



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 16, 2016 REPORT NO. PC-16-056

HEARING DATE: June 23, 2016

SUBJECT: STEVENSON PROPERTY VTM/SDP, Process Four Decision

PROJECT NUMBER: 421571

OWNER/APPLICANT: RYLAND HOMES/Ryan Green

SUMMARY:

Issue: Should the Planning Commission approve a 54-lot subdivision at 4520 Pocahontas Avenue within the Clairemont Mesa Community Plan area?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 421571 and Adopt Mitigation, Monitoring and Reporting Program; and
2. Approve Site Development Permit No. 1475180; and
3. Approve Vesting Tentative Map No. 1475178.

Community Planning Group Recommendation: On September 15, 2015, the Clairemont Community Planning Group voted 12-0-1 to recommend approval of the project.

Environmental Review: Mitigated Negative Declaration No. 421571 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented, which will reduce the potential impacts to Cultural (Paleontology) Resources and Biology to a level of below significance.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Clairemont Mesa Community Plan designates the project site for School use and allows an alternative land use of: Low Density Residential use at 5-10 dwelling units per acre (du/ac) if the School use is no longer needed. The site has 15.06 gross acres (17.51 less 2.45 acres of public improvements), with 9.76 developable, and could accommodate between 47 and 95 units. The project proposes 52 units and is, therefore, within the recommended density range (5.3 du/ac). This project would be required to comply with the affordable housing requirements of the City of San Diego's Inclusionary Affordable Housing Regulations at the time of building permit issuance. The project is not proposing affordable housing on site and would pay the affordable housing in-lieu fee.

BACKGROUND

The project site is located 4520 Pocahontas Avenue at the intersection with Joplin Avenue, within the Clairemont Mesa Community Plan area (Attachment 2). The project site is designated for School use and the community plan allows for an alternative use of Low Density Residential development (5-10 dwelling units per net acre). The site is zoned RS-1-7 and RS-1-1 and located within the Institutional Overlay Zone. The Overlay Zone is applied to the site to ensure that alternative development is compatible with the surrounding single-family neighborhood. The site is the former location of Robert Louis Stevenson Elementary School, currently occupied by the Horizon Christian Academy (since 1995).

The project site is located east of Interstate 5, south of State Route 52, north of Balboa Avenue and directly east of Stevenson Canyon. The site is bordered by Stevenson Canyon on three sides to the north, west and south and an established single-family residential neighborhood to the east across Pocahontas Avenue (Attachment 1).

The project requires a Site Development Permit for Environmentally Sensitive Lands and a Vesting Tentative Map for the proposed subdivision.

DISCUSSION

Project Description:

The project proposes to demolish the school buildings, currently occupied by the Horizon Christian Academy. The proposal would subdivide the site into 54 lots comprised of 52 single-family residential lots and two home owners association (HOA) Open Space lots (Attachment 11). This subdivision would be achieved through a Vesting Tentative Map. Residential lot sizes would range from 6,182 SF to 11,566 SF. The proposed HOA lots would provide for a storm water retention basin at the center of the development (Lot A), and a 5.22-acre lot (Lot B) to protect the adjacent Environmentally Sensitive Lands (ESL) for Sensitive Biology. A Covenant of Easement for Open Space would be recorded on Lot B to protect the ESL.

The proposed project would provide new public streets in a loop road configuration through the development, providing two development access points from Pocahontas Avenue. The project also provides associated curb, gutter and sidewalk improvements. These public improvements total 2.45

acres.

The proposed project site is designated for residential development within the Institutional Overlay Zone (School) as identified on Figure 38 of the Community Plan. The Overlay Zone is applied to the site to ensure that alternative development is compatible with the surrounding single-family neighborhood. As single-family residential development is now proposed, the proposed project would be consistent with the surrounding neighborhood. The project would provide three home plans, Santa Barbara, California Ranch and Plantation, ranging from 3,592 to 3,894 square feet in floor area, providing variety and interest adjacent to the existing single-family neighborhood (Attachment 11). Five units along Pocahontas Avenue were originally proposed to front a new interior street, but were redesigned to front Pocahontas Avenue as requested by staff. This provides compatibility with the establish neighborhood to the east. The project provides sustainability building elements in the form of photovoltaic power packages as an integral element of each home design.

Community Plan Analysis:

The project site is within the Clairemont Mesa Community Plan area. The site is designated for School use. The plan allows for alternative development on School sites if it is determined that institutional uses or other public uses are not needed on the site. The proposal to develop 52 single family dwelling units with lot sizes that would be consistent with the single-family residential character of the surrounding community, and would not adversely affect the goals and policies of the Community Plan. The proposed project would help implement the primary goal for residential development by maintaining the low-density character of predominantly single-family neighborhoods.

The Community Plan directs redevelopment of school sites adjacent to a designated open space area to be developed in a manner that is sensitive to the canyon area. The proposed project respects the adjacent Stevenson Canyon by including a water quality basin that captures runoff on site and a covenant of easement that prevents encroachment into the adjacent canyon area. The proposed project would help implement the goals and policies of the General Plan Conservation Element through the inclusion of photovoltaic panels on in each residential unit.

Environmental Analysis:

A Mitigated Negative Declaration and Environmental Initial Study (Project 421571) were prepared for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. Based on a review of the project, it was determined that the project could have significant environmental effects in the following areas: Biological Resources and Cultural Resources (Paleontology). However, mitigation measures were identified in the Mitigated Negative Declaration under Section V, Mitigation, Monitoring and Reporting Program, that mitigates the impacts to below a level of significance. The project, as revised with the paleontological monitoring and Covenant of Easement protection, now avoids or mitigates the potentially significant environmental effects identified in the Environmental Initial Study, and the preparation of an Environmental Impact Report is not required.

Conclusion:

A Vesting Tentative Map for a subdivision may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code (SDMC). Staff has reviewed the proposed 54-lot subdivision and found it to comply with the applicable sections of the SDMC regulating Tentative Maps and to be consistent with related land use policies. The proposed residential project would be consistent with the underlying zone and the land use designation in the Clairemont Mesa Community Plan. No deviations from the SDMC are requested and the project would limit development to the existing disturbed portion of the site. A Covenant of Easement would be provided for the adjacent Environmentally Sensitive Lands to protect Sensitive Biology, and the project would provide 52 additional housing units to the region. Therefore, staff recommends approval of the Vesting Tentative Map and Site Development Permit.

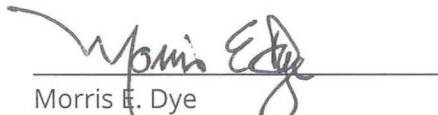
ALTERNATIVES

1. Approve Site Development Permit No. 1475180 and Vesting Tentative Map No. 1475178, with modifications.
2. Deny Site Development Permit No. 1475180 and Vesting Tentative Map No. 1475178, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department



Morris E. Dye
Development Project Manager
Development Services Department

RV/med

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Resolution (SDP) with Findings
5. Permit with Conditions
6. Map Resolution with Findings
7. Map Conditions - Draft

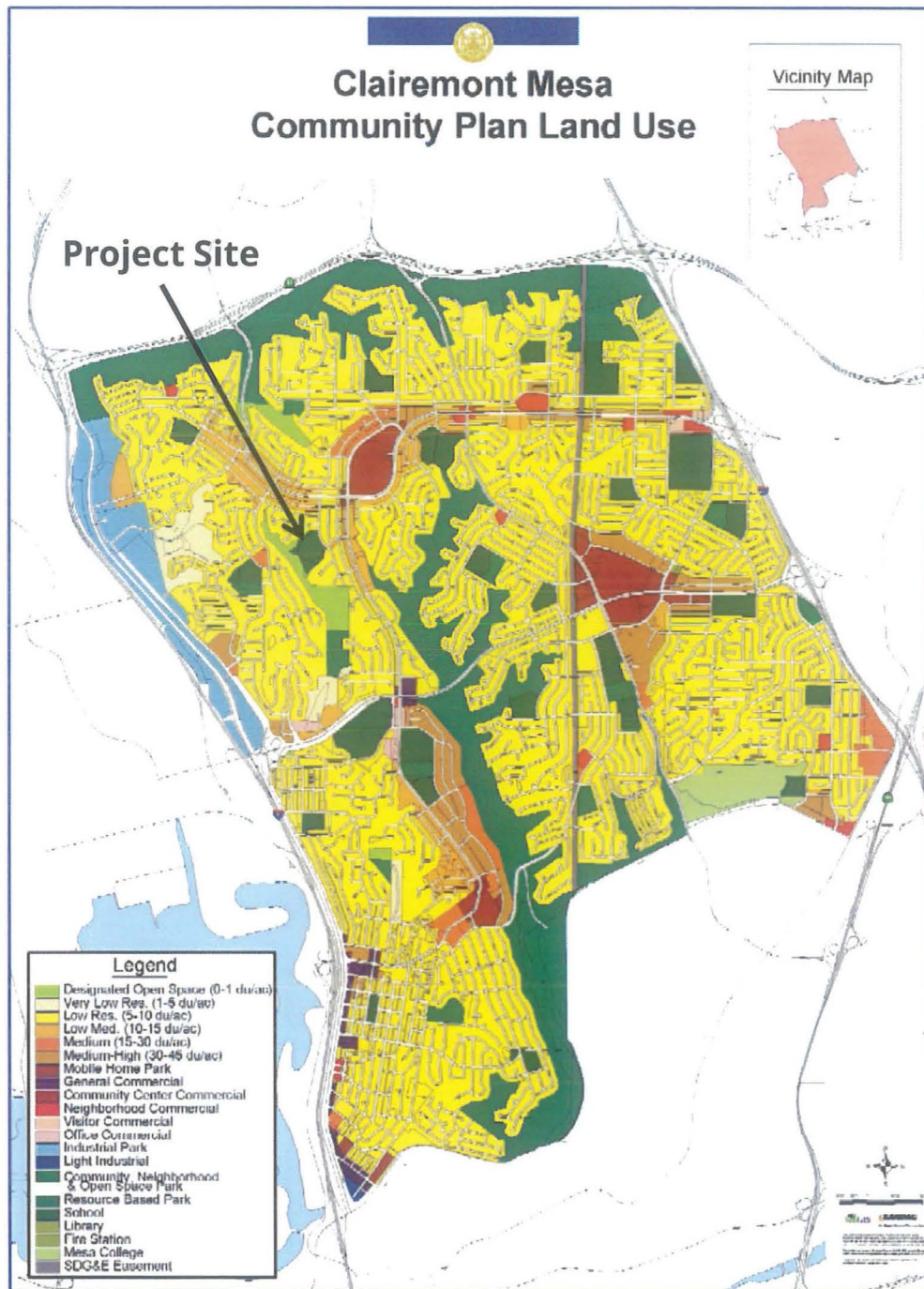
8. Environmental Resolution with MMRP
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans/Vesting Tentative Map



Location Aerial Photo

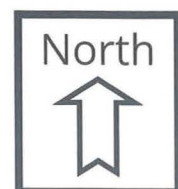
Stevenson Property- 4520 Pocahontas Avenue
PROJECT NO. 421571

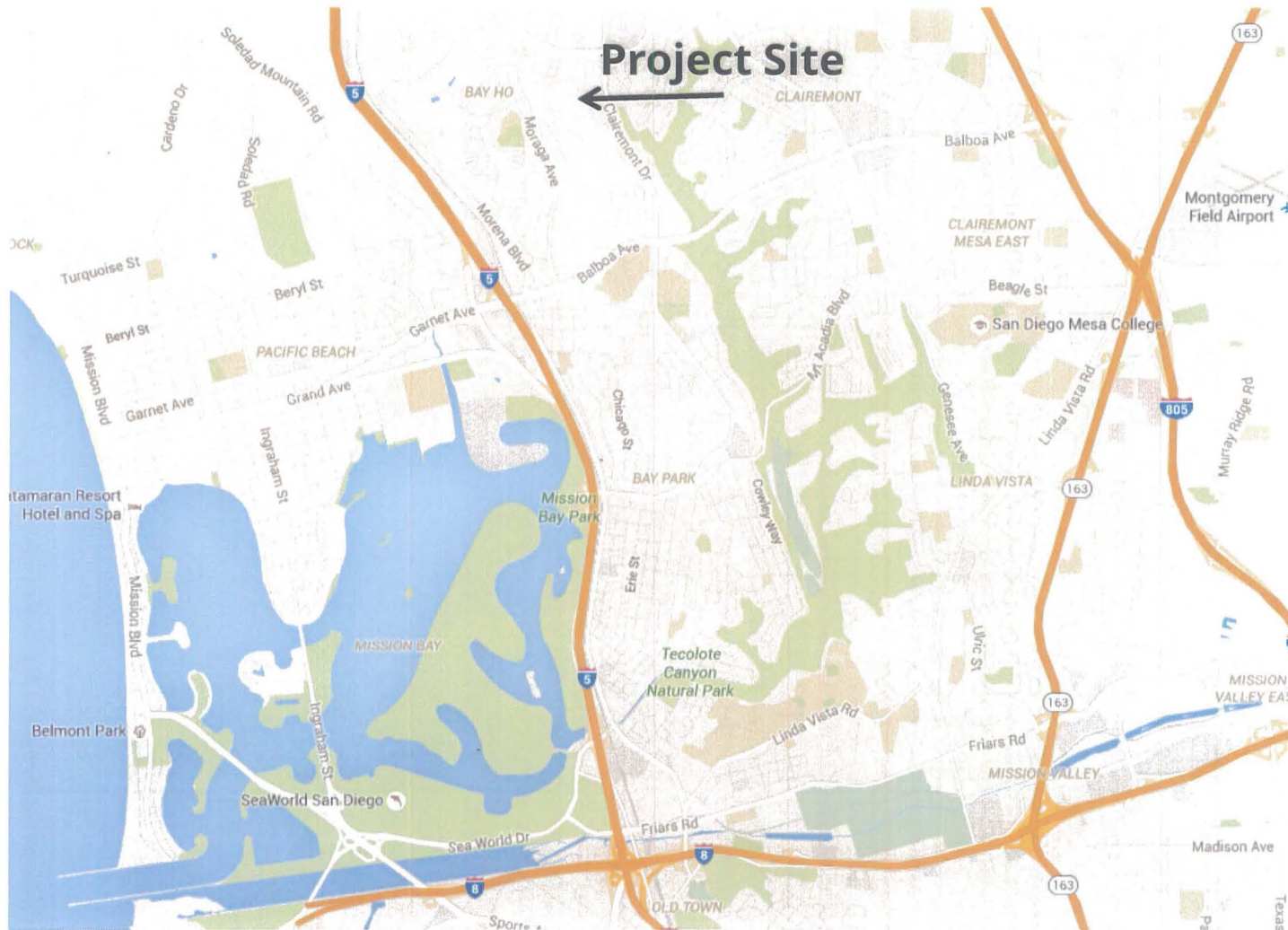




Land Use Map

Stevenson Property- 4520 Pocahontas Avenue
PROJECT NO. 421571





Project Location Map

Stevenson Property, 4520 Pocahontas Avenue
PROJECT NO. 421571



PLANNING COMMISSION RESOLUTION NO. _____
 SITE DEVELOPMENT PERMIT NO. 1475180
STEVENSON PROPERTY VTM/SDP NO. 421571
[MMRP]

WHEREAS, RYLAND HOMES OF CALIFORNIA, INC., Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide the project site into 54 lots comprised of 52 single family residential lots and two (2) Home Owners Association (HOA) open space lots through a Vesting Tentative Map within environmentally sensitive lands (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1475180) on portions of a 17.51-acre site.

WHEREAS, the project site is located at located at 4520 Pocahontas Avenue, in the RS-1-7 and RS-1-1 zones of the Clairemont Mesa Community Plan area.

WHEREAS, the project site is legally described as that portion of Pueblo Lots 1226 and 1227 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of said Map having been filed in the Office of the County Recorded November 14, 1921, as miscellaneous Map No. 36.

WHEREAS, on June 23 2016, the Planning Commission of the City of San Diego considered Site Development Permit No. 1475180 and Vesting Tentative Map No. 1475178 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 June 23 2016.

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 Clairemont Mesa Community Plan recommends the project site for low-density residential development at 5-10 dwelling units/acre (du/ac). The project proposes 52 units on a net development area of 9.76 acres, resulting in a proposed density of 5.3 du/ac, which is consistent with the Plan. The General Plan, Urban Design Element recommends projects incorporate architectural interest to discourage the appearance of blank walls for development. The proposal would provide enhanced elevations along street frontages meeting this recommendation. The Conservation element of the Plan recommends the use of sustainable building methods. The project proposes photovoltaic panels as an integral element of each home design, which is consistent with this recommendation. As the project would comply with the recommended density, would provide architectural interest along the street frontages and would provide photovoltaic panels as an

integral element of each home design as recommended in the Clairemont Mesa Community Plan and the General Plan, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes new public streets curb, gutter and sidewalks built to City standards. In addition, the applicant has provided visibility triangle areas on both sides of proposed Street A and Street B at their intersection with Pocahontas Avenue, and Street A at the intersection with Street C. No obstruction, such as landscaping, walls, columns, or signs higher than 36 inches may be located within these areas. As a result of providing these safety elements and public health related project aspects, the proposed development will not be detrimental to public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project proposes no deviations and as proposed would comply with all Land Development Code requirements. The 52-unit subdivision would comply with all residential setback and height requirements. Proposed retaining walls would not exceed three feet in height in the Front Yard Setback pursuant to SDMC 142.0340(c). As the project would not require any deviations to the Land Development Code, and the project would comply with height, setback and retaining wall requirements, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The project site is a previously graded San Diego Unified School District school site. The project proposes single family residential development in an area surrounded by an established single family residential neighborhood. The site is designated in the Clairemont Mesa Community Plan for School use and allow low density residential development with an institutional overlay. The residences would be constructed on the previously disturbed graded area of the site and not encroach into the adjacent Environmentally Sensitive Lands/Sensitive Biology and Steep Hillsides. As the project would be constructed on a previously graded site, would complement the adjacent existing low-density residential neighborhood, and would not encroach into the adjacent Sensitive Biology or Steep Hillsides, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project proposes all residential development within the footprint of the previously disturbed school site. Drainage will primarily follow the existing direction towards a discharge point on the southern boundary of the site. However, a retention basin is proposed in the central area of the site and is intended for storm water treatment to address water quality and hydromodification. The outlet from the basin would discharge into the natural drainage channel located on the southern boundary, coinciding with the existing outlet point. This configuration would not create any new drainage points and, therefore, would not create new erosional forces. The proposed retention basin would also help attenuate peak flow rates. The water quality retention basin is designed with an impermeable liner. This helps protect the geological integrity of the project site. This water would not be allowed to infiltrate under the development, but would rather be directed to the southern discharge point.

