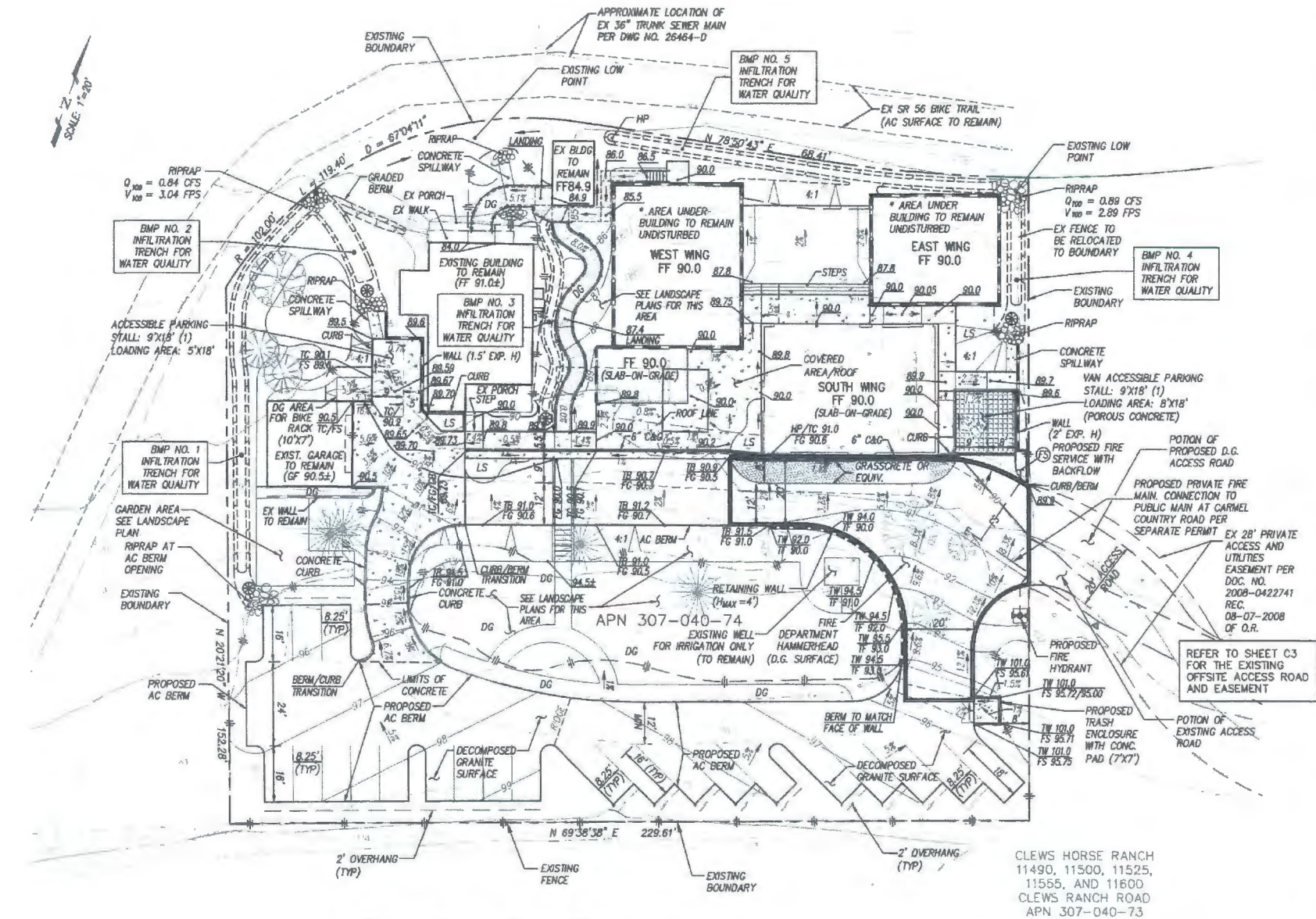
IMPERVIOUS AREAS	12,291 SF
PERVIOUS AREAS	31,135 SF
TOTAL AREA	43,426 SF (0.99 AC)

LID FACILITY SUMMARY

BMP ID	TYPE	WATER QUALITY VOL. REQUIRED (CF)	PLAN AREA (SF) PROVIDED	WIDTH PROVIDED (FT)	DEPTH PROVIDED (IN)	WATER QUALITY VOL. PROVIDED (CF)
BMP 1	INFILTRATION	45	220	2.5	6.0	51
BMP 2	INFILTRATION	181	125	5.0	44.0	183
BMP 3	INFILTRATION	91	120	2.0	24.0	96
BMP 4	INFILTRATION	191	75	3.0	78.0	195
BMP 5	INFILTRATION	192	160	2.0	36.0	192

NOTES:

1. WATER QUALITY VOLUME PROVIDED BASED ON 40% POROSITY IN ROCK/SOIL LAYER.





CLEWS RANCH ROAD - FIRE ACCESS ROAD

EXISTING PAVED ROAD/DRIVE

EXISTING D.G. ROAD/DRIVE (SEE NOTE 2)

PROPOSED D.G. ROAD/DRIVE (SECTION PER
SOIL'S ENGINEER). SEE NOTE 4.

1. EXISTING PAVED ROAD/DRIVE TO REMAIN.

2. THE EXISTING D.G. PORTION OF THE OFFSITE ACCESS ROAD SHALL
REMAIN D.G. THE CONTRACTOR SHALL REHABILITATE THE EXISTING
D.G. SECTION BY SCARIFYING THE UPPER LAYER OF D.G., MIXING
WITH WATER, ADDING ADDITIONAL D.G. MATERIAL, AND COMPACTING
PER THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL
ENGINEER (EVALUATION OF OFFSITE PAVEMENT, CLEWS RANCH
ROAD-1555 CLEWS RANCH ROAD, SAN DIEGO, CA BY GEOSOLS,
INC.). THIS REHABILITATED SECTION SHALL MEET THE FIRE
DEPARTMENT'S H2O LOADING REQUIREMENT.

3. THE CONTRACTOR SHALL CONFIRM A MINIMUM WIDTH OF 20-FEET IS
PROVIDED PER THE FIRE DEPARTMENT'S REQUIREMENT.

4. THE PORTION OF THE EXISTING D.G. ACCESS ROAD IS IDENTIFIED
FOR STORM WATER TREATMENT PURPOSES AS "SELF-TREATING".
REFER TO THE PROJECT'S WATER QUALITY TECHNICAL REPORT.

LEGEND

EXISTING IMPROVEMENTS

ITEM

EXISTING EDGE OF PAVEMENT

EXISTING CONTOURS

EXISTING CURB & GUTTER

EXISTING CURB

EXISTING SIDEWALK

EXISTING WATER

EXISTING SEWER

EXISTING TREES

EXISTING BOUNDARY

EXISTING WATER EASEMENT

PROPOSED IMPROVEMENTS

ITEM

8" PVC FIRE SERVICE (PRIVATE)

(SIZE PROVIDED BY OTHERS)

THRUST BLOCK

REDUCED PRESSURE

PRINCIPLE ASSEMBLY (PRIVATE)

STANDARD DWGS.

SDW-118, WF-05

WT-01, W-17, W-18

WUKENS 4750A/475DAV
(OR EQUIVALENT)