The project also provides brush Management Zones 1 and 2 as required by the Land Development Code, helping to reduce fire hazard. As the project would have a minimal impact on the existing land form, would direct storm water to an existing outlet point, would provide a retention basin to control runoff and attenuate peak flow rates and would provide for fire protection through the provision of Brush Management Zones, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project proposes to construct residential dwelling units on a previously disturbed school site and would provide a Covenant of Easement for the perimeter area adjacent to the Sensitive Biology and Steep Hillsides. In addition, the project would retain and then direct storm water to an existing outlet point on the southern side of the site. This would help reduce erosional forces on the sensitive resource. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project is not located on or adjacent to the Multi-Habitat Planning Area and therefore, would not impact the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The project proposes to retain and then convey storm water to an existing natural drainage channel on the southern boundary of the site. This water eventually discharges to Mission Bay. However, through retention and rip rap placement, discharge speed would be controlled. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project requires a Covenant of Easement to protect the adjacent biological resources in the form of coastal sage scrub and disturbed southern willow scrub. The project development is proposed for the disturbed area of the previously graded pad and does not propose to develop in the covenant of easement area. A Paleontological monitoring program is required and would also provide reasonable mitigation to alleviate potential impacts to paleontological resources. Therefore, this mitigation reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1475180 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1475180, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: June 23, 2016

IO#: 24005826

3-3-16

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: 24005826

SITE DEVELOPMENT PERMIT NO. 1475180
STEVENSON PROPERTY VTM/SDP PROJECT NO. 421571
PLANNING COMMISSION

This Site Development Permit No. 1475180 is granted by the Planning Commission of the City of San Diego to Ryland Homes of California, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 143.0110. The 17.51-acre site is located at 4520 Pocahontas Avenue in the RS-1-7 and RS-1-1 zones of the Clairemont Mesa Community Plan area. The project site is legally described as: A portion of Pueblo Lots 1226 and 1227 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of said Map having been filed in the Office of the County Recorder November 14, 1921.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the subdivision of 52 single family residential lots and the development of 52 single family residences described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 23, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolishing existing school structures;
- b. Constructing a subdivision of 52 single family residential lots and two (2) Home Owners Association (HOA) Lots;
- b. Development of 52 single family residences;
- c. Off-street parking;
- d. Retaining walls, fences, and ancillary facilities; and

- e. 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 8, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary 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.

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in **MITIGATED NEGATIVE DECLARATION**, NO. 421571 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO. 421571 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:

Sensitive Biology, Cultural (Paleontology).

AFFORDABLE HOUSING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

GEOLOGY REQUIREMENTS:

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

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

LANDSCAPE REQUIREMENTS:

17. 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 to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

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

19. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

20. 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," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

21. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

22. 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. 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.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

24. The Permittee or Subsequent Owner shall implement the following requirements in accordance with the Modified Brush Management Program shown on Exhibit "A."

25. The Modified Brush Management Program shall consist of a Zone One width of 33 feet, and a Zone Two width of 42 feet, as approved by the Deputy Fire Marshall per SDMC 142.0412(j).

26. Prior to issuance of any engineering or building permits, Brush Management plans shall be submitted for approval to the Development Services Department. The plans shall be in substantial conformance with Exhibit "A" and shall comply with the Land Development Code and applicable Building and Fire Codes.

27. It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on-site between the building contractor and the Development Services Department to implement the Brush Management Program.

28. Prior to final building inspection, the Brush Management Program shall be implemented.

PLANNING/DESIGN REQUIREMENTS:

29. 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.
30. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
31. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.
32. 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

33. No fewer than 104 off-street parking spaces (with 104 off-street parking spaces provided within 52 single-family dwelling units) shall be permanently maintained on each property within the approximate location shown on the project's Exhibit "A." Further, all on-site parking stalls and driveway lengths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), 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 SDMC.
34. The applicant shall provide a 25-foot by 25-foot visibility triangle area along the property line at the northwest and southwest corners of the intersection of Street A and Pocahontas Avenue. No obstruction higher than 36 inches shall be located within these areas e.g. landscape, walls, columns, signs etc...
35. The applicant shall provide a 25-foot by 25-foot visibility triangle area along the property line at the northwest and southwest corners of the intersection of Street B and Pocahontas Avenue. No obstruction higher than 36 inches shall be located within these areas e.g. landscape, walls, columns, signs etc...
36. The applicant shall provide a 25-foot by 25-foot visibility triangle area along the property line at the southeast and southwest corners of the intersection of Street A and Street C. No obstruction higher than 36 inches shall be located within these areas e.g. landscape, walls, columns, signs etc...
37. The applicant shall provide a 25-foot by 25-foot visibility triangle area along the property line at the northeast and northwest corners of the intersection of Street B and Street C. No obstruction higher than 36 inches shall be located within these areas e.g. landscape, walls, columns, signs etc...
38. Prior to issuance of any building permit, the owner/permittee shall assure, by permit and bond the construction of non-contiguous sidewalk within 10 foot of right-of-way along the project's frontage on Pocahontas Avenue, satisfactory to the City Engineer.

39. Prior to issuance of any building permit, the owner/permittee shall assure, by permit and bond the closure of all non-utilized driveways along the project's frontage on Pocahontas Avenue, satisfactory to the City Engineer.

40. The applicant shall provide and maintain an intersection sight distance at Street A along the project's frontage on Pocahontas Avenue (335 feet). No obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs, shrubs etc..

41. The applicant shall provide and maintain an intersection sight distance at Street B along the project's frontage on Pocahontas Avenue (335 feet). No obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs, shrubs etc..

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer facilities as required in the accepted water and sewer studies for this project in a manner satisfactory to the Public Utilities Director and the City Engineer. Water and sewer facilities, as shown on the approved Exhibit "A", may require modification based on the accepted water and sewer studies and final engineering.

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new public water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director, the City Engineer.

44. 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.

45. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facilities encroaching into the Public Right-of-Way.

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

47. The Owner/Permittee shall design and construct all proposed public water and sewer 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.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on June 23, 2016 and [Approved Resolution Number].

Site Development Permit No. 1475180

Date of Approval: June 23, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye
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.

Ryland Homes, Inc.
Owner/Permittee

By

Ryan Green
V.P. Land Acquisition

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

PLANNING COMMISSION RESOLUTION NUMBER PC _____

VESTING TENTATIVE MAP NO. 1475178
STEVENSON PROPERTY - PROJECT NO. 421571 (MMRP).

WHEREAS, Ryland Homes of California, Inc., Subdivider, and Hunsaker & Associates SD, Inc. Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 1475178 to subdivide a 17.51-acre site into 54 lots comprised of 52 single family residence lots, with minimum 6,000 square-foot (SF) lot sizes and two (2) Home Owners Association (HOA) Open Space lots. The project site is located 4520 Pocahontas Avenue at the intersection with Joplin Avenue, within the Clairemont Mesa Community Plan area and is in the RS-1-7 and RS-1-1 zones. The property is legally described as A portion of Pueblo Lots 1226 and 1227 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of said Map having been filed in the Office of the County Recorder November 14, 1921 ; and

WHEREAS, the Map proposes the Subdivision of a 17.51-acre-site into 54 lots comprised of 52 single family residence lots, with minimum 6,000 square-foot (SF) lot sizes and two Home Owners Association (HOA) Open Space lots.; and

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

WHEREAS, on June 23, 2016 the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1475178 and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the Planning Commission of the City of San Diego having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1475178:

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

The Clairemont Mesa Community Plan recommends the project site for low-density residential development at 5-10 dwelling units/acre (du/ac). The project proposes 52 units on a net development area of 9.76 acres, resulting in a proposed density of 5.3 du/ac, which is consistent with the Plan. The General Plan, Urban Design Element recommends projects incorporate architectural interest to discourage the appearance of blank walls for development. The proposal would provide enhanced elevations along street frontages meeting this recommendation. As the project would comply with the recommended density, and would provide architectural interest along the street frontages as recommended in the Clairemont Mesa Community Plan and the General Plan, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes no deviations and as proposed would comply with all Land Development Code requirements. The 52-unit subdivision would comply with all residential setback and height requirements. Proposed retaining walls would not exceed three feet in height in the Front Yard Setback pursuant to SDMC 142.0340(c). As the project would not require any deviations to the Land Development Code, and the project would comply with height, setback and retaining wall requirements,

3. The site is physically suitable for the type and density of development.

The project proposes to demolish the former Robert Louis Stevenson Elementary School, currently occupied by the Horizon Christian Academy. The project site is relatively flat and is located east of Interstate 5, south of State Route 52, north of Balboa Avenue and directly east of Stevenson Canyon. The site is bordered by Stevenson Canyon on three sides to the north, west and south and an established single family residential neighborhood to the east across Pocahontas Avenue. The proposal would subdivide the site into 54 lots comprised of 52 single family residence lots, with minimum 6,000 square-foot (SF) lot sizes and two (2) Home Owners Association (HOA) Open Space lots. This subdivision would be achieved through a Vesting Tentative Map. Residential lot sizes would range from 6,182 SF to 11,566 SF. The project proposes to grade and build on the previously disturbed portion of the site and respect the Environmentally Sensitive Lands (Steep Hillsides and Biology) adjacent to the

former school site. In addition, the project proposes 52 single family homes, consistent with the density recommended in the Clairemont Mesa Community Plan and consistent with the adjacent single family neighborhood. As the project would be constructed on a previously disturbed site, the site is adjacent to, but not encroaching into, Environmentally Sensitive Lands and the site is adjacent to single family neighborhood, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

An initial Environmental Initial Study (EIS) was conducted for the proposed subdivision in accordance with the California Environmental Quality Act (CEQA) that determined the project could have potential adverse impacts. A Mitigation, Monitoring and Reporting Program (MMRP) has been created for the project with measures that would reduce the potential adverse impacts to below a level of significance. The project does not propose construction on the portion of the site with Environmentally Sensitive Lands (ESL) and would construct the proposed 52 single family homes on a previously disturbed former school site. In addition, there are no known water courses running through the site. The project also requires a Covenant of Easement over the portions of the site not proposed for construction of the homes so as to protect the adjacent ESL. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project proposes new public streets curb, gutter and sidewalks built to City standards. In addition, the applicant has provided visibility triangle areas on both sides of proposed Street A and Street B at their intersection with Pocahontas Avenue, and Street A at the intersection with Street C. No obstruction, such as landscaping, walls, columns, or signs higher than 36 inches may be located within these triangular areas. As a result of these safety improvements and public health related project aspects, the design of the subdivision or the type of improvement will not be detrimental to public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The proposed subdivision would dedicate and improve public rights-of-ways and easements through the provision of new public streets and sidewalks. In addition, the design of the subdivision and the associated improvements would not conflict with any existing easements, acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

With the independent design of the proposed subdivision, each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The proposed project would subdivide a 17.51-acre parcel into 52 lots for residential development. The applicant has chosen to pay an in-lieu fee and not provide affordable housing units on-site. Balanced needs for public facilities were taken into consideration with the development of the Clairemont Mesa Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into 52 residential lots is consistent with what was anticipated in the community plan. Environmentally Sensitive Lands (ESL) are also present adjacent to the site. The project design has taken into account the best use of the land to minimize grading and preserve the ESL. The project proposes to preserve 5.22 acres within a Covenant of Easement in favor of the City of San Diego and wildlife agencies. The immediate area provides shopping facilities (Clairemont Square) and transit lines to provide needed services to the proposed homes. The project would construct new curbs, gutters, sidewalks and public streets for the new development. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of 52 residential lots for private development is consistent with the housing needs anticipated for the Clairemont Mesa Community Planning area.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission of the City of San Diego Vesting Tentative Map No. 1475178 is hereby granted to Ryland Homes of California, Inc., subject to the attached conditions which are made a part of this resolution by this reference.

By

 Morris E. Dye
 Development Project Manager
 Development Services Department

ATTACHMENT: Tentative Map Conditions, Internal Order No. 24005826

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1475178 STEVENSON PROPERTY VTM/SDP -
PROJECT NO. 421571- MMRP

ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Vesting Tentative Map will expire July 8, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Site Development Permit No. 1475180.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Site Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1475178.

Project No. 421571
TM No. 1475178

7. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
8. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
10. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
11. The Subdivider shall assure, by permit and bond, the construction of five current City Standard driveways, adjacent to the site on Pocahontas Avenue per approved Exhibit 'A', satisfactory to the City Engineer.
12. The Subdivider shall assure, by permit and bond, to construct three Public streets per approved Exhibit 'A', adjacent to the site on Pocahontas Avenue, satisfactory to the City Engineer.
13. The Subdivider shall assure, by permit and bond, to reconstruct the sidewalk with current City Standard non-contiguous sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Pocahontas Avenue, satisfactory to the City Engineer.
14. The Subdivider shall assure, by permit and bond, to reconstruct the existing curb and gutter with current City Standard curb and gutter per approved Exhibit 'A', adjacent to the site on Pocahontas Avenue, satisfactory to the City Engineer.
15. The Subdivider shall assure, by permit and bond, to close the non-utilized driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Pocahontas Avenue, satisfactory to the City Engineer.
16. The Subdivider shall assure, by permit and bond, to construct current City Standard curb ramps Standard Drawing SDG-130 and SDG-132 with truncated domes at all proposed street intersections, satisfactory to the City Engineer.
17. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall assure, by permit and bond to remove the existing street light on Pocahontas Street and install current City Standard street light at each

proposed street intersection and on each proposed street spaced per the City of San Diego Street Design Manual.

18. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
19. The Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
20. The Water Quality Technical Report will be subject to final review and approval by the City Engineer.
21. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
22. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
23. The Subdivider 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.
24. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
25. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
26. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide

Project No. 421571
TM No. 1475178

written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

27. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

TRANSPORTATION

28. Prior to the recordation of the final map, the subdivider shall assure by permit and bond the construction of Street C as a two-lane local residential street with 28 feet of pavement (with parking on one side only) with non-contiguous sidewalk within 52 feet of right-of-way (12 foot parkway on each side), satisfactory to the City Engineer.
29. Prior to the recordation of the final map, the subdivider shall assure by permit and bond the construction of Street A as a two-lane local residential street with 32 feet of pavement with non-contiguous sidewalk within 56 feet of right-of-way (12 foot parkway on each side), satisfactory to the City Engineer.
30. Prior to the recordation of the final map, the subdivider shall assure by permit and bond the construction of Street B as a two-lane local residential street with 32 feet of pavement with non-contiguous sidewalk within 56 feet of right-of-way (12 foot parkway on each side), satisfactory to the City Engineer.

MAPPING

31. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
32. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
33. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the

north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
34. Prior to the expiration of the Vested Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
35. Prior to the recordation of the Final Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act.
36. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

PLANNING

37. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Steep Hillside, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides

and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. Internal Order No. 24005826.

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on April 28, 2015, Ryland Homes of California, Inc., submitted an application to Development Services Department for a VESTING TENTATIVE MAP (VTM) and SITE DEVELOPMENT PERMIT (SDP) for the Stevenson Property VTM/SDP (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on June 23, 2016; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 421571 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Morris E. Dye, Development Project Manager

ATTACHMENTS: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Stevenson Property VTM/SDP
PROJECT NO. 421571

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.421571 shall be made conditions of VTM and SDP as may be further described below.

I. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), plans, specification, details, etc. to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

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

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The DSD Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED 10 WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Archaeologist and Native American Monitor-Biological Monitor

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 421571 and/or Environmental Document Number 421571, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. **MONITORING EXHIBITS**
All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction

schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the DSD Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontologist	Paleontology Report	Prior to permit issuance
Biologist	Biology Reports Confirm limits of grading	Prior to permit issuance Prior to start of construction

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES MITIGATION

BIO-1 Mitigation for potential indirect impacts to sensitive vegetation or jurisdictional resources includes the designation of the areas not impacted as permanent open space (5.22 acres). A Covenant of Easement (COE) will provide for protection of the open space in perpetuity. The HOA will be owner and manager of the open space and the COE will define management actions, tasks allowed and prohibited uses all with the goal of preventing indirect impacts to coastal sage scrub, disturbed southern willow scrub (City wetlands), jurisdictional wetlands and waters of the U.S. and special status wildlife species. Such actions or tasks shall be focused on preventing edge effects from impacting the resources within the open space and include but are not limited to: trash pickup, preventing ornamental plantings and invasive plant species, avoidance of runoff and toxic substances from entering the open space, and fencing to preclude human entry and trespass and intrusion into the open space. Pursuant to the City Land Development Manual-Biology Guidelines, in lieu of dedication in fee title, or granting of a conservation easement, a COE may be recorded against the title of the property for the remainder area. The project proposed to designate the U.S.

Fish and Wildlife Service and California Department of Fish and Wildlife to be named as third party beneficiaries. The Easement shall be a condition of the Site Development Permit and shall be recorded prior to Grading Permit approval. The open space is a total of 5.22 acres and includes 0.06 acre southern willow scrub, 4.00 acres of Diegan coastal sage scrub, 0.04 acre developed land, and 1.12 acre of ornamental.

BIO-2

I. Prior to Construction

- A. **Biologist Verification** -The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage if applicable.
- C. **Biological Documents** - If applicable the Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- F. **Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and

wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring-** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification -** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.
- C. **General Nesting Bird Mitigation** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (Precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the Precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the Precon survey, no further mitigation is required.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

PALEONTOLOGY MONITORING PROGRAM

CUL-1: (Paleontology)

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the

results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
- b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Clairemont Community Planning Group
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DRAFT Minutes of the Meeting of
September 15, 2015
Cadman Elementary School Auditorium

P Scott Wentworth - Chair P Keith Hartz - Vice Chair P Lynn Titalii - Secretary P Delana Hardacre- Treasurer	P Harry Backer P Kevin Carpenter P Cecelia Frank P Chad Gardner	A Debra Howell P Richard Jensen P Michael Puente P Margie Schmidt	P Daniel Smiechowski P Joel Smith P Naveen Waney
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Meeting was called to order at 6:30 p.m. by Chair Scott Wentworth. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

Public:

Greg Konar, SDAPA.org San Diego American Planning Association. This organization is hosting an Oktoberfest, Creating Great Cities, at the Central Library on 10/8/15 from 6:30-9pm, there will be international speakers, light refreshments. \$10.

Ed McCray - Fairfield Residential, local development company. Currently looking at Coastal Villa Trailer Park as a redevelopment opportunity. Will be working to comply with Morena Corridor plan, sensitive to height limit in community and working with CCPG. There is no site plan at this early stage, we just want to introduce ourselves.

Dave Kale - Concerned about the apartments that will be built on Clairemont Drive where the Jack LaLanne was located. Concerned about overbuilding in area.

Harry Jensen - concern about purchase of Anderson nursery property, that SANDAG was not aware that the property is not big enough for the parking for the trolley stop. Why didn't they buy enough property that they will need? Why didn't the city buy it, instead of a private developer?

Committee Members:

Delana Hardacre - The community center for LiveWell Senior Program has closed.

Harry Backer - The city is redoing our sewers, the parking is congested, and residents have to park a block away.

Naveen Waney - Contacted by Joshua Adelman, from the City of SD, he presented a project to install cobblestone on Balboa at Mt. Alifan Dr. Interested in planning committee's opinion if we want cobblestone vs. landscaping. Table the issue, will take to the next Project Review sub-committee meeting, then will add on as an agenda item to the next CCPG meeting.

Keith Hartz - Apologize that the agenda will not be on the overhead projector, it's not working tonight but printed agendas are available.

Scott Wentworth - The CCPG received money back into the fund for rental of the space to conduct their meeting.

Daniel Smiechowski - Regarding the traffic issue, the Surgeon General recommends all people walk more, urge everyone to take a step in that direction.

Chad Gardener - Thank you to everyone who is attending, nice to see a good turnout.

Richard Jensen - There is an opening on the CCPG board.

Michael Puente - City is holding a community planning workshop - What to Know When Reviewing Projects - on Tuesday, 9/29, 6-8pm, at Topaz Street location.

Item 3. Modifications to the Agenda – Requires 2/3 approval.

Joel Smith - 101 amended to include Andy Hamilton to speak.

Delana Hardacre - Remove item 106.

Lynn Titalii - Items 103, 104, and 105 are to be moved from Action Items to Information Items 205, 206, 207.

Motion to modify agenda items listed above by Naveen Waney, seconded by Keith Hartz.

Vote: 13-0-0

Item 4. Approval of Minutes

Motion to approve CCPG minutes for July by Harry Backer, seconded by Margie Schmidt.

Vote: 13-0-0

Item 5. Council Representative Reports

District 2 Council Report (Ernie Navarro, Community Liaison, enavarro@sandiego.gov)

The council has been on a legislative break and we're back. There hasn't been a vote on water rates yet, still issues to resolve. Our office is getting many calls on the work that is being done on the streets, claiming there is water being wasted. Once they put in pipes, they have to run water through due to bacteria. No intent to waste water. Question why they can't redirect water to irrigate other city parks, or recycle to places that need watering. Ernie asks people to email him and he will follow up.

District 6 Council Report (Allen Young, Community Liaison, allenyoung@sandiego.gov)

LiveWell Senior center closes at the end of the month. The office is engaged with Parks & Recreation Department to ensure as many senior programs services and classes will have a place to continue. Details being worked out this week and next week. The long term plan is to seek a provider to continue the services. Cecilia Frank - work was being done on Merrimac one day, didn't complete and then the trucks disappeared, asking about what happened. Allen will follow up. Questions: Does the city own the facility? Yes, they do. Are there other programs? There may have been a few others, and they are still working to ensure that no programs have a lapse. Once LiveWell is gone, then they can determine if there are enough staff to keep the facility open, or move services to other areas. Are there any other plans for that building? The long term plan is to bring in another operator and provide the services at that building if possible. Suggestion to tap into Community College District to utilize the senior services available through their classes.

On the Neighborhoods First Coalition - The CCPG needs to compile a list of Capital Improvement Project priorities by the end of October.

Item 6. Action Items

101. Moraga Ave - Traffic Calming - Traffic Circles. Gary Pense, City of San Diego, Andy Hamilton, Air Pollution Control, Joel Smith, CCPG.

In the past few years the city have addressed traffic and speed issues on Moraga Ave. Stop signs and electronic traffic signs were installed. Last time Gary attended the CCPG, discussion about stop signs, but decided not to pursue, and wanted traffic circles. The city has identified two areas for the traffic circles, one at Idyllwild St, one at Fox Ave. They will not be landscaped, will be decorative stamped concrete. They force people to slow down in all directions. Once in roundabout you have right of way, very intuitive. They are popular, they work and a better option than a stop sign. Gets everyone through the street faster, do not cause additional air pollution, eliminate start and stop.

Board Members:

Delana Hardacre - Is there funding for the circles? There is no funding right now, but anticipated to be in the budget.

Harry Backer - Circles are confusing, Americans are not used to them. At Legoland circles put in in 1999, have only had 4 instances of problems in all these years.

Naveen Waney - Could you update everyone on accidents and safety? Circles eliminate crashes from turns, only safety issue is when someone doesn't merge properly and turns into a vehicle. Circles improves safety, 70% of accidents are eliminated. Pedestrians are safer due to slower speed of vehicles.

Lynn Titalii - People have brought up in previous meetings that they were concerned about losing sidewalk space, property space and parking space, can you address that? There will be a little bit of red curb on each corner but the property owners will not lose any space, sidewalk space will remain the same.

Scott Wentworth - If you have a large truck and trailer will I be able to negotiate the circle? Yes.

Daniel Smiechowski - People will drive fast between circles to make up time. Save your money and spend it on other projects.

Chad Gardner - The Idyllwild circle is very close to the traffic light, and a concern. Believes it will reduce traffic.

Richard Jensen - There is still no traffic enforcement due to the speed limit so this appears to be the solution.

Margie Schmidt - In favor of the circles, disagrees that people will speed up between circles.

Kevin Carpenter - Could this be a funding goal for the Neighborhood First? What is the impact to the properties on the corner, will they lose space? No. In the middle will there be a barrier? No. Just signs, someone could drive over if they wanted to. A planter would be great, support the circles.

Michael Puente - Gary Pense was at the board over a year ago, and brought statistics and discussed with board and public. The majority of people wanted the traffic circles, and there was no funding. A number of board members said they were there at that meeting. There is now funding for this and it's a good solution for the problems on Moraga.

Public: (33 minutes of comment from the public). 10 in favor, 7 opposed, and 4 that did not have an opinion either way to traffic circles on Moraga. In the audience, in favor of circles - 27. Opposed - 27.

Joel Smith makes a motion that the CCPG approve the installation of two traffic circles on Moraga to councilmember Zapf to get them installed as soon as possible. Margie Schmidt seconded. Vote: 12-0-1 Daniel Smiechowski opposed. Motion carries.

102. Tecolote Canyon Sewer Main Project - Site Development Permit - Katherine Santos, City of San Diego. This project is to replace the sewer main in the canyon as its near its useful life. It will improve the sewage collection system. The City will replace 250' of 8" sewer main in Tecolote Canyon. The replacement does cross Tecolote stream, where it crosses the stream a steel trussed bridge will support the piping. All other replacement will be underground. Nearby residents will be notified by mail. The project will begin by September 2016 and be completed by June 2017. The work will be done between 8:30am - 3:30pm. Staging area for construction will be south of the access path, accessible by the Nature Center. The current piping is from the 1950's. Pipes will be core iron. The bridge is not a pedestrian bridge, and there will be a fence and a locked gate to prevent public access. There will be new vegetation planted, to replace vegetation common to area. We would like recommendation to move forward with this project.

Motion by Naveen Waney for the CCPG to approve the project to move forward as is. Seconded by Lynn Titalii. Vote: 13-0-0, motion carries.

107. 4520 Pocahontas Avenue - Daniel Rehm, Construction of 52 single family homes.

Have been before the CCPG, the Project Review sub-committee and the city with plans for the proposed development. They listened to feedback and made modifications for a project that would be at or below existing demands. Looked at intention of design, habitat in area, consistent, compatible and to enhance the community. Things that were recommended and addressed; 1) Incorporate a lookout station -not able to incorporate. 2) Reduced total number of houses - Number of homes reduced to 52, minimum of 6300 lot size. 3) Created a separation from community - changed the design to have homes forward facing with a 30' setback. 4) Number of cars in area - 140 parking spots required, this project will have over 240 parking spots, excluding Pocahontas. 5) architecture didn't adapt to community - they changed one of the homes to be more adaptable to area, and will be 2800 - 3200 sq ft, 3 car garages. 6) landscaping included turf - project now offers drought tolerant front yards, removed all turf. 7) Concern over water usage - previous usage by school was 30,000 gallons, our usage will be 17,000 gallons of water. 8) Need to offer solar - offering a 2 kw system, up to 5 kw system, integrated into roof. 9) traffic concerns - school had about 300 students plus staff, 1000 trips per day, anticipated project will generate 520 trips per day.

Board Members:

Naveen Waney: Applicant at Project Review sub-committee last month and put together project that he should be proud off. The committee voted, recommendation to approve the project with no modifications.

Dalene Hardacre: Supports all the changes in the project.

Harry Backer: Supports.

Scott Wentworth: Great job.

Daniel Smiechowski: Agrees with board, thinks school board should of converted property to park. Can't support.

Chad Gardner: Taken time to respect feedback and community.

Richard Jensen: Like the way you changed the project facing Pocahontas, also other improvements, tried to get open space but it wasn't feasible. Also access to the canyon is private.

Margie Schmidt: Best possible option, disappointed there will be no open space.

Kevin Carpenter: Supports. Is canyon restricted area? Yes, it will be fenced due to storm drain easement.

Public:

- The solar kw offered is not enough for that size home.
- Concern about traffic at all hours, not just school hours.
- Should include water reclamation in project.
- 99% of community is single story homes, around 1500 sq feet, not sure how this project emulates the community..
- Supports project, thinks developer is going beyond, and it will improve property values.
- Is this project a 'done deal'? He has met all the requirements.
- What is selling price? Around \$800,000.

Motion by Naveen Waney, seconded by Chad Gardner to approve the project as is. Vote: 12-0-1 Daniel Smiechowski opposed.

108. Verizon Wireless - East Clairemont Project 397089 - Kerrigan

Was before the Project sub-committee in August to present the plan, received unanimous approval. Cell phone tower, Forum Street, behind Clairemont Paint Center. 30' monument tower in front of church, 145 sq ft of equipment. This is an infill site, one of about 8 sites that Verizon is working on, and reason why project is located where it is. Get project to 65' to get infill coverage. Naveen Waney - this applicant was before the Project Review sub-committee and we made the following recommendations - use of pear trees, 24-36, and that this site will be part of an infill project.

Margie Schmidt - looks very much like the structure on the corner. This one designed similar to the clock tower. Delana Hardacre made a motion to approve the project with the recommendations by the Project sub-committee. Seconded by Daniel Smiechowski. Vote: 13-0-0

Item 7. Informational Items**201. Armstrong Garden Center Relocation - Ted J. Stelzner, TJS Architects, Inc.**

Armstrong is an 125 year old garden center, we grow about 50% of all plants we sell. Our location at 1350 West Morena Blvd, is being taken by SANDAG which will become parking for the trolley station. We located a new site at 4770 Santa Fe Road. Currently in the process of garnering public support to move. We met with Clairemont Town Council and the Morena Business District and want to work with the community on a design, if we are approved to build on this property. The worst case scenario is a re-zoning request which will take up to 18 months. Best case scenario we may have pre-existing non-conforming. It is prime industrial zoned. We will be submitting a full set of plans, but today is before the CCPG to introduce ourselves.

202. Verizon Wireless - East Clairemont Project 397089 - Kerrigan

Motion by Lynn Titillii to move item to action item 108. Seconded by Naveen Waney. Vote 13-0-0, motion carries.

203. CCPG Board Vacancy - Scott Wentworth - No time out for this item, carried forward to next CCPG meeting.**204. Pipeline Rehabilitation AH-1B Project - Adrian Pavon, City of San Diego Public Works**

Providing some information on the pipeline rehabilitation project AH-1B. Program to rehab sewer lines, will reduce the potential for main breaks in the future and bring them to current standards. 4.72 miles of sewer lines in the area, and .29 miles of sewer main. This is the second phase in the area. Some manholes will be replaced and some will be repaired. The majority of the work will be done using trenchless technology, if needed may use open trenches. Budget is \$5.2 million, the work will occur between Fall of 2015 through Fall of 2016. Delana Hardacre: Who is responsible for informing the residents when the work will occur? The resident engineers are responsible for informing residents, or for a quicker response the field engineers. Their contact information is on our website. Where there is trenching there will be open areas where they dig, they would not be resurfacing the street, as that is up to the street division. Whatever the shape the street was in before, they will leave it the same. Cleanouts will also be installed as a part of the project.

205. Murals - Joel Smith, Andy Hamilton - No time for this item, carried forward to next CCPG meeting.**206. Letter - Support of Limiting Size of Trucks Traveling Moraga - Scott Wentworth, Joel Smith. Letter given to Ernie Navarro on behalf of CCPG.****207. Bay Park Signage - Scott Wentworth - Letter given to Ernie Navarro on behalf of CCPG.****Item 8. Workshop Items**

None

Item 9. Potential Action Items

None

Item 10. Reports to Group

No time for reports back to CCPG group. Carried forward to next meeting.

Additional Items: None

Adjournment at 9:25 PM

The next meeting will be held October 20, 2015, 6:30pm at Cadman Elementary School.



THE CITY OF SAN DIEGO

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

Stevenson Property

Project No. For City Use Only

421571

Project Address:

4520 Pocahontas Avenue, San Diego, CA 92117

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):

☐ 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:


Project Title: Stevenson Property	Project No. (For City Use Only)
---	--

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? DE
 Corporate Identification No. _____
☐ Partnership

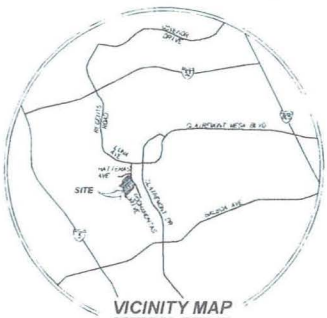
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, 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

Corporate/Partnership Name (type or print): Ryland Homes of California, Inc <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 49 Discovery, Suite 250 City/State/Zip: Irvine, CA 92618 Phone No: _____ Fax No: _____ (949) 236-5104 (949) 525-0897 Name of Corporate Officer/Partner (type or print): Ryan E. Green Title (type or print): V.P. Land Acquisition Signature: _____ Date: _____  Apr 13, 2015	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____

VESTING TENTATIVE MAP/SITE DEVELOPMENT PLAN STEVENSON PROPERTY

4520 POCAHONTAS AVE.

CITY OF SAN DIEGO, CALIFORNIA

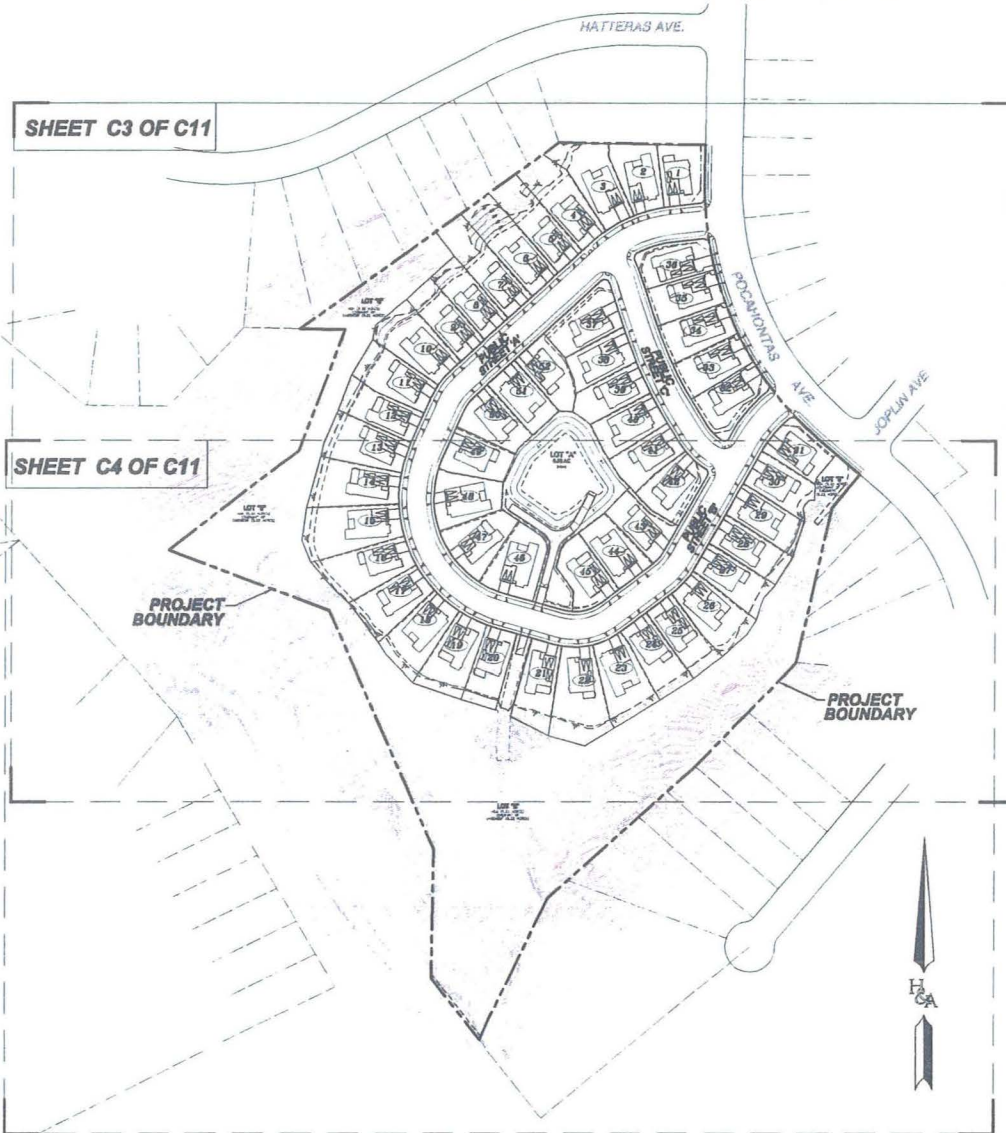


LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER WITH PLOT ELEVATION
- ARCHITECTURAL FLOORPLAN & ELEVATION TYPE
- PROPOSED EASEMENT LINE
- PROPOSED PRIVATE SEWER MAIN WITH MANHOLE
- SEWER FLOW DIRECTION (B' FIVE UNLESS OTHERWISE NOTED)
- PROPOSED PRIVATE SEWER FORCE MAIN
- EXISTING PUBLIC SEWER MAIN WITH MANHOLE
- PROPOSED PUBLIC WATER MAIN WITH FIRE HYDRANT (B' UNLESS OTHERWISE NOTED)
- EXISTING PUBLIC WATER MAIN WITH FIRE HYDRANT
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED CENTERLINE STREET ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SLOPE BANK (2:1 MAX)
- LIMITS OF PROPOSED GRADING
- EARTHEN SHALE
- PROPOSED CONCRETE BROW DITCH
- PROPOSED % OF STREET CENTERLINE GRADE
- EXISTING STREET LIGHT
- EXISTING BROW DITCH
- PROPOSED PRIVATE STORM DRAIN
- EXISTING PUBLIC STORM DRAIN SYSTEM
- PROPOSED RETAINING WALL
- TITLE REPORT ITEM NO. (SEE SHEET C8)
- PROPOSED CONCRETE CROSS DITCH
- ACCESS RIGHTS RELINQUISHED
- EXISTING PROPERTY DATA
- BRUSH MANAGEMENT ZONE 1
- BRUSH MANAGEMENT ZONE 2
- 25' VISIBILITY TRIANGLE