SYMBOL

SYMBOL

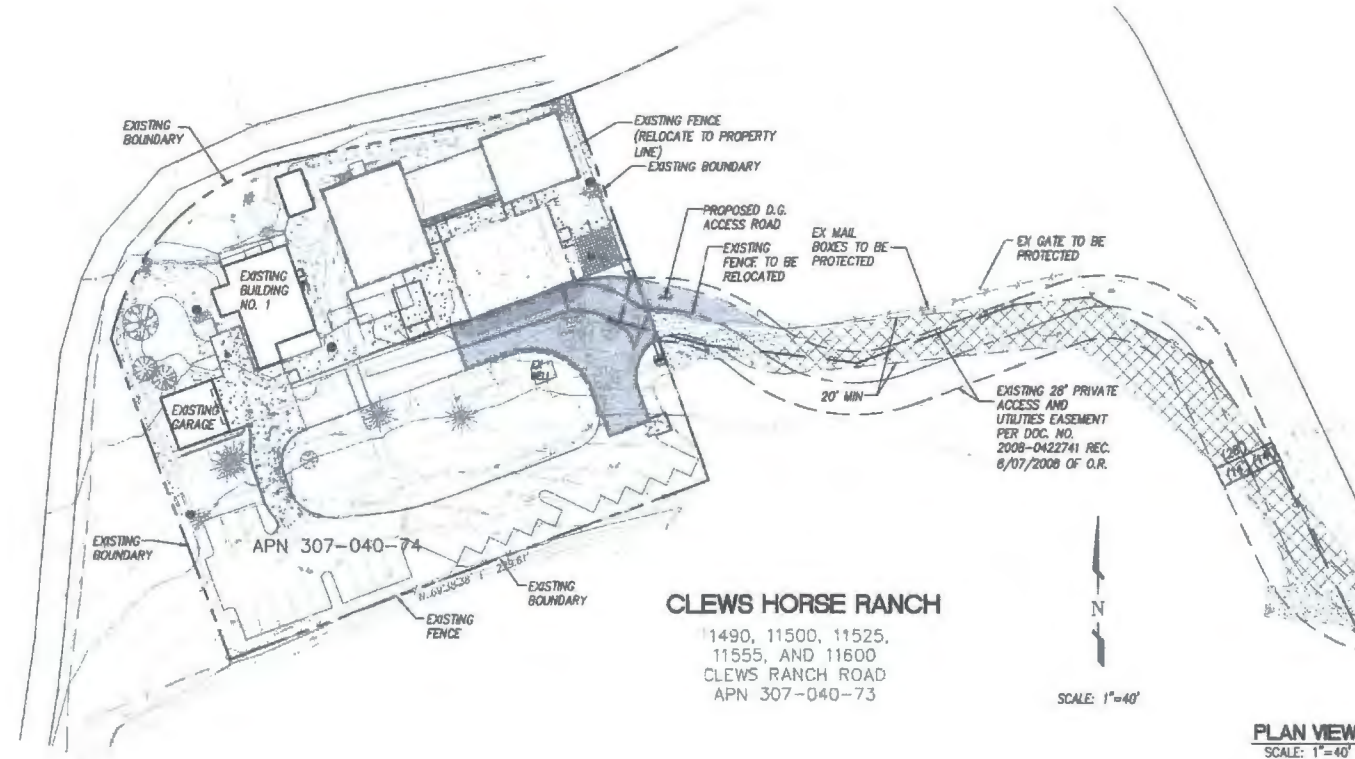
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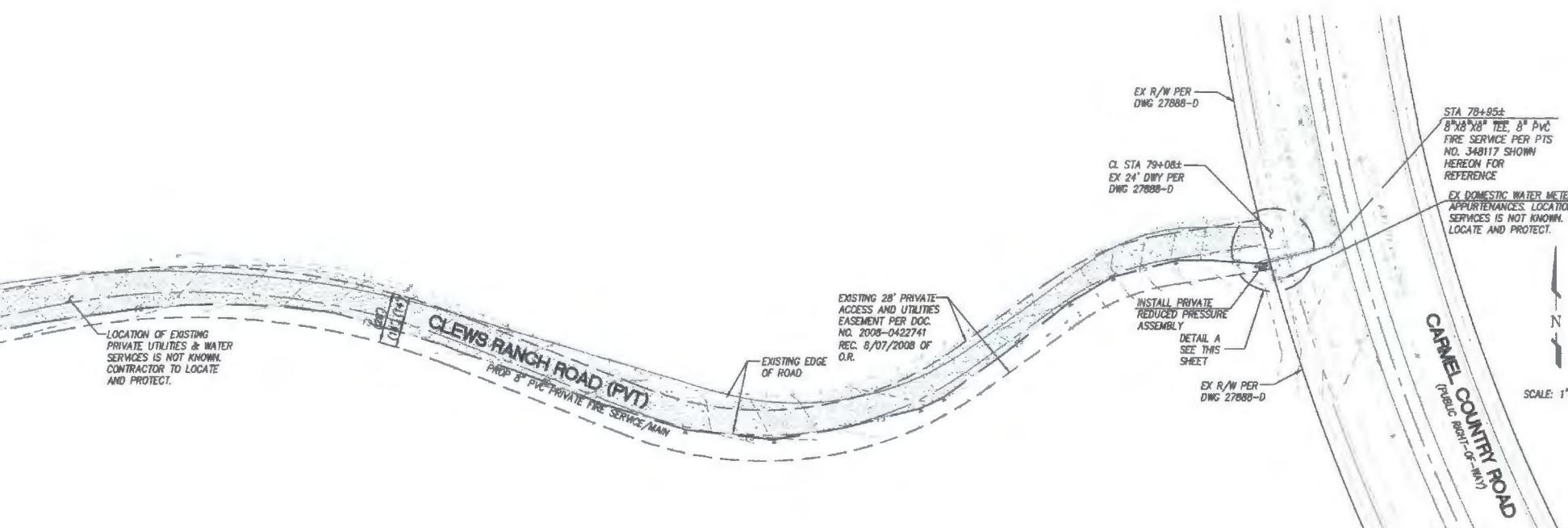
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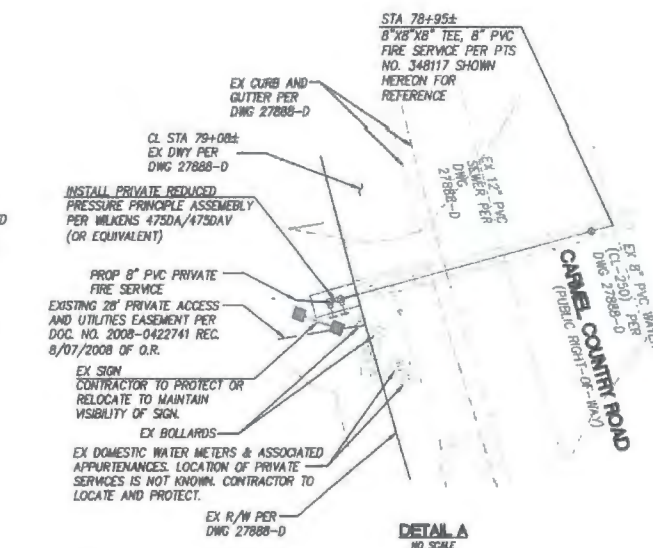
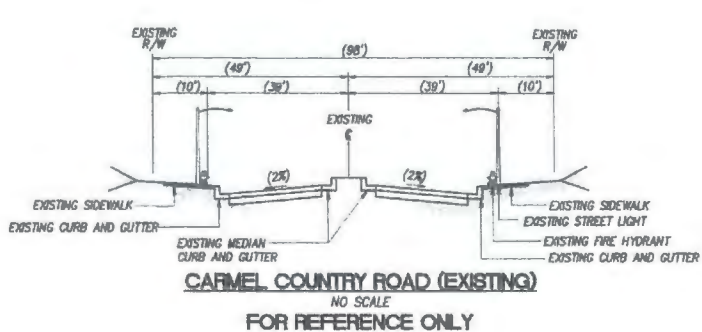
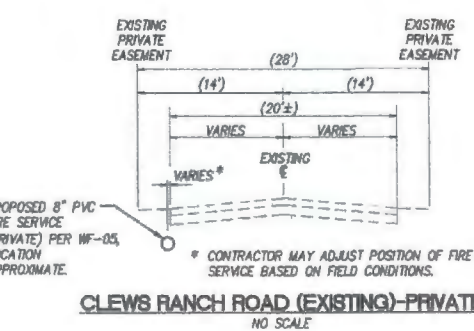
MATCH LINE SEE BELOW



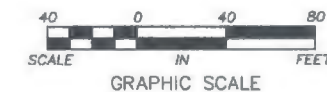
PLAN VIEW
SCALE: 1"=40'



PLAN VIEW
SCALE: 1"=40'

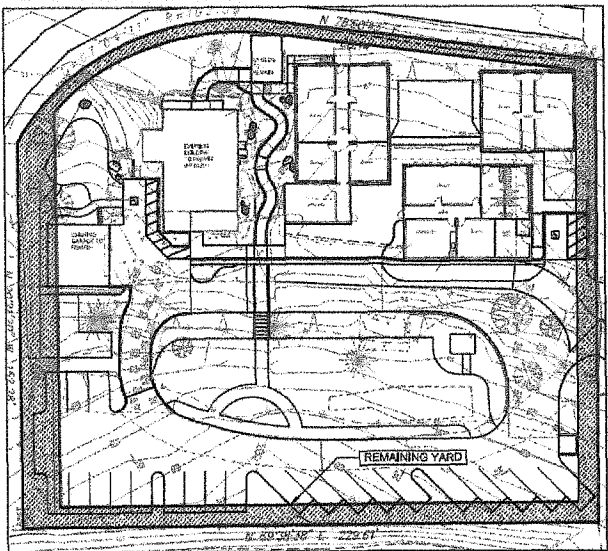


DETAIL A
NO SCALE

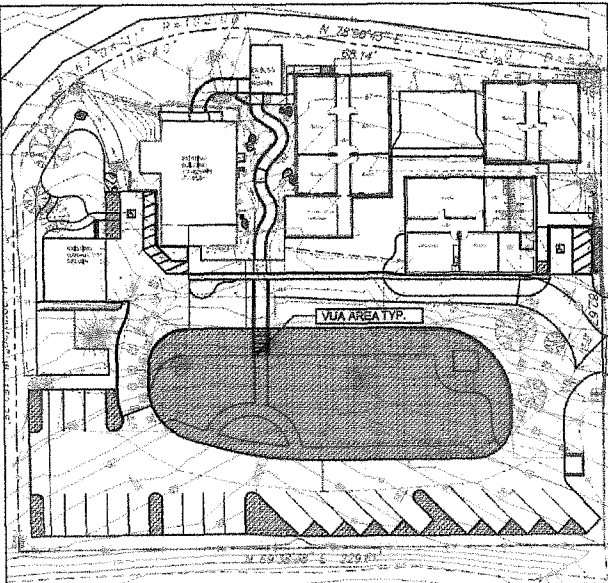


VEHICULAR USE AREA(V.U.A.) PLANT POINT SCHEDULE			
PROPOSED PLANT MATERIAL	PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS	
PLANT TYPE	PLANT SIZE		
PROP. SHRUB	1 GAL.	1.0	125.0
	5 GAL.	2.0	162.0
	15 GAL.	10.0	300.0
PROP. TREE	16 GAL.	10.0	0.0
	24" BOX	20.0	160.0
	36" BOX	50.0	500.0
PROP. FAN PALM TREE	PER FOOT OF BROWN TRUNK OVER 20' HEIGHT	1.5	0.0
	EACH FAN PALM TREE OVER 20' IN HEIGHT	30.0	0.0
TOTAL POINTS ACHIEVED ON PLAN		1247	
REQUIRED POINTS		381	

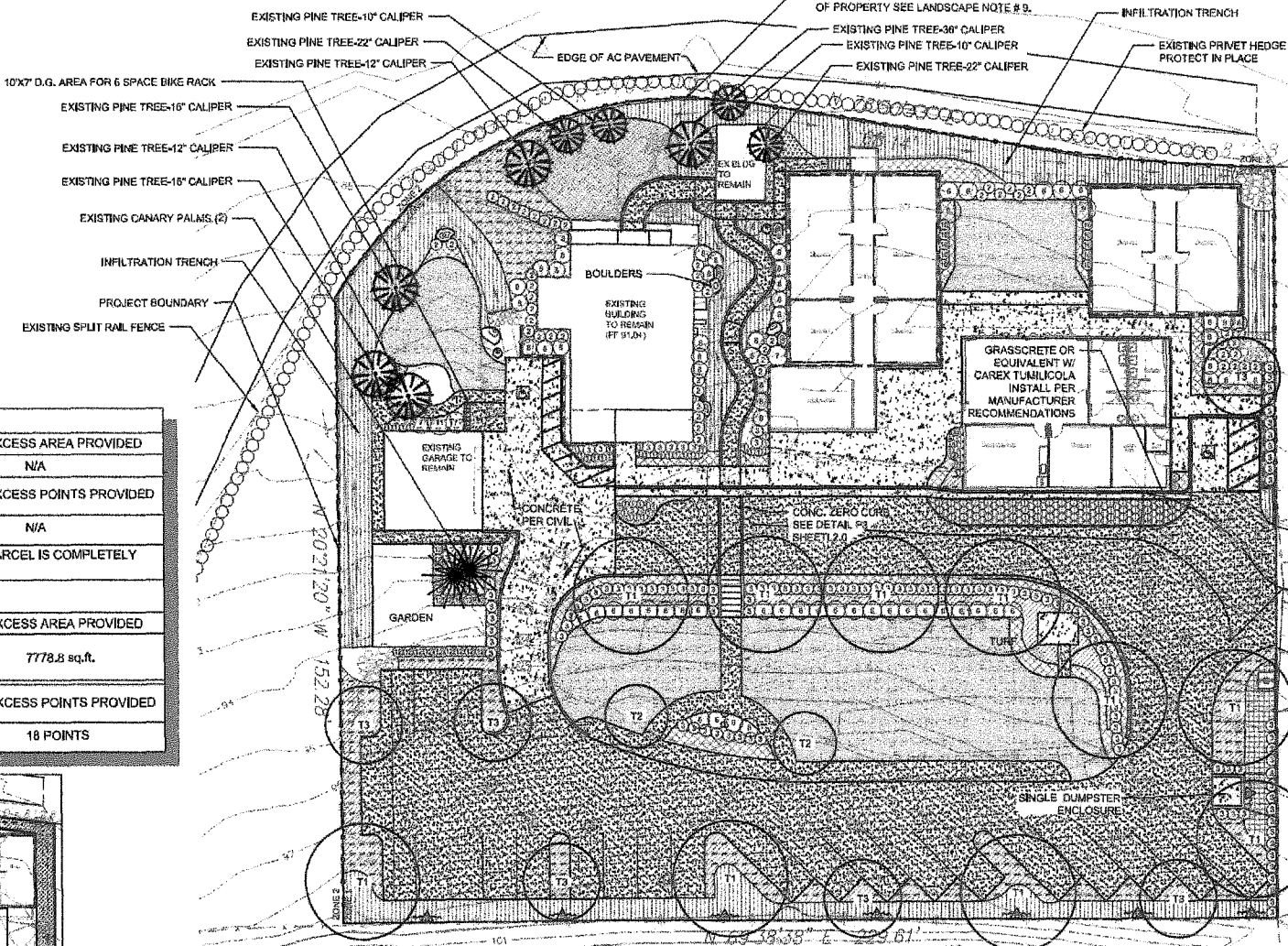
LANDSCAPE CALCULATION - STREET YARD-N/A		
PLANTING AREA REQUIRED [142.0404]	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
TOTAL AREA = N/A	N/A	N/A
PLANTING POINTS REQUIRED [142.0404]	POINTS PROVIDED - TO BE ACHIEVED W/ TREES ONLY	EXCESS POINTS PROVIDED
POINTS = N/A	N/A	N/A
NOTE: PER CITY OF SAN DIEGO THIS PROJECT HAS NO STREET YARD SINCE PARCEL IS COMPLETELY SURROUNDED BY OTHER PROPERTIES.		
LANDSCAPE CALCULATION - REMAINING YARD		
PLANTING AREA REQUIRED [142.0404]	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
TOTAL AREA = 6,639 sq.ft. x 30% = 10,742.1 sq.ft.	18,520.9 sq.ft.	7778.8 sq.ft.
PLANTING POINTS REQUIRED [142.0404]	POINTS PROVIDED - TO BE ACHIEVED W/ TREES ONLY	EXCESS POINTS PROVIDED
TOTAL AREA = 6,639sqftx0.05 = 331.95 POINTS	180 POINTS	18 POINTS



REMAINING YARD



VEHICULAR USE AREA (VUA)



Soil Management Report

May 14, 2014

RE: Cal Coast Academy, front yard 12', IENo 14-153-11

The soil is neutral. Salinity is moderate at 140 millimhos/cm. The fertility is high with moderate potassium Phosphorus, nitrogen and the micronutrients are sufficient. Sodium is modest. SAR (sodium adsorption ratio) is 2.0. The soil is hydrophobic. It is difficult to wet. Water beads up on the soil surface initially and then slowly moves into the soil.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly. The rates are per 1,000 square feet. Incorporate them homogeneously 6 inches deep.

Potassium sulfate (0-0-50) - 6 pounds
agricultural gypsum - 15 pounds
Organic soil amendment - about 3 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For the preparation on a volume basis, homogeneously blend the following materials into clean soil. Rates are expressed per cubic yard.

Potassium sulfate (0-0-50) - 1/4 pound
agricultural gypsum - 2 pound
Organic soil amendment - about 15% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Organic soil amendment.

- Humus material shall have an acid-soluble salt content of no less than 5% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimhos/cm @ 25° C, in a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Sulfur content (acid insoluble salt) shall be less than 50%.
- Calcium carbonate shall not be present if soil applied on alkaline soil.
- Types of acceptable products are: compost, manure, mushroom compost, straw, alfalfa, peat mosses etc. Low in salts, low in heavy metals, free from weed seeds, forest pathogens and other deleterious materials. Composted waste products are also acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Shade-tolerant materials are not acceptable.
- Carbon nitrogen ratio is less than 25:1.
- The compost shall be aerobic without evidence of presence of decomposition products.
- Shade-tolerant materials are not acceptable.
- The maximum particle size shall be 0.5 inch, 50% or more shall pass (No. 4 screen) for soil amending.

Maximum total permissible pollutant concentrations in amendment subject per million on a dry weight basis:

arsenic	23	copper	150	silver	50
cadmium	15	lead	200	nickel	10
chromium	30	mercury	10	zinc	300
cobalt	50	molybdenum	20		
		nickel	100		

The soil surface can be tilled to form small depressions to retain water for infiltration. Irrigate slowly with multiple starts and soaking periods in between to minimize runoff water.

For site maintenance, apply Yara or Singlet calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet about once per quarter, urea (46-0-0) at 2 pounds per 1,000 square feet about once per quarter, water soluble fertilizers, or other non-soluble (forming strong materials such as urea-formaldehyde (38-0-0), feather meal, blood meal, coated urea, etc.

Monitor the site with periodic testing. Adjust the fertility program as needed.