SHEET C3 OF C11

SHEET C4 OF C11



GENERAL DESIGN NOTES

- CUT/FILL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE SPECIFIED.
- GRADING SHOWN HEREIN IS PRELIMINARY AND MAY BE SUBJECT TO MINOR REVISIONS IN FINAL DESIGN. FINAL GRADING PLANS WILL CONFORM TO THE APPROVED PERMIT AND EXHIBITS.
- DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
- PERMIT TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE LONG-TERM PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PERMIT TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- DEVELOPMENT OF THIS PROJECT SHALL CONFORM WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DRI AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) ORDER NO. 2009-0007, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY IN ACCORDANCE WITH SAID PERMIT. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE INTERLOCKED CONCURRENTLY WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB. A COPY OF THE ACKNOWLEDGMENT FROM THE SWRCB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. IN ADDITION, THE OWNER(S) AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THE GRADING PERMIT AND BY SWRCB ORDER 2009-0009-DRI AND ANY SUBSEQUENT AMENDMENTS THEREOF, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN SWRCB ORDER NO. 2009-0009-DRI.
- THIS PROJECT WILL NOT DISCHARGE ANY RUNOFF TO STORM WATER RUNOFF ONTO THE EXISTING HILLSIDE AREAS.
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE BEDS.
- NO ADDITIONAL GRADING IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADII ARE APPROXIMATE.
- ACTUAL TOPOGRAPHY BY D. J. LIND AND ASSOCIATES DATED: SEPTEMBER 14, 2014.
- REMARKS:
 - CITY OF SAN DIEGO SD 15645 (4500)
 - NORTHWEST BRASS PLUG AT THE INTERSECTION OF POCAHONTAS AVENUE AND JOPLU AVENUE
- DATUM: NAVD 83
- ELEVATION: 325.875'
- LAMBERT COORDINATES: 239-1705

- ALL UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
- ALL PROPOSED WATER FACILITIES, INCLUDING SEWER AND WATER MAINS, MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER FACILITIES DESIGN GUIDELINES AND CITY REGULATORY STANDARDS AND PRACTICES PERTAINING THEREOF.
- ALL PROPOSED PRIVATE SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO SEWER DESIGN GUIDE.
- WATER AND SEWER FACILITIES, AS SHOWN, WILL BE MODIFIED IN ACCORDANCE WITH ACCEPTED WATER AND SEWER STANDARDS AND ESTABLISHED CRITERIA IN THE CITY OF SAN DIEGO.
- SEWER SYSTEM TO BE PROVIDED AND CONNECTED TO CITY OF SAN DIEGO SEWER SYSTEM.
- THERE ARE NO PROPOSED OR EXISTING BUS/TRANSIT STATION OR STOPS.
- INDIVIDUAL TRASH PICKUP IS PROVIDED AS PART OF THIS SUBDIVISION.
- BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (SDUC 4.4.4).
- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINAGE AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PREVENT THE PLACEMENT OF STREET TREES. ALL TO THE SATISFACTION OF THE CITY MANAGER.
- CALIFORNIA BUILDING CODE TYPE OF CONSTRUCTION TYPE: V-B
- FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL BUILDINGS.
- CALIFORNIA BUILDING CODE OCCUPANCY GROUP: R-3
- MINIMUM 24 INCH OR 36 INCH BOX SIZE TREES SHALL BE INSTALLED WITHIN 10' OF THE FACE OF CURB AND IN OPENINGS BEING A MINIMUM 40 SQUARE FEET OF AIR AND WATER PERMEABLE AREA AS INDICATED ON THE LANDSCAPE PLAN (SEE LANDSCAPE PLAN FOR DETAILS).
- IMPROVEMENT PLANS SHALL SHOW, LABEL, AND DIMENSION A 40 SQUARE FOOT AREA FOR EACH STREET TREE WHICH IS DEVELOPED BY HARDSCAPE AND UTILITIES.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITY AND FIVE FEET OF ANY WATER FACILITY.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- HISTORICAL ALL APPROVED LANDSCAPE MATERIALS, OBTAIN ALL REQUIRED LANDSCAPE INSPECTIONS, OBTAIN A NOISE STREET TREE PERMIT FOR ALL STREET TREES, AND NOTIFY AND OBTAIN SIGNATURES FROM ANY SUBSEQUENT PROPERTY OWNER ON A FULL STREET TREE PERMIT PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY.
- INSTALLATION OF LANDSCAPING ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS SHALL REQUIRE A MINIMUM SHORT-TERM ESTABLISHMENT PERIOD OF 120 DAYS FOR ALL NATIVE/NATURALIZED RESTORATION AND A MINIMUM LONG-TERM ESTABLISHMENT/MAINTENANCE PERIOD OF 25 MONTHS. FINAL APPROVAL OF THE REQUIRED LANDSCAPING SHALL BE TO THE SATISFACTION OF THE MITIGATION MONITORING COORDINATION SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- ALL RESIDENTIAL BUILDINGS REQUIRE A FIRE SPRINKLER SYSTEM (SEE NOTE 21).
- FIRE ACCESS ROADWAY SIGNS OR RED CUBES WILL BE PROVIDED IN ACCORDANCE WITH BLS POLICY A-90-1. TEMPORARY STREET SIGNS WILL BE PROVIDED IN ACCORDANCE WITH UFG 801.4.5.
- ALL DRAIN SYSTEMS NOT LOCATED IN A PUBLIC STREET SHALL BE PRIVATE.
- WATER EASEMENTS WILL BE PROVIDED ADJACENT TO ALL ON-SITE PUBLIC FIRE HYDRANTS, WATER METERS, GLOWERS AND VALVES, UPON FINAL LOCATION REVIEW BY THE CITY OF SAN DIEGO ENGINEERING AND RECORDS DEPARTMENT.
- THIS PROJECT IS A MULTIPLE UNIT SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- AN EXISTING PUBLIC STREET LIGHT ON POCAHONTAS AVENUE IS WITHIN 10 FEET OF THE PROJECT SITE AND SHALL BE REMOVED AND REPLACED WITH A CURRENT CITY STANDARD STREET LIGHT. THE CITY STANDARD STREET LIGHTS SHALL BE INSTALLED AT EACH PROPOSED INTERSECTION AND ON EACH PROPOSED STREET SPACED PER THE CITY OF SAN DIEGO STREET DESIGN MANUAL.
- ALL EXISTING SEWER AND WATER LATERAL SERVICES SERVING SUBJECT PROPERTY TO BE FIELD VERIFIED DURING FINAL ENGINEERING AND ARE DESIGNATED TO BE AS SHOWN.

DEVELOPMENT SUMMARY

THE SUBJECT DEVELOPMENT SITE IS APPROXIMATELY 17.5 ACRES AND IS CURRENTLY OCCUPIED BY A PRIVATE ELEMENTARY SCHOOL. THE SITE IS LOCATED WESTERLY OF POCAHONTAS AVENUE AND SOUTHERLY OF HATTEPAS AVENUE WITHIN THE CLAREMONT NEIGHBORHOOD PLANNING AREA. THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING SCHOOL AND RELATED STRUCTURES AND THE DEVELOPMENT OF 32 NEW SINGLE-FAMILY DETACHED UNITS. THE PROPOSED NEW RESIDENTIAL IMPROVEMENTS INCLUDE SITE GRADING, RETAINING WALLS, WATER AND STORM DRAINAGE, UTILITIES, AND THIN PLANTING STRIPS, AND THE CONSTRUCTION OF BOTH A PRIVATE SEWER LATERAL STATION AND A PRIVATE WATER QUALITY TREATMENT BASIN (LULU). THE PROJECT ALSO PROVIDES THE DEDICATION OF APPROXIMATELY 9.22 ACRES OF PERMANENT OPEN SPACE (COUCHANT OF EASEMENT WITHIN LOT B). PROJECT DEVELOPMENTS REQUESTED INCLUDE A VESTING TENTATIVE MAP AND A SITE DEVELOPMENT PLAN.

GENERAL NOTES

- SITE AREA DATA:
 - GROSS SITE AREA: 17.51 ACRES
 - ADJUSTED GROSS SITE AREA: 15.06 ACRES (GROSS SITE AREA MINUS 2.45 AC)
 - NET SITE DEVELOPMENT AREA: 9.16 ACRES (LOTS 1-52 & LOT A)
- TOTAL NUMBER OF EXISTING/PROPOSED LOTS:
 - EXISTING LOTS: 1
 - PROPOSED LOTS: 54 (52 SF RESIDENTIAL LOTS, 2 HOA OPEN SPACE LOTS)
- TOTAL NUMBER OF PROPOSED UNITS: 32
- EXISTING PROPERTY DEVELOPMENT: EXISTING ELEMENTARY SCHOOL (TO BE DEMOLISHED)
- EXISTING COMMUNITY PLAN LAND USE: "SINGLE-FAMILY RESIDENTIAL OVERLAY ZONE (SFOH)" EXISTING COMMUNITY PLAN ZONING: RM-1-300
- SITE IS ALSO WITHIN CLAREMONT NEIGHBORHOOD PLANNING AREA (CLAREMONT NEIGHBORHOOD PLANNING AREA) AND ANY SUBSEQUENT AMENDMENTS THEREOF, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN SWRCB ORDER NO. 2009-0009-DRI.
- PROPOSED PROPERTY DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, W/ OPEN SPACE
- PROPOSED MINIMUM LOT SIZE: 6,000 SF
- EXISTING GENERAL PLAN LAND USE DESIGNATIONS:
 - INSTITUTIONAL, PUBLIC USE/COMMUNITY FACILITIES, PARK, OPEN SPACE & RECREATION
 - PROPOSED: SAME
- DENSITY PROPOSED:
 - ADJUSTED GROSS SITE DENSITY: 3.45 DU/5/AC (52 UNITS/15.06 AC)
 - NET DEVELOPMENT AREA DENSITY: 3.52 DU/5/AC (52 UNITS/15.06 AC)
- APR. # 2504-0002-0005
- THOMAS BROS. COORDINATES: 1248-02
- AVERAGE DAILY TRIPS: 340 (52 UNITS X 10 TRIPS)
- GEOTACHNOLOGIES: 25, 26, 52

LEGAL DESCRIPTION

SEE SHEET 9 OF 11

PROJECT TEAM

- | | |
|---|---|
| ENGINEER
HUNSAKER & ASSOCIATES, INC.
3943 HATTEPAS STREET
SAN DIEGO, CA 92121
(619) 558-4500 | ARCHITECT
MODLEY ARCHITECTURAL GROUP, INC.
3943 HATTEPAS STREET, SUITE 1
SAN DIEGO, CA 92121
(619) 558-8919 |
| LANDSCAPE ARCHITECT
DILLON & MOODY ARCHITECTS, INC.
4010 SERRANO VALLEY BLVD
SUITE 200
SAN DIEGO, CA 92121
(619) 558-8977 | SOILS ENGINEER
GEOCON, INC.
9800 FARMERS DRIVE
SAN DIEGO, CA 92121
(619) 558-6600 |
| SEWER ENGINEER
LUTHELYN ENGINEERING
1514 PARKWAY AVENUE
CARLSBAD, CA 92008
(760) 438-4422 | BIO/FIRE
DUDAK & ASSOCIATES
725 SECOND STREET
CARLSBAD, CA 92008
(760) 942-5147 |
| APPLICANT
HUNSAKER & ASSOCIATES, INC.
A DELAWARE CORPORATION
10010 CAMINO DEL SUR
SAN DIEGO, CA 92121
(619) 558-4519 | OWNER/SUBDIVIDER
HUNSAKER & ASSOCIATES, INC.
A DELAWARE CORPORATION
10010 CAMINO DEL SUR
SAN DIEGO, CA 92121
(619) 558-4519 |



David A. Hunsaker, P.E. 34757
MY REGISTRATION EXPIRES ON 9/30/17

PREPARED BY:	#	REVISIONS	DATE	BY
HUNSAKER & ASSOCIATES SAN DIEGO, CA	1	PRELIM REVIEW	02/18/14	H&A
	2	1st SUBMITTAL	04/27/15	H&A
	3	2nd SUBMITTAL	02/02/15	H&A
	4	3rd SUBMITTAL	12/01/15	H&A
	5	RESUBMITTAL REVIEWS 3 & 4 (LOT LINES)	01/19/16	H&A
	6	RESUBMITTAL WORKS (MATERIALS)	02/16/16	H&A
	7	RESUBMITTAL WORK (MATERIALS)	05/11/16	H&A
	8			
	9			
	10			
	11			
	12			

PROJECT ADDRESS:
4520 POCAHONTAS AVE
SAN DIEGO, CA 92121

PROJECT # 421571
ACCT./INTERNAL ORDER # 24005826

VESTING TENTATIVE MAP/
SITE DEVELOPMENT PLAN
STEVENSON PROPERTY
4520 POCAHONTAS AVE.
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C1
OF
C11

UTILITIES & SERVICES

WATER: CITY OF SAN DIEGO (PUBLIC)
ON-SITE SEWER: PRIVATE - FORCE MAIN SYSTEM
PRIVATE - GRAVITY SYSTEM
OFF-SITE SEWER: CITY OF SAN DIEGO (PUBLIC)
FIRE AND POLICE: CITY OF SAN DIEGO
GAS & ELECTRICITY: SDG&E
SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DIST.
ALL PROPOSED UTILITIES TO BE UNDERGROUND
SEE GENERAL DESIGN NOTE # 13

BASIS OF BEARINGS

THE BASIS OF BEARINGS: THE CDS 83, DATE 0, EPOCH 1991 TO
DAVID BEARING BETWEEN STATION 142 AND STATION 153, 15001
H&A 26.4 CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR
BETTER, AS SAID SAID OGS ARE SHOWN ON R 2 S 14492.11 E
52°48'14" C

LOCATED BEARINGS FROM REFERENCE MAPS, BOOKS AND DEEDS MAY
OR MAY NOT BE IN TERMS OF SAID SYSTEM

THE COMBINED SCALE FACTOR AT STATION 142 IS 0.9999803
SAID DISTANCE X COMBINED SCALE FACTOR

MAPPING & MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A 54 LOT 1 TIE
MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP
BOUNDARY ONLY.
A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE
FINAL MAP.

PROJECT MAP

SCALE: 1"=100'

DEVELOPMENT SUMMARY TABLE

	R-S-7 REQUIRED	PROPOSED
MIN LOT AREA	5,000 SF	5,000 SF
MIN LOT DIMENSIONS		
LOT WIDTH	50'	50'
STREET FRONTAGE	50'	50'
SETBACKS		
FRONT	15'	15'
SIDE/STREET SIDE	0.08:10	0.08:10
REAR	13'	13'
MAX HEIGHT	24'0"	24'0"
MAX FLOOR	VARIABLE	VARIABLE

EARTHWORK NOTES

TOTAL GRADING VOLUME:
AMOUNT OF CUT: 32,000 CUBIC YARDS
AMOUNT OF FILL: 33,000 CUBIC YARDS

EARTHWORK NOTES:

1. MAXIMUM DEPTH OF CUT AREA IS 14 FEET
MAXIMUM DEPTH OF FILL AREA IS 14 FEET
2. EARTHWORK QUANTITIES BASED ON APPROXIMATIONS WITHIN THE PROJECT
BOUNDARY ONLY.
3. QUANTITIES SHOWN ABOVE INCLUDE THE EFFECT OF REMEDIAL GRADING NECESSARY
FOR THE PROJECT AND AS INDICATED IN THE SOILS REPORT PREPARED BY GEOCON, INC.