WALLACE LABS		SOILS REPORT		Print Date: May 13, 2014	
365 Coral Circle		Location		Cal Coast Academy	
El Segundo, CA 90245		City/State		El Segundo, CA	
(310) 615-0116		Phone		(310) 615-0116	
amendment New/batch/DTPA		Sample ID Number: 134133-11		Quail 12"	
extractions - single soil		Extraction Method: DTPA		Extraction Volume: 10 mL	
Extraction of data		Extraction Temperature: 25°C		Extraction Time: 5 min	
low medium high		Extraction pH: 4.5		Extraction Rate: 1 mL/min	
0-7 8-15 over 15		Extraction Method: DTPA		Extraction Volume: 10 mL	
0-20 20-120 120-160		Extraction Temperature: 25°C		Extraction Time: 5 min	
0-2 2-10 over 10		Extraction pH: 4.5		Extraction Rate: 1 mL/min	
0-0.2 0.2-1 over 1		Extraction Method: DTPA		Extraction Volume: 10 mL	
0-1 1-1.5 over 1.5		Extraction Temperature: 25°C		Extraction Time: 5 min	
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0-0.1 0.1-0.5 over 0.5		Extraction Temperature: 25°C		Extraction Time: 5 min	
0-0.1 0.1-0.5 over 0.5		Extraction pH: 4.5		Extraction Rate: 1 mL/min	
0-0.1 0.1-0.5 over 0.5		Extraction Method: DTPA		Extraction Volume: 10 mL	
0-0.1 0.1-0.5 over 0.5		Extraction Temperature: 25°C		Extraction Time: 5 min	
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0-0.1 0.1-0.5 over 0.5		Extraction Method: DTPA		Extraction Volume: 10 mL</	

760-400-1040
CA, LICENSED

BRUSH MANAGEMENT NOTES (SDMC142.0412):

(g) ZONE ONE REQUIREMENTS

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

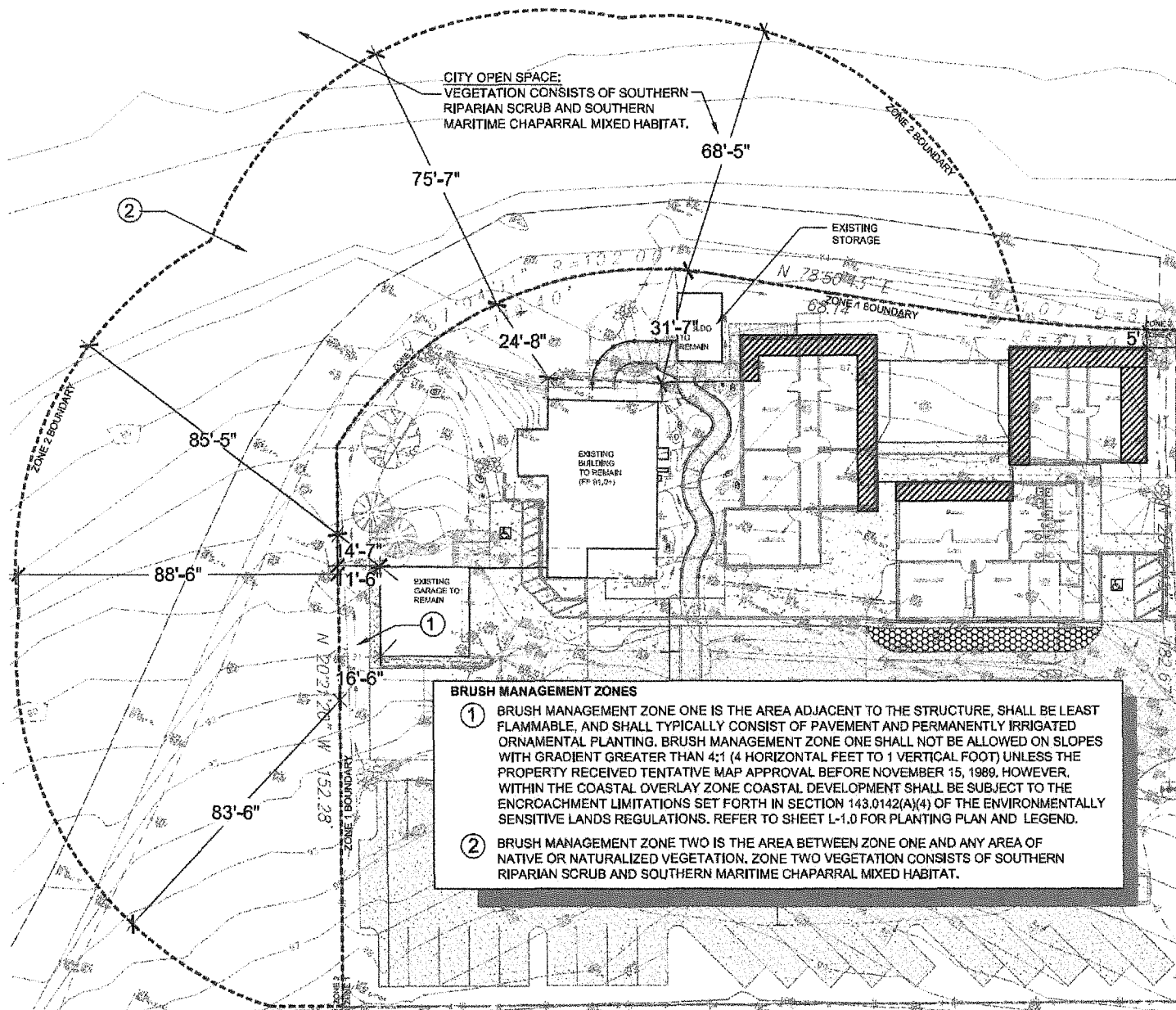
(h) ZONE TWO REQUIREMENTS

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
- (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHFA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
- (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELS.

- (C) ALL NEW ZONE TWO PLANTING SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-COLLARAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRAIN OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEM SHALL BE REMOVED UPON APPROVED ESTABLISHED OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
- (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- (E) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
- (F) EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142.0412(C) CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

- (I) AN APPLICANT MAY REQUEST APPROVAL OF ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT IN ACCORDANCE WITH PROCESS ONE IF ALL OF THE FOLLOWING CONDITIONS EXIST:

- (1) THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT.
- (2) THE PROPOSED ALTERNATIVE COMPLIANCE MINIMIZES IMPACTS TO UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE WHILE STILL MEETING THE PURPOSE AND INTENT OF SECTION 142.0412 TO REDUCE FIRE HAZARDS AROUND STRUCTURES AND PROVIDE AN EFFECTIVE FIRE BREAK.
- (3) THE PROPOSED ALTERNATIVE COMPLIANCE IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.
- (J) IF THE FIRE CHIEF APPROVES ALTERNATIVE COMPLIANCE IN ACCORDANCE WITH THIS SECTION, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS IF APPROVED AS PART OF A DEVELOPMENT PERMIT, OR NOTED IN THE PERMIT FILE IF APPROVED AS PART OF A CONSTRUCTION PERMIT.



BRUSH MANAGEMENT ZONES

- ① BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL TYPICALLY CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCROACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(A)(4) OF THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS. REFER TO SHEET L-1.0 FOR PLANTING PLAN AND LEGEND.
- ② BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION. ZONE TWO VEGETATION CONSISTS OF SOUTHERN RIPARIAN SCRUB AND SOUTHERN MARITIME CHAPARRAL MIXED HABITAT.

ALTERNATIVE COMPLIANCE FOR NEW CONSTRUCTION

BRUSH MANAGEMENT SHALL NOT BE ALLOWED ON CITY OPEN SPACE FOR NEW CONSTRUCTION. OPENING PROTECTION ALONG FACES SHOWN SHALL BE UPGRADED TO DUAL-GLAZED, DUAL TEMPERED PANES OR GLASS BLOCKS IN ADDITION TO CBC 7A REQUIREMENTS. SEE ARCHITECTURAL PLANS SHEET A1.1

DEPUTY FIRE MARSHAL SIGNATURE

DATE

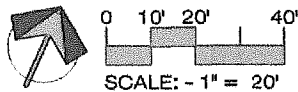
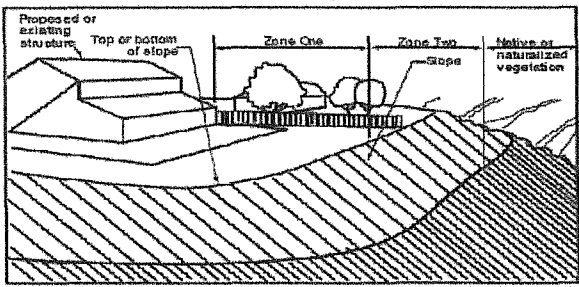
PRESSURE LOSS CALCULATIONS

WATER TYPE	RECYCLED WATER	DATE	08-22-14
HYDRAULIC GRADE LINE	POTABLE WATER	PROJECT	GRANADOS RESIDENCE
METER NUMBER		JOB NUMBER	
METER SIZE	1"	LOCATION	CLEWS RANCH/SAN DIEGO
METER ELEVATION		CLIENT	
STATIC PRESSURE	90psi	CONTACT	
VALVE NUMBER CHECKED	6	PREPARED BY	SRG
GPM AT VALVE	11.61	WATER DISTRICT	CITY OF SAN DIEGO
PUMP PSI			
SERVICE LINE			0.14
WATER METER			4.3
WYE STRAINER			2
BACKFLOW PREVENTER			12
MASTER VALVE			
FLOW SENSOR			
MAIN LINE			2
ISOLATION VALVES			1.4
REMOTE CONTROL VALVE			1.8
LATERAL LINES			7.18
HEAD LOSS			14.33
MISC. LOSSES			
SUBTOTAL			28.57
FITTING LOSSES			2.66
SUB TOTAL FROM ABOVE			28.57
REQUIRED PSI AT LAST HEAD			49
TOTAL			69.23
STATIC PSI			90
BOOST PSI			70
PSI REQUIRED			20
RESIDUAL PSI			

Brush Management Zone Width Requirements

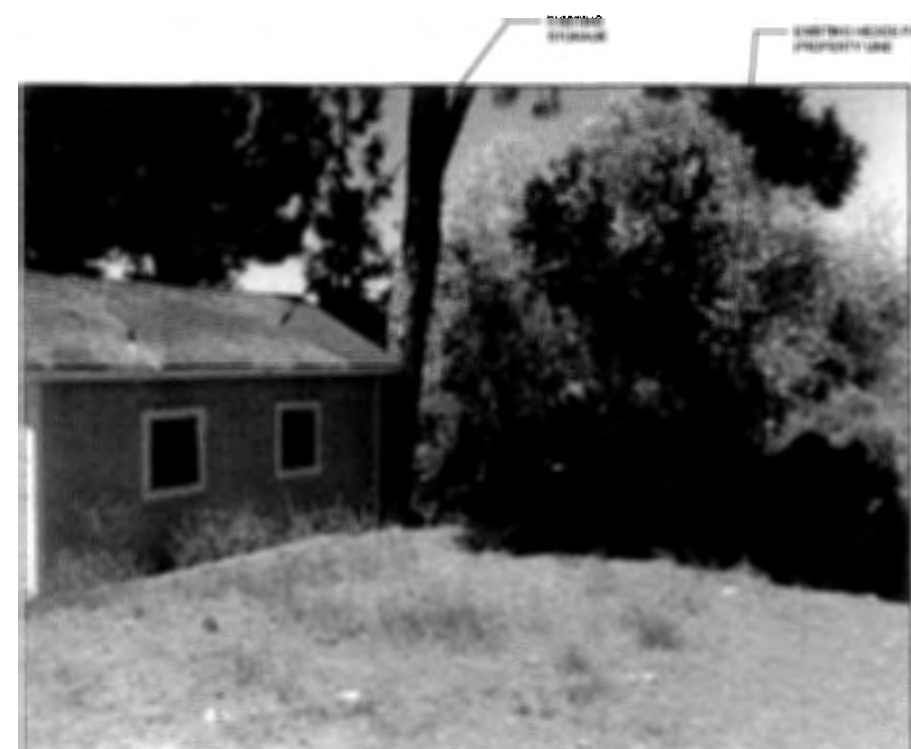
Criteria	Zone Width
Zone One Width	35 ft
Zone Two Width	65 ft

Brush Management Zones





AERIAL PHOTO OF EXISTING CONDITIONS



VIEW ①



VIEW ②



VIEW ③



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101

THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- ☐ Process Two Decision - Appeal to Planning Commission
☒ Process Three Decision - Appeal to Planning Commission
☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one ☐ Applicant ☐ Officially recognized Planning Committee ☒ "Interested Person" (Per M.C. Sec. 113.0103)

Name: Clews Land & Livestock LLC; Barbara(Bunny) Clews; Christian Clews E-mail Address: bunny@bunnyclews.com
 Address: 11600 Clews Ranch Rd. City: San Diego State: CA Zip Code: 92130 Telephone: (619) 995-4104

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Jan Dunning/Cel Coast Academy

4. Project Information

Permit/Environmental Determination & Permit/Document No.: MND372555; CDP1308349; SDP1308350	Date of Decision/Determination: May 20, 2015	City Project Manager: John S. Fisher
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Decision (describe the permit/approval decision): Adopt & Certify Mitigated Negative Declaration No. 372555; Adopt Mitigation Monitoring & Reporting Program; Approve Coastal

Development Permit No. 1308349 and Site Development Permit No. 130850; Make Findings re Foregoing Approvals

RECEIVED

5. Grounds for Appeal (Please check all that apply) MAY 28 2015

- ☒ Factual Error
☒ Conflict with other matters
☒ Findings Not Supported
- ☐ New Information
☐ City-wide Significance (Process Four decisions only)

DEVELOPMENT SERVICES

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

Findings under CEQA are not supported in impact areas of transportation/traffic, hazards & hazardous materials, land use/planning, noise and cultural resources. Appellants and other members of the public presented substantial evidence that the project may have significant environmental impacts in these impact areas. Under the circumstances, an EIR is required and contrary evidence is not adequate to support a decision to dispense with an EIR.

Findings regarding the adequacy of the MND and mitigation thereunder are not supported.

Findings in connection with SDP and CDP are not supported, incomplete and not compliant with SDMC provisions.

The Project conflicts with: (1) Municipal code regulations regarding historical resources (SDMC §§143.0201 et seq. and 126.0503); (2) Historical Resource Guidelines in City Land Development Manual; (3) Site Development permit requirements and procedures when designated historical resources are present (SDMC §126.0501 et seq.); (4) City road, setback and building envelope standards for proposed intensity and use; (5) MHPA requirements and adjacency guidelines; (6) Carmel Valley Neighborhood 8 Precise Plan; (7) CVREP; and (8) State standards and regulations applicable to Private Schools, including but not limited to, the Private Schools Building Safety Act of 1986, Educ. Code §17320 et seq., Educ. Code §39830 et seq., Educ. Code §35295-35297, Health & Safety Code § 13146.3, and Vehicle Code §§ 492,545,546,680,2808 and 12517.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:

Date:

Barbara Clews *May 28, 2015*

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

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Upon request, this information is available in alternative formats for persons with disabilities.

PLANNING COMMISSION RESOLUTION NO. PC-2015-XCX
COASTAL DEVELOPMENT PERMIT NO. 1308349
and SITE DEVELOPMENT PERMIT NO. 1308350
CAL COAST ACADEMY PROJECT NO. 372555 - [MMRP]

WHEREAS, CAL COAST ACADEMY RE HOLDINGS, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to the construction of a new single-story school building and the operation of a private school that will accommodate up to a maximum of 75 full time students grades 6th – 12th on the subject property, addition of parking, private road improvement, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch, already being used for Cal Coast administrative functions (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1308349 and 1308350), on portions of a 0.99 acre site;

WHEREAS, the project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone within Neighborhood 8 in the Carmel Valley community; and the Coastal Overlay Zone.

WHEREAS, the project site is legally described as a portion of Section 20, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to Official Plat thereof, in the City of San Diego, County of San Diego, State of California;

WHEREAS, on July 23, 2015, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated July 23, 2015.

FINDINGS:Coastal Development Permit - Section 126.0708**A. Findings for all Coastal Development Permits**

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 existing site was originally developed between 1898 and 1901 and has remained in constant use since that time as a home, an orphanage, and a farm. The property is fully developed and contains designated Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as its administrative and support offices, a detached garage, a filled and covered former swimming pool, agricultural out-buildings, landscaping, asphalt and concrete parking areas and drive aisles, site walls and fencing.

The proposed project will maintain the existing Historic Resource which is currently being utilized by Cal Coast Academy as for administrative and support offices, garage, and out-building while removing the filled and covered former swimming pool, asphalt and concrete, and some ornamental landscaping and will construct a single-story school building with parking and drive aisles. The Cal Coast Academy (Project) proposes the construction of a new single-story school classroom building of 5,340 square feet in size on the subject property for a private school with up to 75 full-time students grades 6th through 12th, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch.

The subject property is not identified in the City's adopted LCP Land Use Plan as a public access way. The site is privately owned and developed with the improvements as reference above. All of the proposed development will be contained within the existing disturbed and previously developed and graded portions of the site. There is no existing physical access used legally (or otherwise) by the public, nor is there any public access identified in the Local Coastal Program through the site. The site is located in the Coastal Overlay Zone and the Project requires a Coastal Development Permit. The proposed development is accessed by a private road and will not encroach upon or adversely affect any legal accessway within the Local Coastal Program, the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, or the City's General Plan. The project abuts the existing east-west public pedestrian/bicycle trail which is identified in the Neighborhood 8 Precise Plan and the Carmel Valley Community Plan. Development on the property originally occurred in the late 1890's which significantly predates the trail. The trail was built subsequent to the City taking ownership of the majority of the property owned by the previous owners, the Stevens. The parcel had several out-buildings near the trail when it was built. The property fronts approximately 248-linear feet of the trail, and within the Cal Coast property that frontage adjacent to the trail will be landscaped and fenced. The trail, which is

located approximately south 200-feet of the State Route 56, which handles more than 80,000 average daily trips, will not be adversely affected by the proposed low impact private school use. There are no public views of the ocean or other protected scenic coastal areas from the project site. The project is consistent with all applicable land use plans including the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, the City's General Plan, the Multiple Species Conservation Program, and the Local Coastal Program.

Therefore, the Project does not encroach upon or impede the public's use of the public trail. The proposed Project also will not affect public views of the ocean or other protected scenic coastal areas, as specified in the Local Coastal Program, the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, or the City's General Plan in that these plans do not identify any public views of the ocean or other protected scenic coastal areas from the project site. (Also see CDP Findings 2-4 below and SDP Findings)

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The Cal Coast Academy (Project) proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The existing site was originally developed between 1898 and 1901 and has remained in constant use since that time as a home, an orphanage, and a farm.