SHEET INDEX

VTM/SDP SHEET INDEX

- C1 TITLE SHEET
- C2 PROJECT DETAILS & STREET SECTIONS
- C3 PROJECT DESIGN
- C4 PROJECT DESIGN
- C5 BRUSH MANAGEMENT ZONES
- C6 FENCE & WALL PLAN
- C7 HOA MAINTENANCE EASEMENT, CONVEYANCE OF EASEMENT, RETAINING WALLS & E
- C8 PROJECT CORNER SECTIONS
- C9 EXISTING AERIAL TOPOGRAPHY
- C10 RECORD BOUNDARY & ENCUMBRANCES
- C11 SLOPE ANALYSIS
- C12 BIOLOGICAL/STEEP SLOPED HAZARD OVERLAY

LANDSCAPE SHEET INDEX

- L-1 LANDSCAPE CONCEPT-48" PLAN
- L-2 LANDSCAPE CONCEPT-LEGEND & COLOR
- L-3 LANDSCAPE PLAN-BRUSH MANAGEMENT, FENCE AND WALL PLAN
- L-4
- L-5
- L-6
- L-7
- L-8
- L-9
- L-10
- L-11
- L-12
- L-13
- L-14
- L-15
- L-16
- L-17
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- L-93
- L-94
- L-95
- L-96
- L-97
- L-98
- L-99
- L-100

ARCHITECTURAL SHEET INDEX

- A-1 STREET SCENE
- A-2-3 PLAN 1 1ST & 2ND FLOOR FLOOR PLANS
- A-4-5 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-6-7 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-8-9 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-10-11 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-12-13 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-14-15 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-16-17 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-18-19 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-20-21 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-22-23 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-24-25 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-26-27 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-28-29 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-30-31 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-32-33 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-34-35 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-36-37 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-38-39 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-40-41 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-42-43 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-44-45 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-46-47 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-48-49 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-50-51 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-52-53 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-54-55 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-56-57 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-58-59 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-60-61 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-62-63 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-64-65 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-66-67 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-68-69 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-70-71 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-72-73 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-74-75 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-76-77 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-78-79 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-80-81 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-82-83 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-84-85 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-86-87 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-88-89 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-90-91 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-92-93 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-94-95 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-96-97 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-98-99 PLAN 1 1ST & 2ND FLOOR ELEVATIONS
- A-100-101 PLAN 1 1ST & 2ND FLOOR ELEVATIONS

PARKING SUMMARY

PARKING REQUIRED			
RESIDENT SPACES REQUIRED*			
PLAN NO	# UNITS	SPACES REQ'D	TOTAL SPACES REQUIRED
1	35	2	30
2	20	2	40
3	17	2	34
TOTAL	52		104
* ALL LOT SPACES PER SDMC TAB-E 142.050			
PARKING PROVIDED			
RESIDENT SPACES PROVIDED*			
52 UNITS X 2 COVERED SPACES/UNIT =		104	
SUBTOTAL		104	
OVERALL TOTAL PARKING PROVIDED			
* ALL PARKING SPACES SHALL COMPLY WITH TABLE 142.050 OF SDMC SEC. 142.050		104	

LOT SUMMARY

LOT #	LOT AREA
1	6,804 SF
2	7,249 SF
3	9,629 SF
4	9,271 SF
5	8,486 SF
6	9,609 SF
7	8,992 SF
8	6,723 SF
9	6,124 SF
10	6,993 SF
11	7,693 SF
12	6,724 SF
13	8,292 SF
14	9,074 SF
15	10,719 SF
16	9,076 SF
17	7,726 SF
18	8,553 SF
19	8,308 SF
20	6,722 SF
21	7,781 SF
22	11,566 SF
23	8,889 SF
24	7,154 SF
25	6,714 SF
26	8,508 SF
27	6,951 SF
28	6,657 SF
29	6,415 SF
30	6,360 SF
31	6,374 SF
32	7,682 SF
33	6,352 SF
34	6,877 SF
35	6,394 SF
36	6,909 SF
37	7,969 SF
38	6,182 SF
39	6,426 SF
40	6,475 SF
41	6,389 SF
42	7,365 SF
43	6,343 SF
44	6,737 SF
45	6,838 SF
46	8,122 SF
47	7,364 SF
48	7,690 SF
49	6,383 SF
50	6,706 SF
51	6,230 SF
52	6,163 SF
RES SP SUBTOTAL	393,492 SF
RES AC SUBTOTAL	9.04 AC
RES MIN	6,182 SF
RES MAX	11,566 SF
RES AVG	7,621 SF
NON-BASIN LOT A SUBTOTAL	11,531 SF
NON-BASIN LOT A AC SUBTOTAL	0.72 AC
OS LOT B SUBTOTAL	232,309 SF
OS LOT B AC SUBTOTAL	5.33 AC
PUBLIC STREETS A & C	105,180 SF
STREET SF SUBTOTAL	105,180 SF
STREET AC SUBTOTAL	2.41 AC
OVERALL TOTAL	762,712 SF
OVERALL TOTAL	17.51 AC

BUILDING MIX

Plan	# UNITS
1A	5
1B	5
1C	5
2A	6
2B	7
2C	7
3A	7
3B	5
3C	5
TOTAL	52

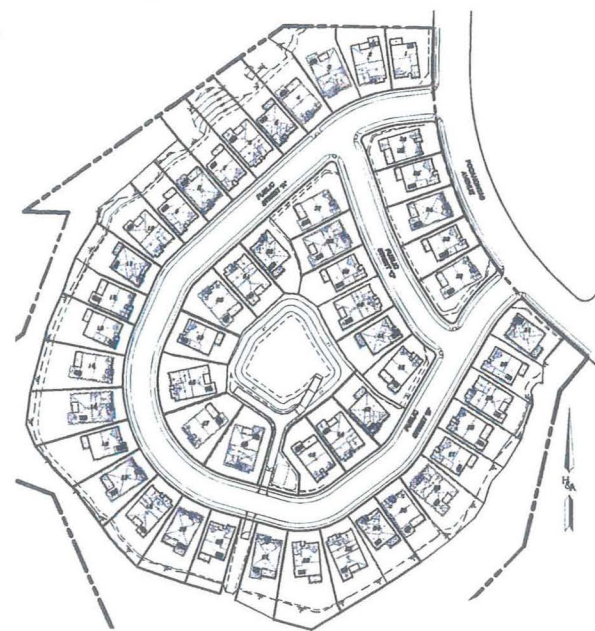
PROJECT SUMMARY

	TOTAL ACREAGE	PERCENTAGE OF SITE
TOTAL GROSS SITE AREA	17.51	100.0%
PUBLIC STREET DEDICATION (STREETS A & C)	2.41	13.8%
ADJUSTED GROSS SITE AREA	15.09	86.2%
OPEN SPACE LOT B	5.33	30.5%
NET SITE DEVELOPMENT AREA	9.76	55.8%
RESIDENTIAL LOTS 1-52	9.04	51.6%
OPEN SPACE LOT A (BASIN)	0.72	4.1%
NET SITE DEVELOPMENT AREA	9.76	55.8%

ARCHITECTURE SUMMARY

Plan	1st Floor Area	2nd Floor Area	Garage Area	Outdoor Room*	Stairs Area	Recessed Front Porch Area*	Total Livable	Total Gross Floor Area	Total Floor Area
1	2,263	814	482	143	190	23	2,877	3,715	3,192
2	1,429	1,487	641	-	163	52	2,916	3,772	3,720
3	1,558	1,662	603	-	81	73	3,210	3,967	3,694

* The only Plan with an outdoor room required to be included in FAR is the P1. Gross Floor Area does not include 100 Sq. Ft. of a recessed roofed porch/outdoor room when at least 40% of the 4th elevation is permanently open Per SDMC Sec. 113.0234 (b)(2).



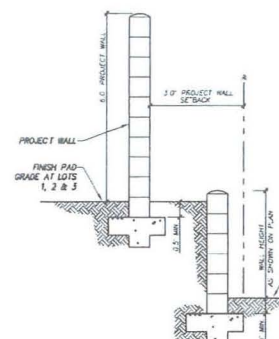
ROOF DETAIL

SCALE: 1"=100'

FAR SUMMARY

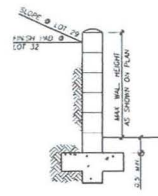
LOT #	LOT AREA (in SF)	FLOOR AREA RATIO REQUIREMENT*	PROPOSED PLAN TYPE	PROPOSED FLOOR AREA (in Sq. Ft.)	PROPOSED FAR
1	6,804	0.58	2	3,720	0.55
2	7,249	0.57	1	1,987	0.30
3	9,629	0.55	1	3,592	0.37
4	9,271	0.55	1	3,894	0.42
5	8,486	0.56	2	3,720	0.44
6	9,609	0.55	1	3,592	0.37
7	8,992	0.56	2	3,720	0.41
8	6,723	0.58	1	3,894	0.58
9	6,124	0.58	1	3,592	0.55
10	6,993	0.56	1	3,592	0.40
11	7,693	0.57	2	3,720	0.48
12	6,724	0.58	1	3,894	0.58
13	8,292	0.58	2	3,720	0.45
14	9,074	0.55	1	3,894	0.43
15	10,719	0.54	1	3,592	0.34
16	9,076	0.55	2	3,720	0.41
17	7,726	0.57	1	3,894	0.50
18	8,553	0.56	1	3,592	0.42
19	8,308	0.56	1	3,894	0.47
20	6,722	0.58	2	3,720	0.55
21	7,781	0.57	1	3,894	0.50
22	11,566	0.58	2	3,720	0.32
23	8,889	0.58	1	3,592	0.40
24	7,154	0.57	2	3,720	0.52
25	6,714	0.58	1	3,894	0.58
26	8,508	0.56	1	3,592	0.42
27	6,951	0.58	2	3,720	0.54
28	6,657	0.58	1	3,894	0.58
29	6,415	0.58	1	3,592	0.53
30	6,360	0.58	2	3,720	0.58
31	6,374	0.58	2	3,720	0.58
32	7,682	0.57	1	3,894	0.51
33	6,352	0.58	2	3,720	0.57
34	6,877	0.58	1	3,894	0.57
35	6,394	0.58	2	3,720	0.56
36	6,909	0.58	1	3,894	0.56
37	7,969	0.57	1	3,894	0.49
38	6,182	0.58	1	3,592	0.58
39	6,426	0.58	2	3,720	0.58
40	6,475	0.58	1	3,592	0.55
41	6,389	0.58	2	3,720	0.58
42	7,365	0.57	1	3,894	0.54
43	6,343	0.57	1	3,894	0.57
44	6,737	0.58	1	3,592	0.53
45	6,838	0.58	1	3,894	0.57
46	8,122	0.56	1	3,592	0.44
47	7,364	0.57	1	3,894	0.53
48	7,690	0.57	1	3,592	0.47
49	6,383	0.58	2	3,720	0.58
50	6,706	0.58	1	3,894	0.58
51	6,230	0.58	1	3,720	0.58
52	6,163	0.58	1	3,720	0.58

* FAR listed per Table 1.3.1.04 of the City of SD MC, Section 1.3.0445 (per RS-1.7 Unimproved Zones)



TYPICAL RETAINING WALL

- NOTES: 1. RETAINING WALL DETAIL AT LOTS 1, 2 & 3 (SEE SHTS. C3 & C7 FOR LOCATION, LENGTH AND HEIGHT).
2. RETAINING WALLS SHALL BLEND WITH THE SITE PURSUANT TO SDMC, SECTION 142.0340.



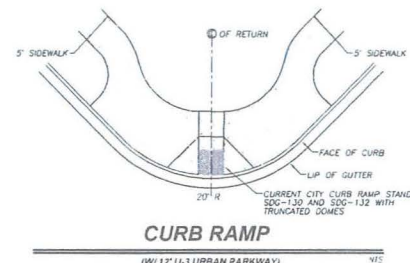
TYPICAL RETAINING WALL

- NOTES: 1. RETAINING WALL DETAIL AT LOTS 29 & 32 (SEE SHTS. C3 & C7 FOR LOCATION, LENGTH AND HEIGHT).
2. RETAINING WALL HEIGHT WITHIN THE FRONT YARD SETBACK SHALL NOT EXCEED 3 FEET, PURSUANT TO SDMC, SECTION 142.0340 (C).
3. RETAINING WALLS SHALL BLEND WITH THE SITE PURSUANT TO SDMC, SECTION 142.0340.



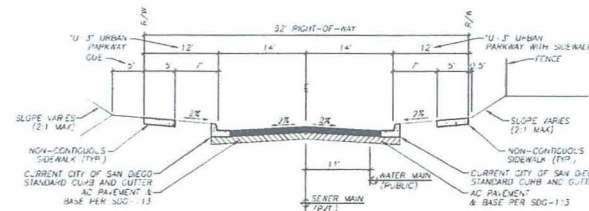
LIMIT OF WORK/ DEVELOPMENT LINE & COVENANT OF EASEMENT

SCALE: 1"=100'



CURB RAMP

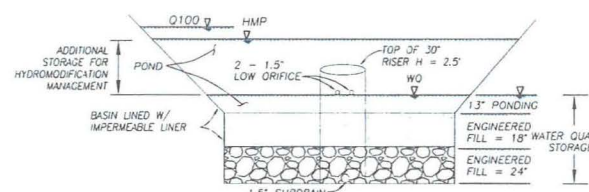
(W/12" U-3 URBAN PARKWAY)



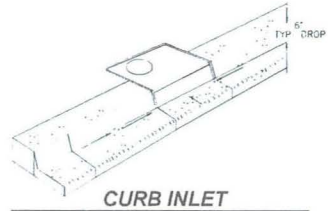
LOCAL STREET "C"

PROPOSED SINGLE LOADED LOW VOLUME PUBLIC STREET

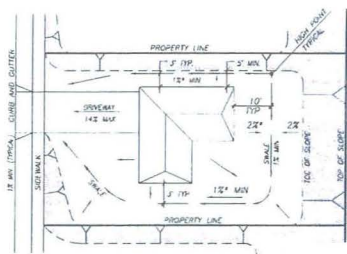
- NOTES: 1. ONSTREET PARALLEL PARKING ALLOWED ONE SIDE OF THE STREET
2. SIDEWALK ON BOTH SIDES OF STREET
3. EASEMENT FOR 5' GUE ONE SIDE OF STREET ONLY



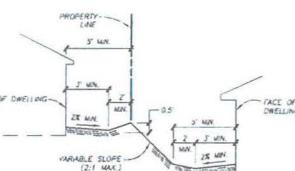
WQ BIOFILTRATION BASIN CROSS SECTION



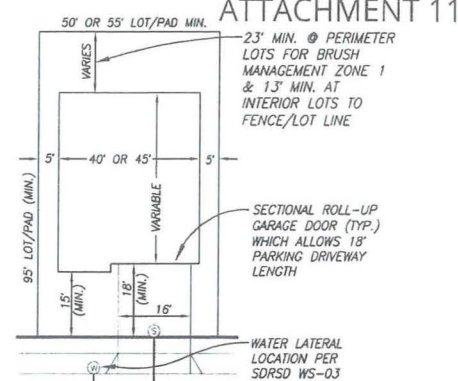
CURB INLET



TYP. LOT DRAINAGE DETAIL

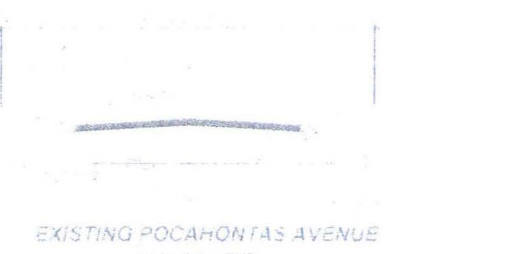


TYP. DRAINAGE SWALE

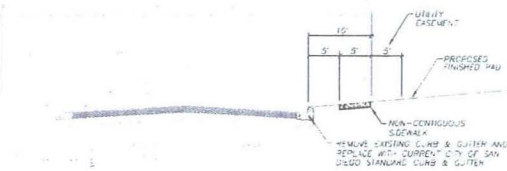


18' PARKING DRIVEWAY LENGTH TYP. WATER & SEWER SERVICES TYP. MINIMUM PAD DIMENSIONS AND SETBACKS

NOTE: SETBACK MAY BE MODIFIED PER DEVELOPMENT REGULATIONS OF THE RS ZONE, TABLE 131-040

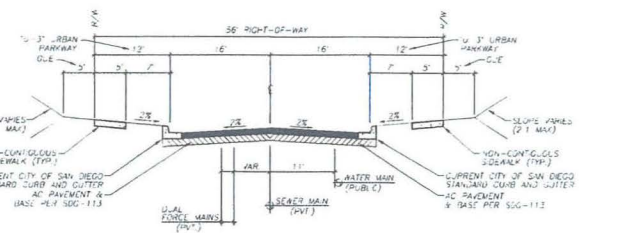


EXISTING POCAHONTAS AVENUE



PROPOSED POCAHONTAS AVENUE

EXISTING PUBLIC STREET W/ PROPOSED CURB, GUTTER & SIDEWALK IMPROVEMENTS



LOCAL STREETS "A" & "B"

PROPOSED LOW VOLUME PUBLIC STREET

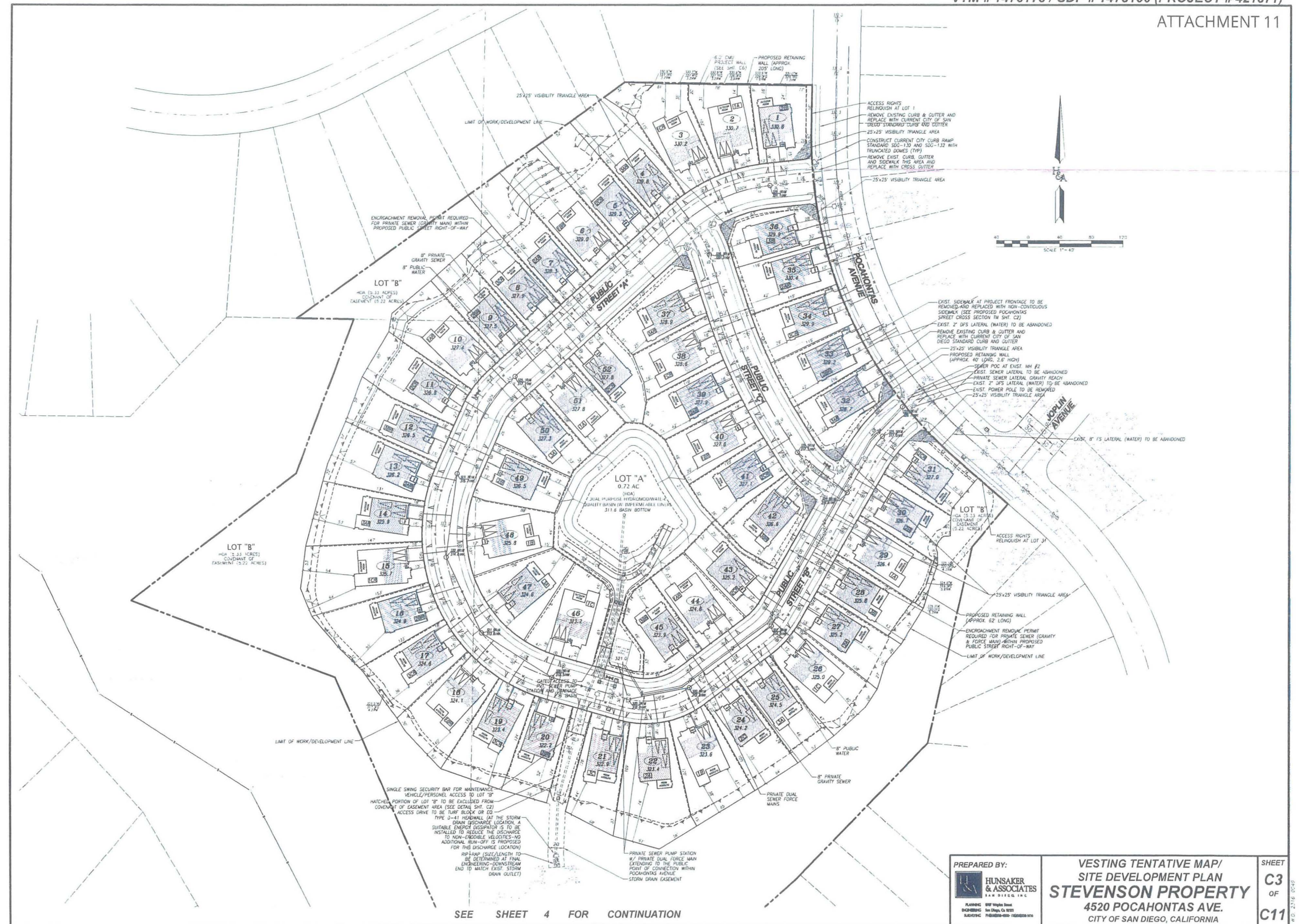
NOTE: ONSTREET PARALLEL PARKING ALLOWED BOTH SIDES OF THE STREET PER CITY OF SAN DIEGO STREET DESIGN MANUAL.