The property is fully disturbed with designated Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as administrative and support offices, a detached garage, a filled and covered former swimming pool, agricultural out-buildings, landscaping, asphalt and concrete parking areas and drive aisles, and site walls and fencing. The proposed project will maintain the existing Historic Resource, garage, and out-building while removing the filled and covered former swimming pool, asphalt and concrete, and some ornamental landscaping and will construct a single-story school building with decomposed granite surfaced parking and drive aisles.

The design of the school building is consistent with the Secretary of the Interior standards for designated historic sites. The proposed building includes a pitched-roof, seemed siding, and porches and overhangs; and is differentiated from the designated Historic Resource because the school will be a single-story structure with architecture, color, and design that contrasts with the existing historic home two-story structure, with attic. Additionally, the siding on the existing house is horizontal and while the siding on the proposed school structure will be vertical. With the above referenced differences, the project has been determined to not adversely affect the designated resource because the Project will be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties - U.S. National Park Service and Municipal Code Section 143.0201 et seq and as evaluated in the Mitigated Negative Declaration No. 372555. The size of the facility and the architectural character of the new structure, which is respectful and complimentary of the historic house, and the limitation of the school population for up to 75 full time students is an appropriate development and use within the MF-1 Zone within Neighborhood 8. Adjacent land uses consist of residential to the east and the commercial and agricultural Clews Horse Ranch. The Clews Horse Ranch is a buffer to the open space to the east and south.

The Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty/staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District MF-1 Zone and Design Element of the Neighborhood 8 Precise Plan which encourages careful design to “maintain the visual integrity of the valley” and recommends “a diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities.” The Project will be compatible with the existing architectural character and scale of the neighborhood and as recommended by the design element of the Community Plan. Additionally, the low impact private school development and operation is more compatible to the surrounding land uses than would a conventional multi-family higher density project which would generate more traffic, larger structures of greater bulk and mass and result in other potentially adverse impacts associated with a multifamily residential development as permitted at the site.

The Project is located on a previously developed and utilized parcel. The Project will not encroach into any undisturbed areas or environmentally sensitive lands. A Mitigated Negative Declaration No. 372555 was prepared for this Project in accordance with California Environmental Quality Act (“CEQA”) Guidelines. All of the information, studies, response to comments, etc. contained within the Mitigated Negative Declaration No. 372555 is specifically incorporated into these findings by reference. The Mitigated Negative Declaration No. 372555 concluded the proposed Project will not have a significant effect on the environment and that potentially significant project impact relating to cultural resources will be mitigated to a level below significant.

A Mitigation Monitoring and Reporting Program (MMRP) will be implemented to reduce potential historical resources (archeology) and paleontological impacts to a level below significance. Mitigation in the form of on-site monitoring for archeology and paleontology is required as the site is known to have subsurface resources. The proposed Project was found to not have a significant effect on the environment regarding these or other areas, and no mitigation measures were required other than for cultural resources. The proposed development will also not adversely affect environmentally sensitive lands.

The property does not contain sensitive plant or animal species and is located outside of the Multi-Habitat Planning Area and the designated wetlands and flood plain to the north and east. The project design complies with the Multi-Habitat Planning Area Adjacency Guidelines relative to: drainage, toxics, lighting, noise, barriers, invasive plant materials, and grading. Additionally, the Project complies with Storm Water Regional Board MS4 permit regulations. The Project includes monitoring measures relative to archaeological and paleontological resources which will protect such resources should they be discovered during construction. These measures include pre-construction consultation and on-site monitoring for construction activities. Based upon the above, facts and mitigation, the proposed project will not adversely affect environmentally sensitive lands. (Also see CDP finding 1 above and CDP 3 and 4 below and SDP findings).

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 project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone within Neighborhood 8 in the Carmel Valley community; and the

Coastal Overlay Zone. Subject to the approval of a CDP and SDP, schools are permitted use within the MF-1 Zone. The Cal Coast Academy (Project) proposes the construction of a new single-story school building of 5,340 square feet in size on the subject property, for the operation of a private school, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as administrative and support offices.

Specifically, the Project will not adversely affect the designated historic resource nor will it affect coastal resources or access, nor will it contribute to the degradation of coastal resources. The Project will comply with the existing Storm Water Regional Board MS4 permit requirements and regulations and will reduce urban run-off and pollutants reaching coastal resources such as Carmel Creek and the Los Peñasquitos Lagoon. The on-site implementation of the Storm Water Regional Board MS4 permit requirements and regulations will provide storm water infiltration, volume and sedimentation control, and cleansing and will reduce downstream pollution and sedimentation. Adjacent land uses consist of residential to the east and to the south the commercial and agricultural Clews Horse Ranch. The Clews Horse Ranch is a buffer to the open space to the east and south.

The Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty/staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District and Design Element of the Neighborhood 8 Precise Plan which encourages careful design to “maintain the visual integrity of the valley” and “A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities.” The Project will be compatible with the existing architectural character and scale of the neighborhood and the design element of the Community Plan. Therefore, the proposed Project will conform with the City’s Local Coast Program Land Use Plan and the regulations of the certified Implementation Program. (Also see CDP findings 1 and 2 above and 4 below and SDP findings).

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 project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone within Neighborhood 8 in the Carmel Valley community; and the Coastal Overlay Zone. Subject to the approval of a CDP and SDP, schools are permitted use within the MF-1 Zone. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, for the operation of a private school, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch.

The project site is located more than two and half miles east of the ocean and is not located between the first public roadway and the ocean. Implementation of the project will not alter the public access or public recreation policies of Chapter 3 of the California Coastal Act. Therefore,

the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. (Also see CDP findings 1-3 above and SDP findings)

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone within Neighborhood 8 in the Carmel Valley community; and the Coastal Overlay Zone. Subject to the approval of a CDP and SDP, schools are permitted use within the MF-1 Zone. The Cal Coast Academy (Project) proposes the construction of a new single-story school building of 5,340 square feet in size on the subject property, for the operation of a private school, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as administrative and support offices.

The project site is located within the Carmel Valley Neighborhood 8 Precise Plan (Precise Plan) planning area and is designated Open Space by the Precise Plan. The site is located adjacent to Carmel Creek and the Carmel Valley Restoration and Enhancement Program (CVREP) area and the 50 foot wide CVREP buffer area which includes both equestrian and pedestrian/bicycle trails. Natural Open Space, as defined by the Precise Plan Open Space Element, would include the existing undisturbed habitat areas on the remaining undeveloped properties that are designated open space and Multi-Habitat Planning Area. A Multi-Habitat Planning Area Boundary Line Correction (MHPA BLA) received concurrence from the Wildlife Resource Agencies on July 30, 2014 in association with ministerial permit application PTS No. 330346. The MHPA BLC was approved with the provision that removing the area from the MHPA will not release the Owner from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines. Plans submitted describing the proposed Project include notes requiring compliance with the MSCP Land Use Adjacency Guidelines.

The proposed Project will be developed on previously disturbed land and will not impact or develop on existing undisturbed open space and MHPA land. With regard to compatibility with surrounding uses including the commercial Clews horse Ranch, the trail, and the surrounding open space. The Owner agreed to limit student enrollment to 75-full-time-students, and will purchase one twelve-person van and one eight-person van to shuttle students to and from school; thereby reducing car traffic and noise on the road. Additionally, a written notice will be provided to school staff and the student's parents requiring signed acknowledgment by school staff and the student's parents that Clews Ranch Road is also used by horse and riders as well as farm vehicles. Adjacent land uses consist of residential to the east and the commercial and agricultural Clews Horse Ranch. The Clews Horse Ranch is a buffer to the open space to the east and south.

The Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty and staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District and Design Element

of the Neighborhood 8 Precise Plan which encourages careful design to “maintain the visual integrity of the valley” and “A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities.” The Project will be compatible with the existing architectural character and scale of the neighborhood and the design element of the Community Plan.

Addressing the potential threat of a wildfire fire, a detailed FireWise2000 analysis was conducted and concluded there was not a significant fire hazard risk based on many factors and surrounding conditions. In addition, the Owner has volunteered to cancel classes on days when the National Weather Service issues a Red Flag Alert for the Coastal Zone Areas. Cal Coast also prepared an emergency and fire evacuation plan. The Owner will install a fire hydrant on the property. A noise study was also prepared for the Project, based upon proximity to the MHPA. The analysis determined the ambient noise from the existing uses in the area, predominantly from State Route 56, exceeds the noise that will be generated by the school. As such, the noise generated by the school will be less than the existing ambient noise levels today.

Because the private school is permitted with the approval of a CDP and SDP, and based upon all of the project features as discussed above and as contained within the conditions of approval and approved Exhibit “A” the Project will not adversely affect the applicable land use plans – Neighborhood 8 Precise Plan and Carmel Valley Community Plan. (Also see CDP findings and SDP findings 2-3 below)

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Cal Coast Academy (Project) proposes the construction of a new single-story school building of 5,340 square feet in size on the subject property for the operation of a private school, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The Project is located on a previously developed and utilized parcel. Mitigated Negative Declaration No. 372555 was prepared for this Project in accordance with California Environmental Quality Act Guidelines. All of the information, studies, response to comments, etc. contained within the Mitigated Negative Declaration No. 372555 are hereby specifically incorporated into these findings by reference. The Mitigated Negative Declaration No. 372555 concluded the Project will not have a significant adverse effect on the environment and the only potential project impact, related to cultural resources, will be mitigated to a level below significant.

A Mitigation Monitoring and Reporting Program (MMRP) will be implemented to reduce potential historical resources (archeology) and paleontological impacts to a level below significance. Mitigation in the form of on-site monitoring for archeology and paleontology is required as the Project site is known to have subsurface resources. The Mitigated Negative Declaration No. 372555 also in response to comments, addressed concerns regarding land use compatibility with the adjacent Horse Ranch, potential impacts to wetlands, traffic, noise, Fire Protection Emergency Evacuation, and brush management. The Project was found to not have a significant effect on the environment regarding these or other areas, and no mitigation measures were required other than for cultural resources. The Project will also not adversely affect environmentally sensitive lands. The development will not be detrimental to the public health, safety, and welfare.

The Project, together with the existing surrounding land development, grading design, provision of roadways, utilities, drainage infrastructure, preservation of open space, et cetera, in the Neighborhood 8 Precise Plan and the Carmel Valley Community Plan area conforms with the Municipal Code regulations and adopted City Council policies whose primary focus is the protection of the public's health, safety, and welfare. The project is consistent with these policies and requirements and no deviations or variance is required to approve the Project. Additionally, the permit controlling the development and continued use of the development contains conditions addressing compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program, and implementation of Project design features will not be detrimental to the public health, safety, and welfare.

The grading proposed in connection with the Project will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare. Flooding or severe scarring will not occur as a result of grading operations. Conditions included within the permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability.

The Project is adjacent to the Multi-Habitat Planning Area and complies with the Multi-Habitat Planning Area Adjacency Guidelines while providing brush management zones consistent with the San Diego Municipal Code requirements. All brush management at the Project site will be conducted in a manner consistent with the Landscape Technical Manual and the City approved alternative compliance.

The Project will have adequate levels of essential public services available, including police, fire, and emergency medical services. The Project will not have a significant unmitigated impact on the provision of essential public services. Other services, such as trails, public parks, and libraries, will also be adequate for the Project, as will necessary utilities such as electricity, water, and sewer.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed Project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the Project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. In these ways the Project will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the Project will not be detrimental to the public health, safety, and welfare. (Also see CDP findings and SDP finding 1 above and 3 below)

2. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The Cal Coast Academy (Project) proposes the construction of a new single-story school building on the subject property of 5,340 square feet in size, for the operation of a private school,

addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as administrative and support offices. The Project site is within the MF-1 of the Carmel Valley Planned District which allows a wide range of uses including the development and operation of Kindergarten through grade twelve schools.

The Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty and staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District MF-1 Zone and Design Element of the Neighborhood 8 Precise Plan which encourages careful design to “maintain the visual integrity of the valley” and “A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities.” The Project will be compatible with the existing architectural character and scale of the neighborhood and the design element of the Community Plan and surrounding uses. The use of the site as a school is appropriate and consistent with the permitted uses of, and the purpose and intent of the MF-1 zone development regulations as subject to the issuance of a Site Development Permit and Coastal Development Permit. The Project complies with all relevant regulations of the Land Development Code and no deviations are requested or required to approve the Project. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code. (Also see CDP findings and SDP findings 1-2 above)

BE IT FURTHER RESOLVED that, and based on the testimony at the hearing and the various reports, studies and correspondence in the public record, all of which is incorporated herein by reference, and based on the findings hereinbefore are hereby adopted by the Planning Commission and Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions set forth in Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350, copies of which are incorporated herein, attached hereto, and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: July 23, 2015

Job Order No. 24004743

DRAFT

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: 24004743

COASTAL DEVELOPMENT PERMIT NO. 1308349
and SITE DEVELOPMENT PERMIT NO. 1308350
CAL COAST ACADEMY PROJECT NO. 372555 - [MMRP]
PLANNING COMMISSION

This Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 is granted by the Planning Commission of the City of San Diego to CAL COAST ACADEMY RE HOLDINGS, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0504. The 0.99 acre site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone in the Carmel Valley Community Plan area. The project site is legally described as a portion of Section 20, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to Official Plat thereof, in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the construction of a new single-story school building and the operation of a private school that will accommodate up to a maximum of 75 full time students grades 6th – 12th on the subject property, addition of parking, private road improvement, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch, already being used for Cal Coast administrative functions described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 23, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction of a new single-story school building and the operation of a private school that will accommodate up to a maximum of 75 full time students grades 6th – 12th on the subject property, addition of parking, private road improvement, landscaping, retaining walls and other minor improvements on a site with a designated historical

resource, Historic Resources Board Site No. 391-Mount Carmel Ranch already being utilized for Cal Coast administrative functions;

- 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 9, 2018.
2. This Site Development Permit and Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. 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.
4. Prior to issuance of any construction permit authorizing grading or construction of impervious surfaces, the Owner/Permittee shall pay a fee to the Development Services Department for the Los Peñasquitos Watershed Restoration and Enhancement Program. The enhancement fee shall be computed on the basis of site grading at a rate of \$0.005 per square foot for all areas graded, with an additional rate of \$0.03 per square foot for all impervious surfaces created by the development. The enhancement fee shall be computed by the Owner/Permittee and verified by the Development Services Department.

5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. 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.
10. 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.
11. 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.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 372555, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 372555, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Cultural Resources (Archaeology and Paleontology)

ENGINEERING REQUIREMENTS:

16. The project proposes to export 250 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall provide drive aisles and parking stalls with an engineered section of pavement that meets Fire Department H-20 loading requirements as shown on the approved exhibit "A," in accordance with recommendation of the project's geotechnical engineer, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall rehabilitate the existing portion of DG access road per the recommendations of the project's geotechnical

engineer, as shown on the Exhibit "A." The rehabilitated section shall meet the Fire Department's H-20 loading requirement.

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

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

22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

23. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and the San Diego Low Impact Development Design Manual to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

25. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide an area of forty square feet around each tree unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

26. In the event a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A." These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

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

28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the

Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

29. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or the Certificate of Occupancy whichever occurs first.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

30. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A."

31. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with the Brush Management Regulations of the Land Development Code, section 142.0412. Zone One for the existing structures shall vary from 11 feet 6 inches to 34 feet to the north or west property line as shown on Exhibit "A" with a corresponding Zone Two of 88 feet 6 inches to 66 feet in width. Zone One for new structures shall vary from 5 feet to 50 feet in width to the north property line with no Zone Two. Per Exhibit "A," openings along north, east, and west faces shall be upgraded to dual-glazed, dual tempered panes to compensate for the lack of full brush management zones. Under no circumstances shall brush management extend onto City fee-owned property for new construction.

32. Prior to issuance of any engineering permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

33. Prior to issuance of any building permit, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

34. Within Zone One, combustible accessory structures, including, but not limited to fences, decks, trellises, gazebos, et cetera, shall not be permitted while non-combustible, one-hour fire-rated, and/or heavy-timber accessory structures may be approved subject to Fire Marshal approval.

PLANNING/DESIGN REQUIREMENTS:

35. 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.

36. 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.

TRANSPORTATION REQUIREMENTS:

37. No fewer than sixteen off-street parking spaces (twenty-four off-street parking spaces provided; including two disabled accessible spaces), and six bicycle spaces shall be permanently maintained on the property within the approximate location shown on the Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the San Diego Municipal Code.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

39. The Owner/Permittee shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

40. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service, domestic, fire and irrigation, in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

PARK & RECREATION DEPARTMENT REQUIREMENTS:

43. The Owner/Permittee shall ensure there is no increase in brush management responsibility placed on the adjacent City fee-owned property other than what currently exists as of June 13, 2014.

44. Prior to issuance of any occupancy permit, the Owner/Permittee shall remove the hedge planted on the adjacent City fee-owned open space.

VOLUNTARY CONDITIONS REQUESTED BY THE OWNER/PERMITTEE:

45. The Owner/Permittee agrees to operate a student van-shuttle system between Carmel Country Road and the project site which will operate for a half hour before school starts and operate a half hour after school ends to reduce amount of traffic on the private driveway which serves the school and the neighboring Clews Horse Ranch.

46. The Owner/Permittee agrees to close on days when the National Weather Service issues a Red Flag Alert for the coastal areas of San Diego.

47. The Owner/Permittee agrees to limit recess activities and such activities will be limited to the courtyard of the new building.

48. The Owner/Permittee agrees that physical education and associated sports will be conducted off-site.

49. Except as required by Federal, State, and/or Local Building Officials or Emergency Responders and required for Public Safety, the Owner/Permittee will not install outside alarms or bells for school activities.

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 July 23, 2015 by Planning Commission Resolution No. PC-2015-CXV.