PROJECT DETAILS & STREET SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES
P.L.L.C.
PLANNING
ENGINEERING
SURVEYING

VESTING TENTATIVE MAP/
SITE DEVELOPMENT PLAN
STEVENSON PROPERTY
4520 POCAHONTAS AVE.
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C2
OF
C11



LOT "B"
HOA (5.33 ACRES)
COVENANT OF
EASEMENT (5.22 ACRES)

LOT "A"

(HGA)
DUAL PURPOSE HYDROMOD WATER
QUALITY BASIN (W/ IMPERMEABLE LEVER
311.6 BASIN BOTTOM
8

LOT "B"
1-CA (5.33 ACRES)
COVENANT OF
EASEMENT
(5.22 ACRES)

ACCESS RIGHTS
RELINQUISH AT LOT

25'x25' VISIBILITY TRIANGLE AND

PROPOSED RETAINING WALL
(APPROX 62' LONG)
ENCROACHMENT REMOVAL PERMIT
REQUIRED FOR PRIVATE SEWER (GR
& FORCE MAIN) WITHIN PROPOSED
PUBLIC STREET RIGHT-OF-WAY
— LIMIT OF WORK/DEVELOPMENT LINE

LIMIT OF ADONIS DEVELOPMENT UN

SINGLE SWING SECURITY BAR FOR MAINLINE
VEHICLE/PERSONNEL ACCESS 30' 10" 18"
MATCHED PORTION OF LOT 18" TO BE EXCLUDED FROM
COVENANT OF EASEMENT AREA (SEE DATA SHEET C2)
ACCESS DRIVE TO BE "TURN BLOCK" OR E.O.
TYPE D-41 HEADWALL AT DRAIN DISCHARGE LOCATION.
SUITABLE ENERGY DISSIPATOR IS TO BE
INSTALLED TO REDUCE THE DISCHARGE
TO NON-PROBLEMOUS GOOTES-NO
ADDITIONAL RUN-OFF IS PROPOSED
FOR THE DISCHARGE LOCATION
RIP-RAP (SIZE/LENGTH) IS
TO BE DETERMINED AT FIVE
ENGINEERING - DOWNSTREAM
END TO MATCH EXIST. STORM
DRAIN OUTLET

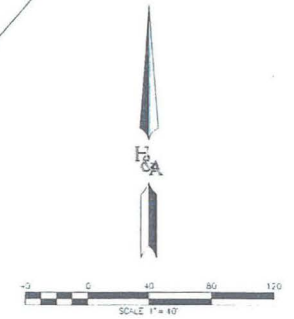
PRIVATE SEWER PUMP STATION
W/ PRIVATE DUAL FORCE MAIN
EXTENDING TO THE PUBLIC
POINT OF CONNECTION WITHIN
POCAHONTAS AVENUE
STORM DRAIN EASEMENT

8° PUBLIC WATER

● 2008年12月1日

PRIVATE DUAL
SEWER FORCE
MAINS

LOT "B"
HOA (5.33 ACRES)
COVENANT OF
EASEMENT (5.22 ACRES)



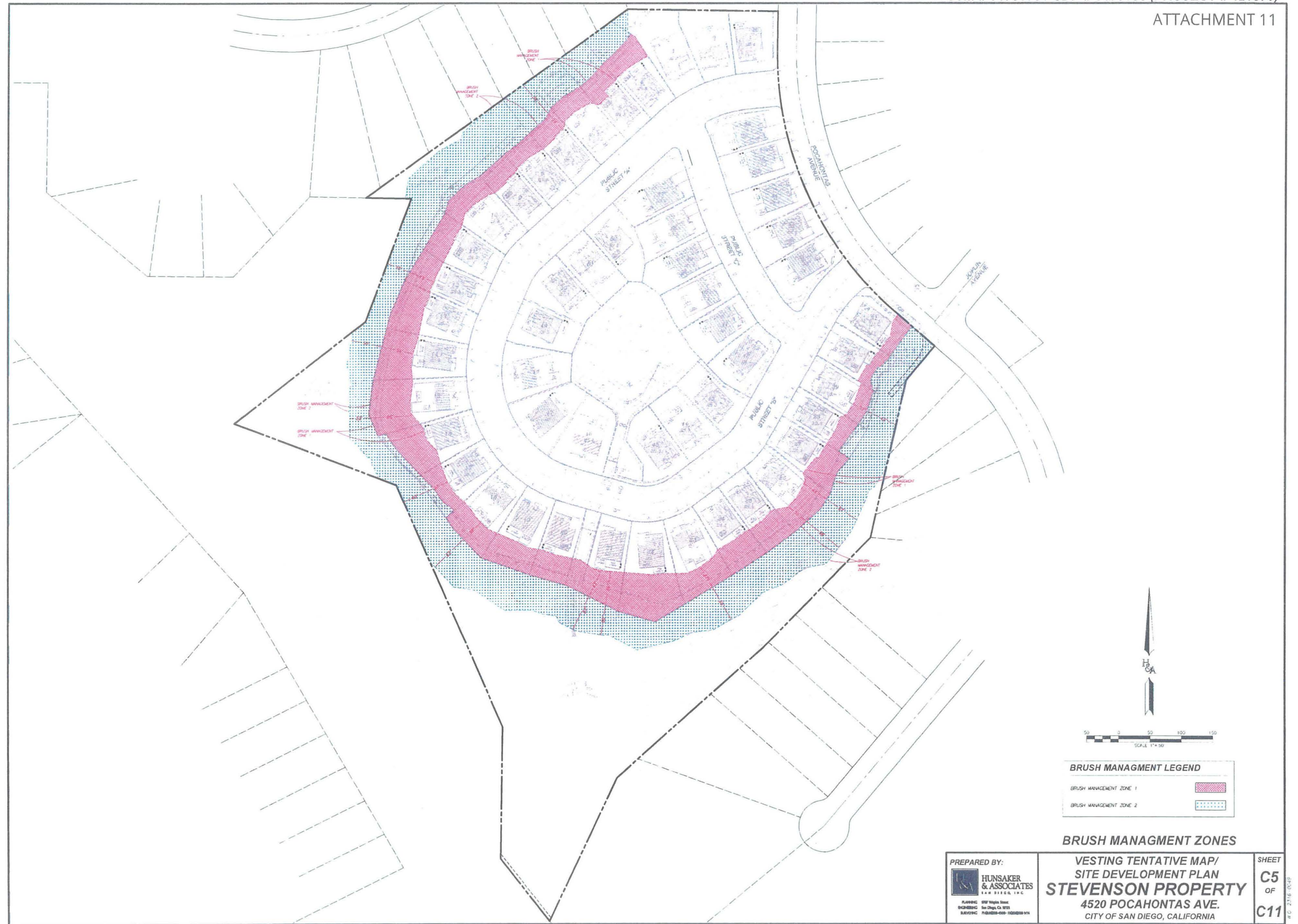
PREPARED BY:

 **HUNSAKER
& ASSOCIATES**
EAM DESIGN INC.

PLANNING 8707 Wiggins Street
ENGINEERING San Diego, Ca 92123
SUEVING PH (619) 598-0900 - FAX (619) 598-9690

VESTING TENTATIVE MAP/
SITE DEVELOPMENT PLAN
STEVENS ON PROPERTY
4520 POCAHONTAS AVE.
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C4
OF
C11



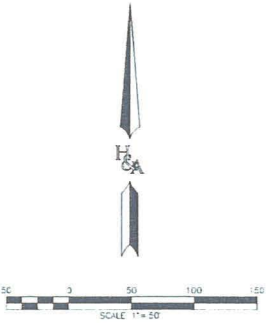
WALL, PILASTER & FENCE LEGEND

- CMU BLOCK PILASTER
- 6' CMU BLOCK WALL
- 6' VINYL FENCE
(SIDE YARD FENCING WILL BE NON-COMBUSTABLE OR FIRE TREATED TO THE APPROVAL OF THE CITY OF SAN DIEGO FIRE MARSHAL)
- 6' TUBULAR STEEL FENCE
- 6' CMU BLOCK/TUBULAR STEEL FENCE
2' CMU BLOCK & 4' TUBULAR STEEL
- 6' HEAT DEFLECTING VIEW WALL
2' CMU BLOCK & 4' DUAL PANE

NOTE:
HEAT DEFLECTING WALL REQUIRED AT LOTS 11, 12, 13, 16 & 17 PER THE FIRE MANAGEMENT PLAN.

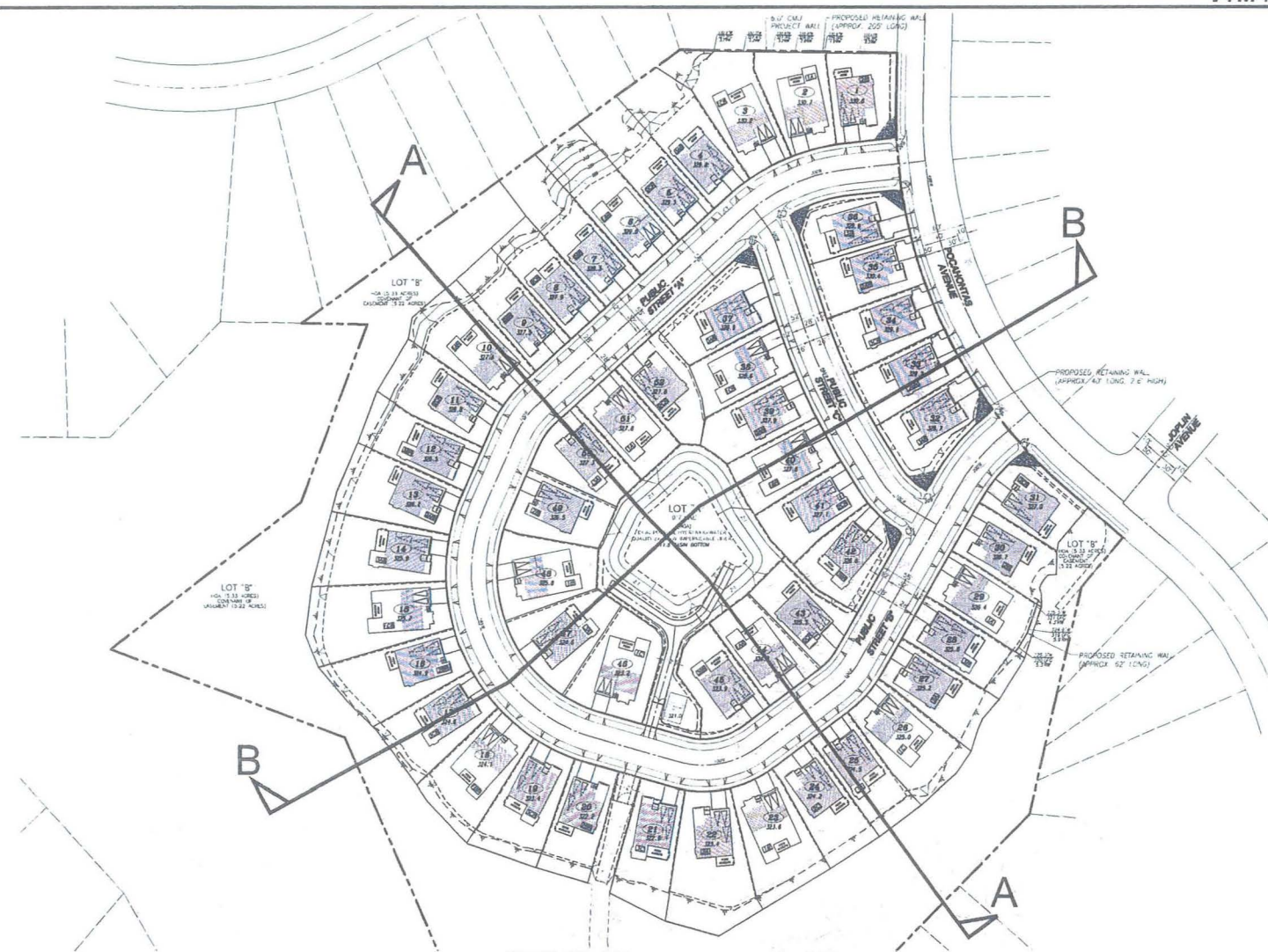
HOA MAINTENANCE EASEMENT LEGEND

- HOA MAINTENANCE EASEMENT
- EXCLUDED FROM COVENANT OF EASEMENT
- AREA EXCLUDED FROM COVENANT OF EASEMENT



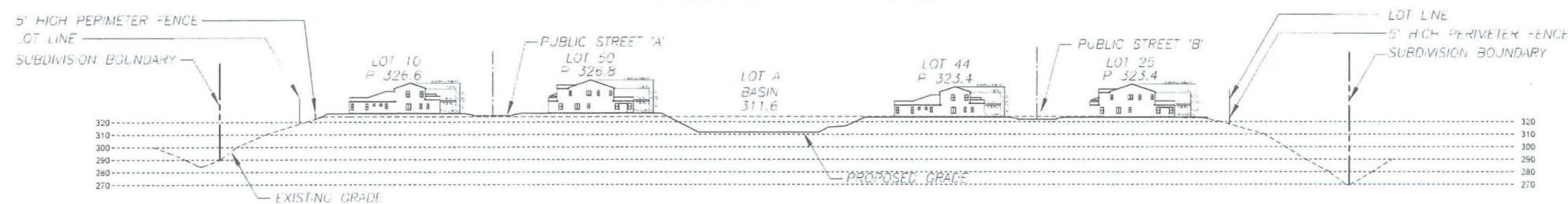
WALL & FENCE PLAN,
HOA MAINTENANCE EASEMENT &
COVENANT OF EASEMENT

PREPARED BY: HUNSAKER & ASSOCIATES PLANNING ENGINEERING SURVEYING 1000 Village Street San Diego, CA 92103 PH: 619-594-0500 FAX: 619-594-0501	VESTING TENTATIVE MAP/ SITE DEVELOPMENT PLAN STEVENSON PROPERTY 4520 POCAHONTAS AVE. CITY OF SAN DIEGO, CALIFORNIA	SHEET C6 OF C11
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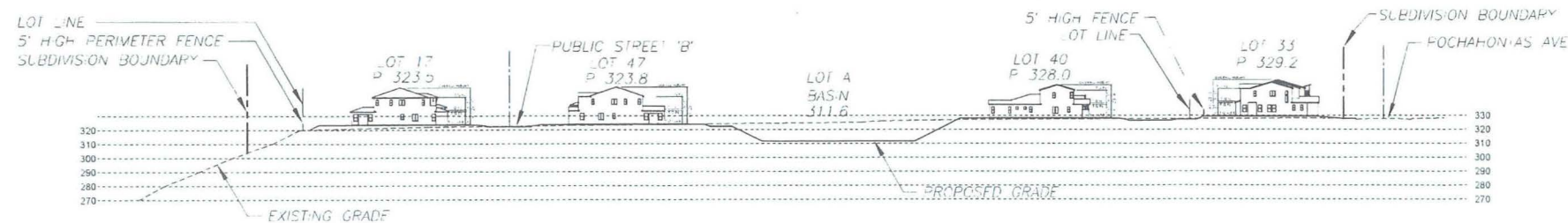


SITE PLAN

1"=60'



CROSS-SECTION A-A

SCALE: HORIZ 1"=40'
VERT 1"=40'