Permit Type/PTS Approval No.: Coastal Development Permit No. 1308349
and Site Development Permit No. 1308350
Date of Approval: July 23, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

CAL COAST ACADEMY RE HOLDINGS, LLC
a California limited liability company
Owner/Permittee

By _____
Jan Dunning
Manager

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

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

April 30, 2015

John Fisher, Project Manager
City of San Diego
1222 First Avenue, MS 301
San Diego, CA 92101

Re: Cal Coast Academy
Project No.: 372555

Dear John:

The Carmel Valley Community Planning Board considered the above project on April 23, 2015. This application presented an unusual dilemma for the board, which focused on two (2) major issues of concern for the project as follows:

I. Community Land Use Plan

Is the by-right educational facility planned for the existing MF-1 site appropriate considering the Community Plan?

II. Compatibility

Is the by-right educational facility compatible to the existing surrounding uses, specifically the CVREP and Clews Horse Ranch?

I. Community Land Use Plan

The City's *Carmel Valley Neighborhoods Composite Plan Land Use* indicates that the subject property is located in the CVREP/OS category of Neighborhood 8. As projects are proposed for development, an opportunity is presented to have parcels more consistent to the community land use map. The site is zoned MF-1, which by right allows the applicant to propose a school. However, this remnant parcel of MF-1 is inconsistent with the surrounding land uses and multi-family would most likely never be constructed on such a small parcel with limited vehicular access, proximity to CVREP and compatibility to the area. This site should have been zoned to be compatible to its surrounding land uses and reflect a zone that would also allow a low impact school to be built.

John Fisher, Project Manager
April 30, 2015
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I believe that land uses should be compatible and that a remnant piece that was either overlooked or intentionally left as is needs to be reviewed to be reflective of the neighborhood and not as an isolated parcel. Notwithstanding my passion for compatibility, I personally didn't have a problem with the use of the parcel as an educational facility. The size of the facility, its architectural character to be respectful and complimentary of the historic house and the limitation of the school population would be an acceptable use in the CVREP. Even though some issues are still in need of further details and the need of a guarantee that the proposed remedies will work could be a worthy and controlled addition to CVREP.

Notwithstanding the need of Cal Coast to occupy their school sooner than going through a lengthy rezone application, it would have been more consistent with the other properties in the CVREP area to look at a rezone to a compatible use without losing the right to construct a school rather than to leave the underlying zone MF-1. Would it be acceptable to condition the application that the property will need to be re-zoned upon cessation of an educational use? Was another zone considered that would allow a school?

II. Compatibility

Even though the school is a permitted use by right the underlying question is whether it is compatible to the existing land uses. Granted the land was zoned MF-1 back in 1984, however the surrounding conditions are no longer as zoned in 1984. The board discussed this issue for sometime and as the vote reflects there wasn't a clear cut agreement on compatibility. It could be argued that the low impact development would be more compatible to the surrounding land use than would a conventional multi-family project.

Another topic that is in need of further study and resolution is how does the school become compatible to the horse ranch? While the horse riders say there is no compatibility there must be a compromise solution out there that takes into consideration the issues that would disturb a rider, such as possible noise, surprise seeing of a pedestrian or light reflection from cars into the arena. Would landscaping or walls mitigate this problem? Would the siting of the buildings to the South against the arena become a physical barrier to lessen the impact of the possible noise, reflection and surprise visitors? Would the relocation of the vehicular area further away from the arena (and hidden by relocated buildings) remove the light reflection concern?

There was also considerable discussion and presentation on the fire threat that could impact the area. We reviewed the experts' analysis as submitted by the applicant and the Clews. It was apparent that there is a strong disagreement on this issue to the point that it could be concluded that there shouldn't be any development in the CVREP area, even the horse ranch. This decision must be made by the Fire Marshall, but we would appreciate knowing that the Fire Marshall had considered all of the fire risk information that was prepared by the applicant to the board at our last meeting and as a final response to the MND.

John Fisher, Project Manager
 April 30, 2015
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After considerable discuss of the presentation and hearing the testimony of both parties I made the motion to Support a Coastal Development Permit and Site Development Permit to construct a 5,340 SF private school building for a maximum of 75 students. The existing historically designated residence would not be altered by the project. Seconded by board member Farinsky. After discussion of the motion, the motion failed 5-4-2. A consensus could not be reached on a substitute motion, however this letter of our actions will help explain the difficulty in reaching a decision. If there were further design evaluations and a reasonable and sincere resolution could be implemented, the outcome of the voting may have been different. Notwithstanding, it is important to understand why members voted for or against the project.

The five (5) members that voted to support the project did so for the following general reasons:

1. The project is consistent with the use allowed in the MF-1 zone and is permitted.
2. Compatiability with the character of the area.
3. Historical preservation of the existing house.
4. Applicant had addressed questions raised by the board in the prior meeting such as:
 - a. Noise
 - b. Daily activities of the school
 - c. Emergency evacuation plans
5. Confirmation of property rights.
6. Cal Coast has made a sincere effort to accommodate the needs and issues of Clew Horse Ranch in order to be good neighbors.
7. The use of shuttle bus service to lessen the impact of cars driving on the road.

However, the four (4) members that voted against the project did so because:

1. The project imposes an unreasonable level of disruption and impact (such as noise and additional traffic) on the Clews Ranch.
2. Unresolved operational issues such as the drop-off and pickup location may impact traffic flow on Carmel Country Road and may be inadequate for the added use beyond much needed parking for the heavily used CVREP public trails. The existing CVREP parking area, which can be used for the drop-off / pickup purposes may be removed in the potential future with the construction of the new N8 Park. This will need to be confirmed.
3. The proximity of the school buildings to the CVREP trail will detract from the intended remoteness and rural setting of the trail. Other projects along the trail were required to have extensive setbacks to protect the trail.
4. Development of a school in that location is not in keeping with the open space designation for CVREP in the community's land use plan.
5. The existing road to access the property is narrow and may create conflicts for two-way traffic. Policing car speeds to 10 MPH may prove to be difficult to monitor. Evacuation in the event of fire may be challenging, even though the school may be closed during red flag days. It is important to note that the existing road is already posted at 10 MPH and allows two-way traffic.
6. While Cal Coast has put considerable thought into the project, many issues still could use more detailed and guaranteed solutions.

John Fisher, Project Manager
April 30, 2015
pg 4

In conclusion, two members including myself abstained. Even though I can support the low-impact educational use and design of the project, I abstained because of the issue that the MF-1 zone is not compatible to the land use plan.

I do believe that further exploration may result in a project that would be acceptable to both parties. No party will be completely satisfied, but a reasonable compromise could be reached, if they are willing.

Sincerely,
Carmel Valley Community Planning Board

A handwritten signature in black ink, appearing to be 'Frisco White', with a stylized 'F' and a horizontal line extending to the right.

Frisco White, AIA, Chair

cc: Council District 1
Ted Shaw, Applicant's Representative
Bernard Turgeon, City of San Diego Planning
Daniel Monroe, City of San Diego Planning
Christian Clews



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other

Project Title

Cal Coast Academy

Project No. For City Use Only

~~372555~~ 372555
555

Project Address:

11555 Clews Ranch Road, San Diego, CA 92130

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

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Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Cal Coast Academy	Project No. (For City Use Only) 372555
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☒ No

<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): Cal Coast Academy-RE Holding, LLC </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: 11555 Clews Ranch Road </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: San Diego, CA 92130 (858) 481-8583 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: (858) 481-0882 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): Jan Dunning </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): Founder </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature: Date: 5/15/14 </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>
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PROJECT DATA SHEET

PROJECT NAME:	Cal Coast Academy (Project No. 372555)	
PROJECT DESCRIPTION:	New single-story school building, off-street parking, and associated improvements on a site with a designated historical resource	
COMMUNITY PLAN AREA:	Carmel Valley	
DISCRETIONARY ACTIONS:	CDP & SDP	
COMMUNITY PLAN LAND USE DESIGNATION:	Natural Open Space	
<u>ZONING INFORMATION:</u> ZONE: CVPD – MF1 (Multi-Family) HEIGHT LIMIT: 50 feet, or 4 stories, whichever is less / 29-feet, 2-inches proposed LOT SIZE: 6,000 sq.ft. minimum lot size / 43,426 sq.ft. existing FLOOR AREA RATIO: 0.75 maximum / 0.23 proposed FRONT SETBACK: N/A SIDE SETBACK: WEST: 23 feet for 50%, 5 feet for remainder; EAST: 5 feet; SOUTH: 19 feet for 50%, 5 feet for remainder; NORTH: 5 feet STREETSIDE SETBACK: N/A REAR SETBACK: N/A PARKING: 16 spaces required / 24 spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	CVREP/Open Space	CVREP/Open Space
SOUTH:	Natural Open Space	Equestrian Facility/Residential
EAST:	CVREP/Open Space	CVREP/Open Space
WEST:	CVREP/Open Space	CVREP/Open Space
DEVIATIONS OR VARIANCES REQUESTED:	N/A	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Carmel Valley Community Planning Board, on April 23, 2015, voted 5:4:2 to recommend approval of the project. However, there are 16 voting members on the Board so while eleven members present would constitute a quorum of the Board, the 5:4:2 vote was a failed vote. A successful motion would require a majority of active voting members, which would be nine.	