CROSS-SECTION B-B

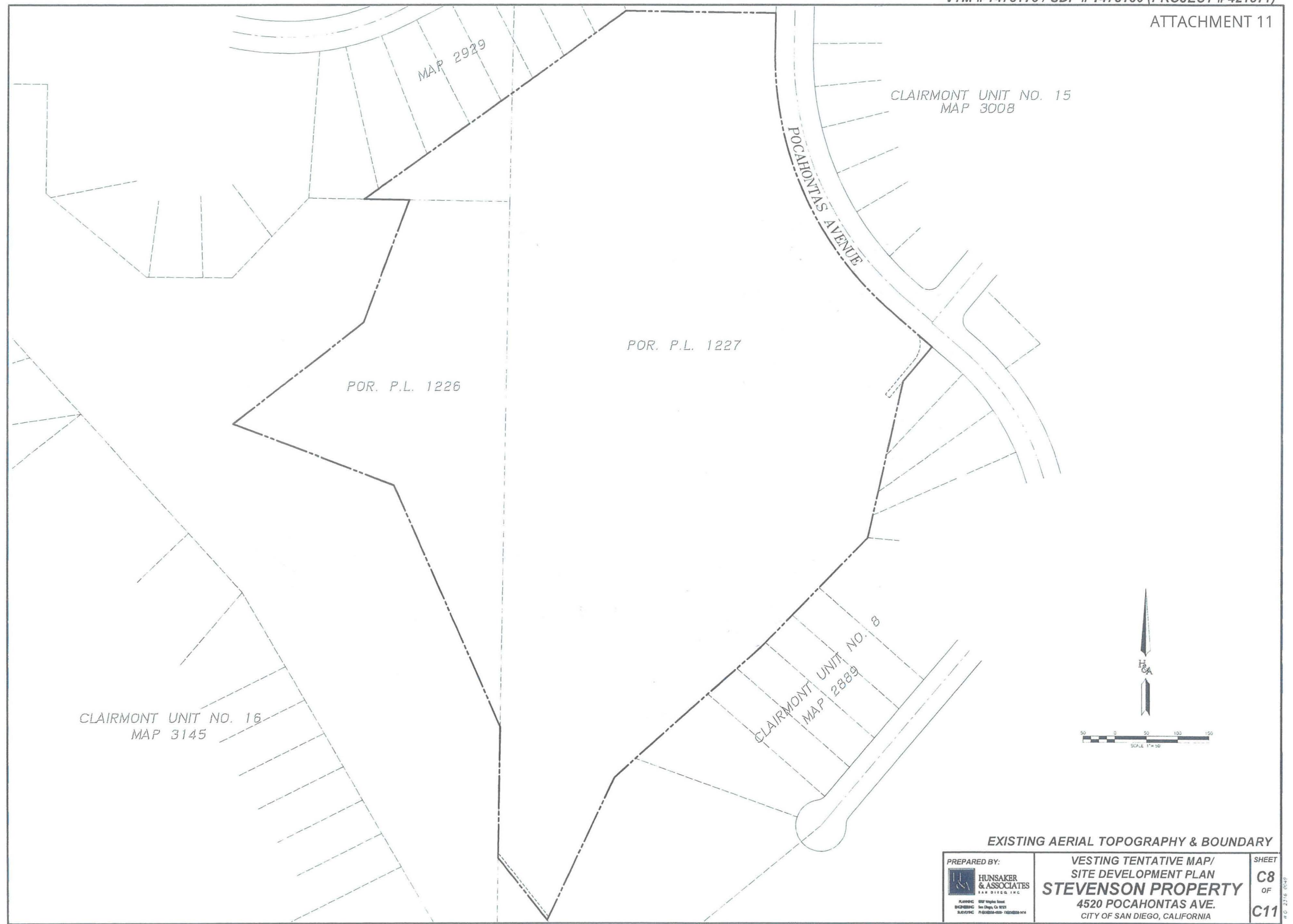
SCALE: HORIZ 1"=40'
VERT 1"=40'RETAINING WALLS &
PROJECT CROSS SECTIONS

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, CA
 PLANNING: 5000 Highway 160, Suite 200, San Diego, CA 92121
 ARCHITECT: 1000 La Jolla Village Drive, Suite 100, San Diego, CA 92037
 SURVEYING: 1000 La Jolla Village Drive, Suite 100, San Diego, CA 92037

VESTING TENTATIVE MAP/
 SITE DEVELOPMENT PLAN
STEVENSON PROPERTY
 4520 POCAHONTAS AVE.
 CITY OF SAN DIEGO, CALIFORNIA

SHEET
C7
 OF
C11



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PUEBLO LOTS 1226 AND 1227 OF THE PUEBLO LOTS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF SAID MAP HAVING BEEN FILED IN THE OFFICE OF THE COUNTY RECORDER NOVEMBER 14, 1921, AS MISCELLANEOUS MAP NO. 36, UNDESCRIBED AS FOLLOWS:

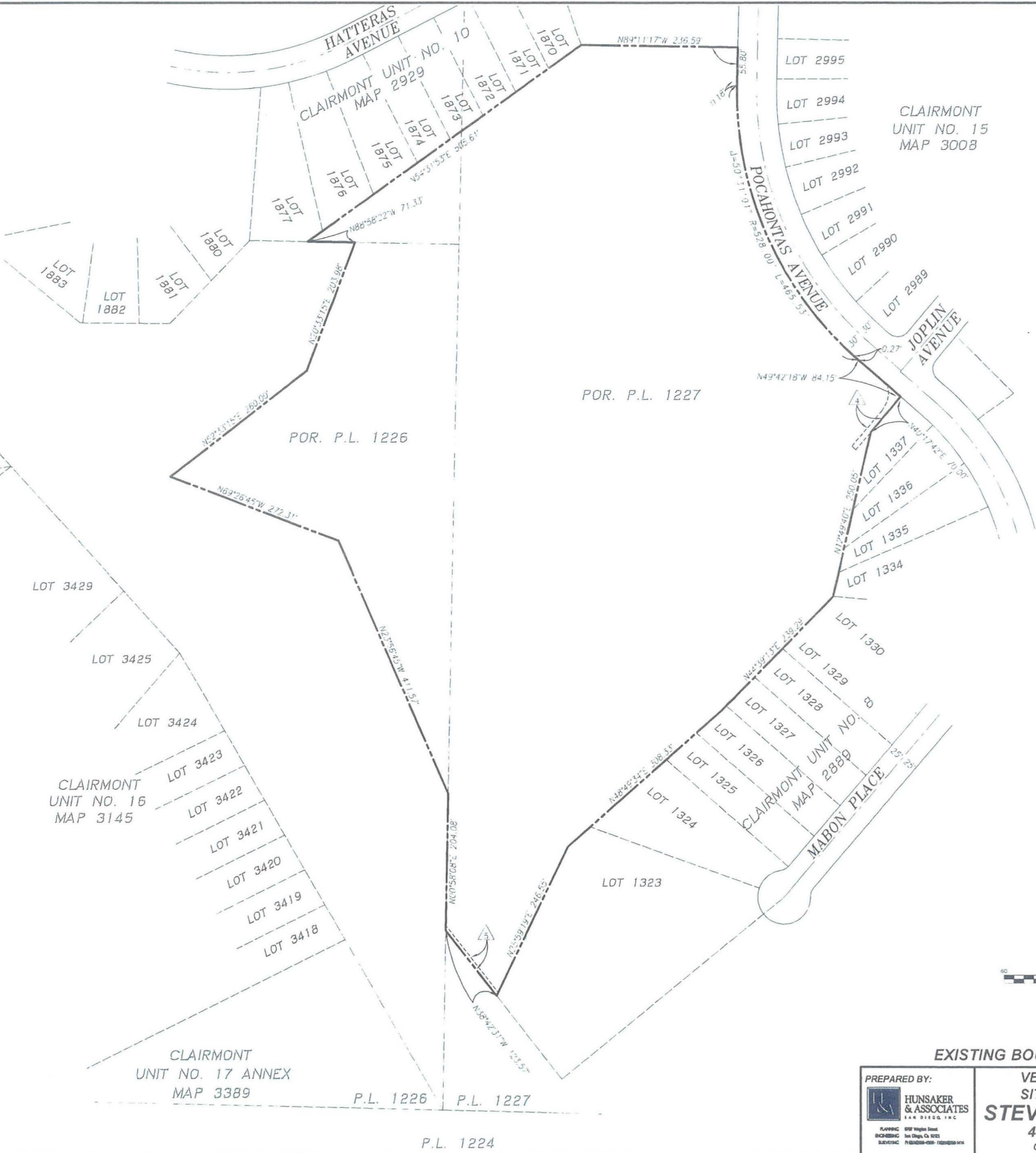
BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1323 OF CLAREMONT UNIT NO. 8, ACCORDING TO MAP THEREOF NO. 2889, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 1952, THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 1323, NORTH 31°19'50" WEST 123.60 FEET TO THE COMMON LINE BETWEEN SAID PUEBLO LOTS 1226 AND 1227; THENCE ALONG SAID COMMON LINE, NORTH 07°14'55" EAST 204.08 FEET; THENCE LEAVING SAID COMMON PUEBLO LOT LINE, NORTH 24°30' WEST 411.57 FEET; THENCE NORTH 70°00' WEST 272.31 FEET; THENCE NORTH 52°00' EAST 260.00 FEET; THENCE NORTH 02°00' EAST 204.04 FEET TO THE EAST AND WEST CENTER LINE OF SAID PUEBLO LOT 1226; THENCE ALONG SAID CENTER LINE, NORTH 85°00' WEST 71.42 FEET TO THE EASTERLY TERMINUS OF THE MOST SOUTHERLY LINE OF LOT 1817 OF CLAREMONT UNIT NO. 10, ACCORDING TO MAP THEREOF NO. 2929, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 18, 1952; THENCE ALONG A PORTION OF THE EXTENSION BOUNDARY OF SAID CLAREMONT UNIT NO. 10, ALONG THE SOUTHEASTERLY LINE OF LOTS 1870 TO 1877, NELLUSSE IN SAID CLAREMONT UNIT NO. 10, NORTH 54°00' EAST 305.53 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1870; THENCE SOUTH 04°15'00" EAST 235.59 FEET TO THAT POINT IN THE WESTERLY LINE OF POCAHONTAS AVENUE, WHICH IS DISTANT ALONG SAID LINE, SOUTH 07°15'00" WEST 135.18 FEET FROM THE SOUTHEASTERLY CORNER OF HATTERAS AVENUE, IN THE WESTERLY BOUNDARY OF CLAREMONT UNIT NO. 8, ACCORDING TO MAP THEREOF NO. 2889, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 1952, AS SAID POCAHONTAS AVENUE IS SHOWN ON SAID MAP OF CLAREMONT UNIT NO. 8, AND AS SAID HATTERAS AVENUE IS SHOWN ON SAID MAP NO. 2929 OF CLAREMONT UNIT NO. 10, THENCE ALONG THE EXTENSION BOUNDARY OF SAID CLAREMONT UNIT NO. 8 AS FOLLOWS: ALONG SAID WESTERLY LINE OF POCAHONTAS AVENUE, SOUTH 07°15'00" WEST 55.80 FEET TO THE BEGINNING OF A TANGENT 500 FOOT RADIUS CURVE LOCATED NORTHEASTERLY, ALONG SAID WESTERLY LINE OF POCAHONTAS AVENUE, SOUTHEASTERLY ALONG SAID CURVE 468.37 FEET THROUGH AN ANGLE OF 50°00' AND ALONG SAID WESTERLY LINE OF AVENUE, TANGENT TO SAID CURVE, SOUTH 04°15'00" EAST 84.38 FEET TO THE MOST NORTHERLY CORNER OF LOT 1337 OF SAID CLAREMONT UNIT NO. 8, THENCE CONTINUING ALONG SIDE, EXTENSION BOUNDARY OF SAID CLAREMONT UNIT NO. 8, BEING ALONG THE NORTHWESTERLY BOUNDARY OF LOT 5 1323 TO 1330 AND LOTS 1334 TO 1337 (ALL INCLUSIVE) OF SAID CLAREMONT UNIT NO. 8, AS FOLLOWS:

SOUTH 38°49'50" WEST 70.00 FEET TO THE ANGLE POINT IN SAID NORTHWESTERLY BOUNDARY OF SAID LOT 1337, SOUTH 12°12'00" WEST 250.01 FEET TO THE WESTERLY COMMON CORNER OF SAID LOTS 1330 AND 1334, SOUTH 44°09'00" WEST 239.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY BOUNDARY OF SAID LOT 1326, SOUTH 40°14'00" WEST 308.46 FEET TO THE ANGLE POINT IN SAID NORTHWESTERLY BOUNDARY OF SAID LOT 1323 AND SOUTH 25°00' WEST 240.55 FEET TO THE POINT OF BEGINNING.

APRIL 259-420-00-00

TITLE REPORT EXCEPTIONS

- THE FOLLOWING LIST OF EXCEPTIONS ARE BASED ON A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 850C-4552930 (TC) DATED MARCH 5, 2015.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016. A LIEU NOT YET DUE OR PAYABLE.
GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2014-2015
FIRST INSTALLMENT \$0.00, NO TAX DUE
PENALTY \$0.00
SECOND INSTALLMENT \$0.00, NO TAX DUE
PENALTY \$0.00
TAX RATE AREA \$118
A. P. NO. 359-420-00-00
THE COUNTY TAX COLLECTOR COULD NOT VERIFY THE AMOUNTS SHOWN ABOVE AT THIS DATE. PLEASE VERIFY THE AMOUNTS WITH THE COUNTY TAX COLLECTOR PRIOR TO THE CLOSING OF THE CONTEMPLATED TRANSACTION.
- THE LIEU OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 13, 1953 IN BOOK 4653, PAGE 174 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF SAN DIEGO, AFFECTS, AS DESCRIBED THEREIN.
- AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1953 IN BOOK 4751, PAGE 540 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF SAN DIEGO, AFFECTS, AS DESCRIBED THEREIN.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF SAN DIEGO DECISION OF THE ZONING ADMINISTRATOR C 21164 CONSTRUCTION USE PERMIT" RECORDED NOVEMBER 18, 1993 AS INSTRUMENT NO. 1993-0776547 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 11, 2011 AS INSTRUMENT NO. 2011-0062634 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, AFFECTS, AS DESCRIBED THEREIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- A LIEU FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE RECORDED BY THE TAX COLLECTOR OF SAN DIEGO COUNTY, RECORDED DECEMBER 19, 2014, AS INSTRUMENT NO. 2014-0560993 OF OFFICIAL RECORDS, DEBITOR: STEVENSON PROPERTIES OF CALIFORNIA, INC. YEAR & NO. 14-886676, AMOUNT \$1,650.77, AND ANY OTHER AMOUNTS DUE THEREUNDER.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.



EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:  HUNSAKER & ASSOCIATES 1440 B STREET, SUITE 100 SAN DIEGO, CA 92101 TEL: 619-594-1100 WWW.HUNSAKER-AND-ASSOCIATES.COM	VESTING TENTATIVE MAP/ SITE DEVELOPMENT PLAN STEVENSON PROPERTY 4520 POCAHONTAS AVE. CITY OF SAN DIEGO, CALIFORNIA	SHEET C9 OF C11



Analyze Slopes Report

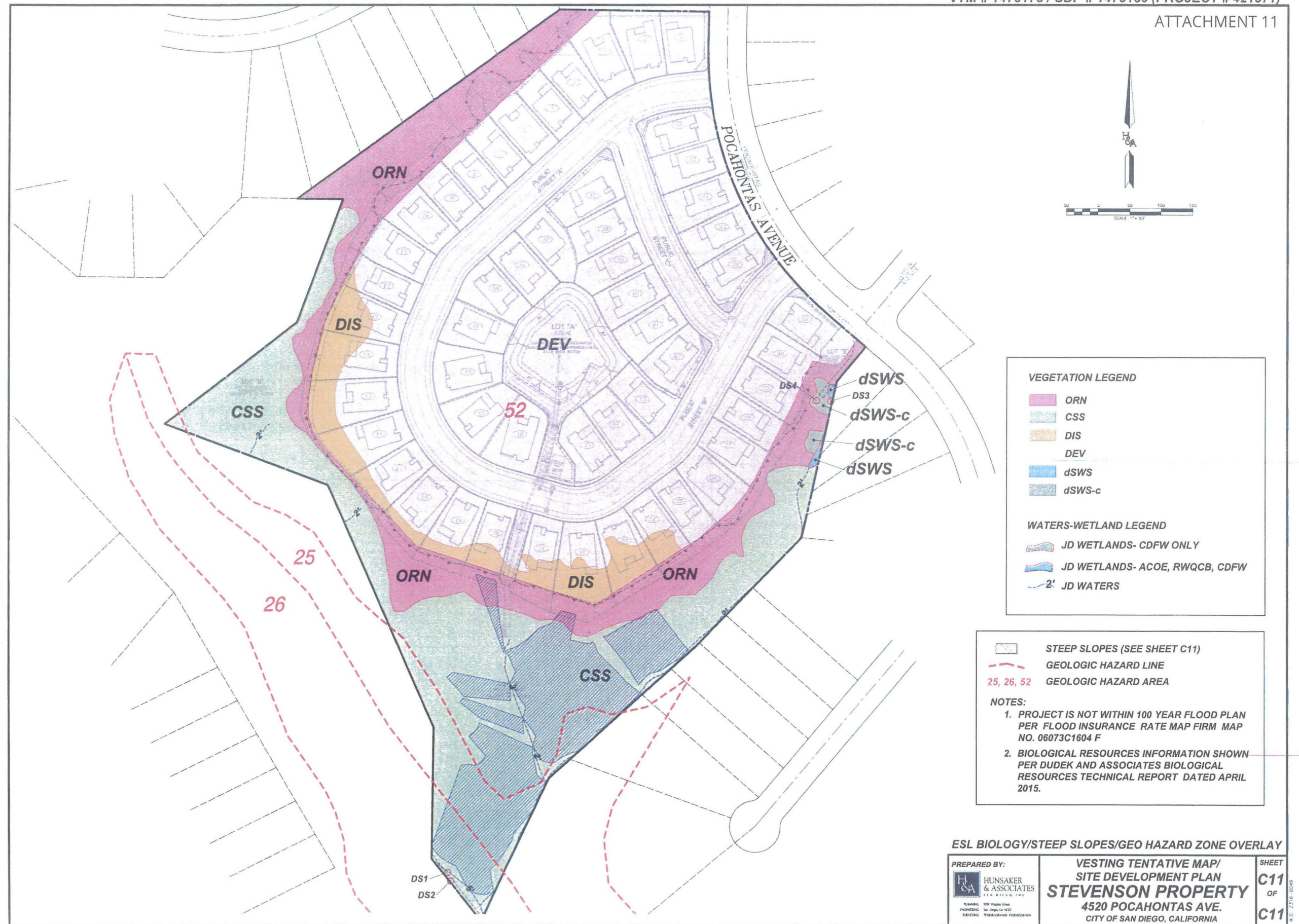
Slope Range (%)	Acres	% of Total Area
0 - 25	13.27	75.8
25 - 35	1.26	7.2
35 - VERT	2.98	17.0
Totals	17.51	100.0

25 - 35 OVER 50 FEET HT		
35 - VERT OVER 50 FEET HT	1.55	8.8

PREPARED BY:
**HUNSAKER & ASSOCIATES**
SAN DIEGO, INC.
PLANNING 10710 Imperial Street
INGENIERING San Diego, CA 92121
SURVEYING PHOTOSA-000-000000000000

SLOPE ANALYSIS
**VESTING TENTATIVE MAP/
SITE DEVELOPMENT PLAN
STEVENSON PROPERTY**
4520 POCAHONTAS AVE.
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C10
OF
C11



NOTE:
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AS SET UP BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; AND ALL OTHER CITY AND REGIONAL STANDARDS.

GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) OR PERMANENT PLANTING DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND WITHIN FIVE FEET OF ANY WATER FACILITIES.

IRRIGATION NOTE: IRRIGATION SUBMETERS SHALL BE PROVIDED UPON SUBMITTAL OF IMPROVEMENT PLANS [LDC SEC. 142.0413(e)].

*SEE SHEET L-02 FOR PLANTING
LEGEND

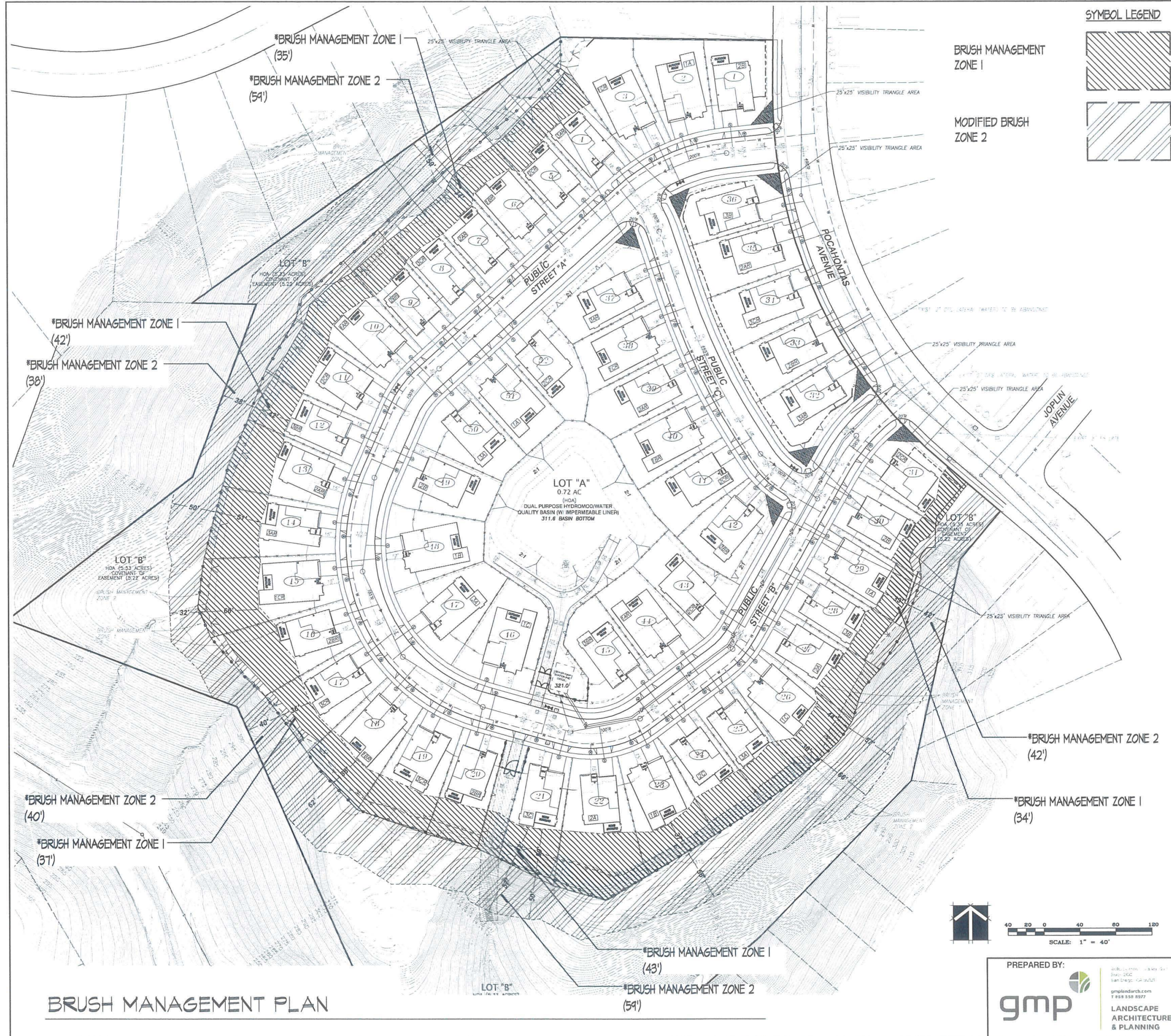
February 25, 2016
December 3, 2015

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

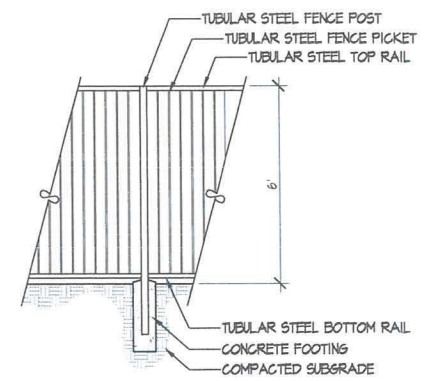
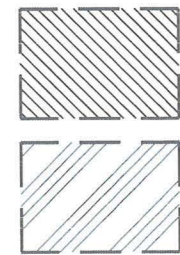
TM/SDP
STEVENSON ELEMENTARY
SCHOOL PROPERTY
4520 POCAHONTAS AVE.
CITY OF SAN DIEGO, CALIFORNIA

SHEET
L1
OF
L3

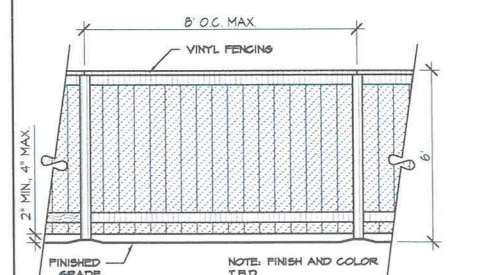
PREPARED BY:
gmp
LANDSCAPE
ARCHITECTURE
& PLANNING



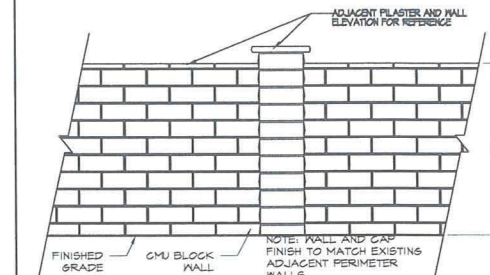
SYMBOL LEGEND



A TUBULAR STEEL FENCE



B 5' VINYL FENCING



C 5' SLUMP BLOCK PERIMETER WALL

NOTE: SEE CIVIL PLANS SHEET C-6 FOR WALL & FENCING PLAN.

BRUSH MANAGEMENT PLAN

PREPARED BY:
gmp
LANDSCAPE ARCHITECTURE & PLANNING

SHEET TITLE:
BRUSH MANAGEMENT PLAN

TM/SDP
STEVENSON ELEMENTARY SCHOOL PROPERTY
4520 POCAHONTAS AVE.
CITY OF SAN DIEGO, CALIFORNIA

SHEET
L3
OF
L3

February 25, 2016
December 3, 2015



PLAN ONE 'A'
SANTA BARBARA

PLAN THREE 'B'
CALIFORNIA RANCH

PLAN TWO 'C'
PLANTATION

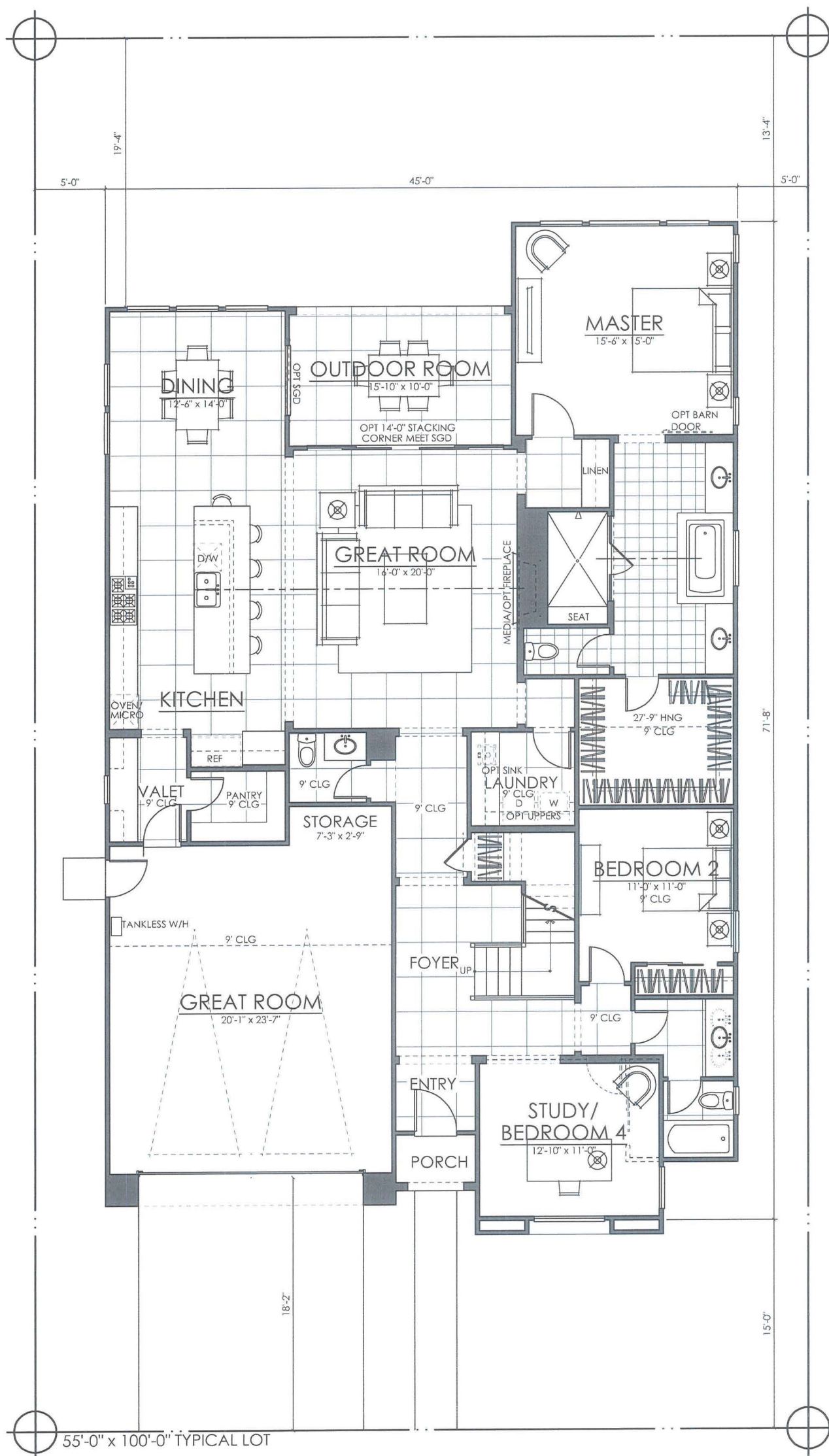
12.04.15

CAL ATLANTIC
HOMES

STREET SCENE

STEVENSON PROPERTY | CAL ATLANTIC HOMES

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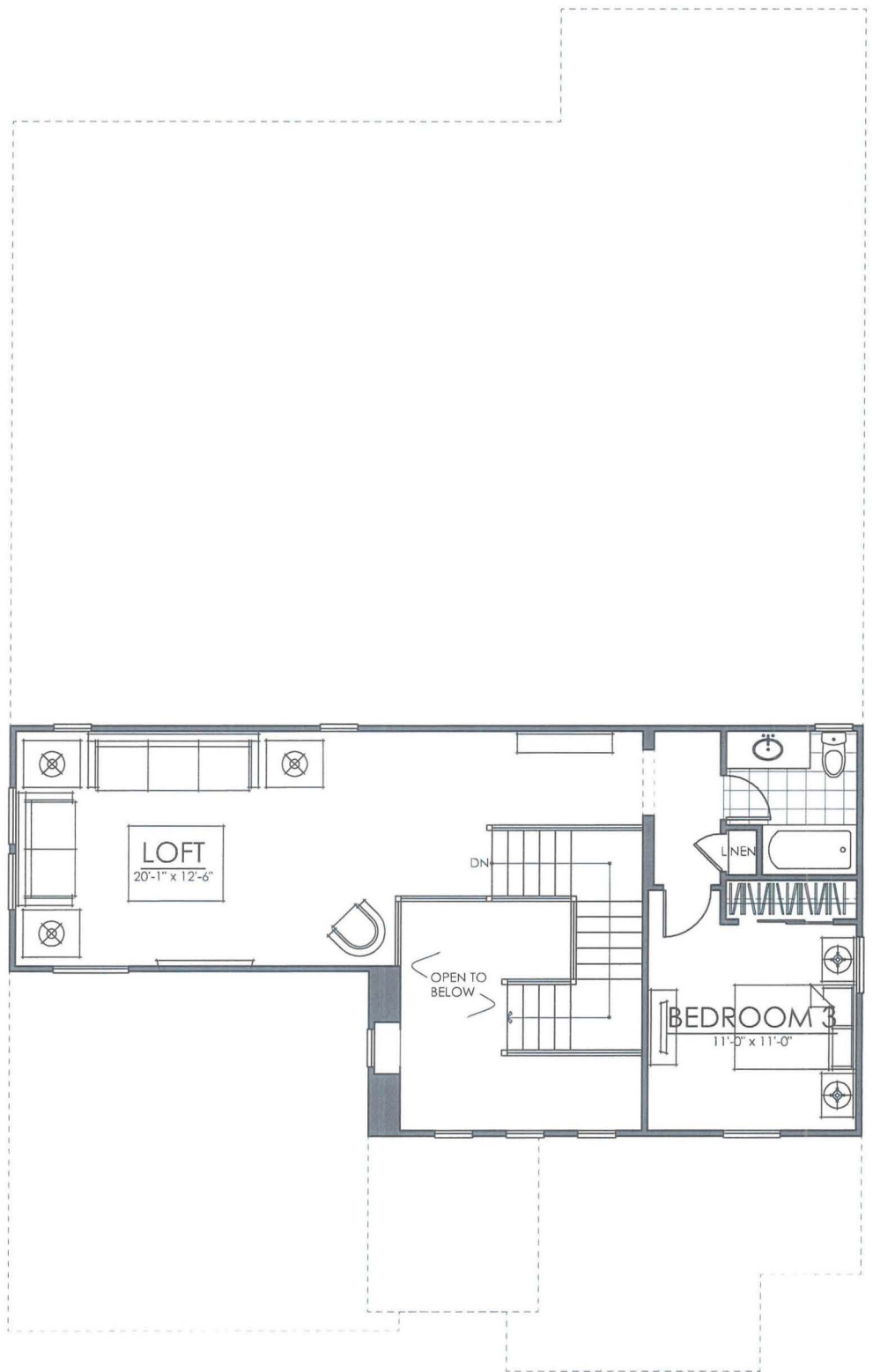
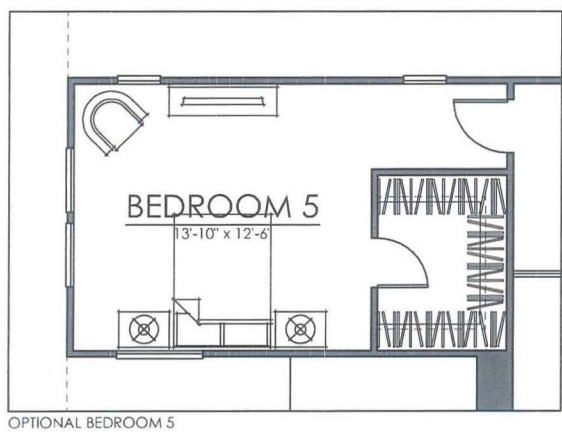
GROSS AREA:
 FIRST FLOOR 2263 SQ. FT.
 SECOND FLOOR 614 SQ. FT.
 VOLUME (INC. STAIR) 190 SQ. FT.
 GARAGE 482 SQ. FT.
 OUTDOOR ROOM 143 SQ. FT.
TOTAL LIVING 3692 SQ. FT.

NET AREA:
 FIRST FLOOR 2263 SQ. FT.
 SECOND FLOOR 614 SQ. FT.
TOTAL LIVING 2877 SQ. FT.

PLAN ONE | FIRST FLOOR | 2877 SQ. FT.
STEVENSON PROPERTY | CAL ATLANTIC HOMES



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GROSS AREA:
FIRST FLOOR
SECOND FLOOR
VOLUME (INC. STAIR)
GARAGE
OUTDOOR ROOM
TOTAL LIVING
12.04.15

2263 SQ. FT.
614 SQ. FT.
190 SQ. FT.
482 SQ. FT.
143 SQ. FT.
3692 SQ. FT.

NET AREA:
FIRST FLOOR
SECOND FLOOR
TOTAL LIVING

2263 SQ. FT.
614 SQ. FT.
2877 SQ. FT.

PLAN ONE | SECOND FLOOR | 2877 SQ. FT.
STEVENSON PROPERTY | CAL ATLANTIC HOMES



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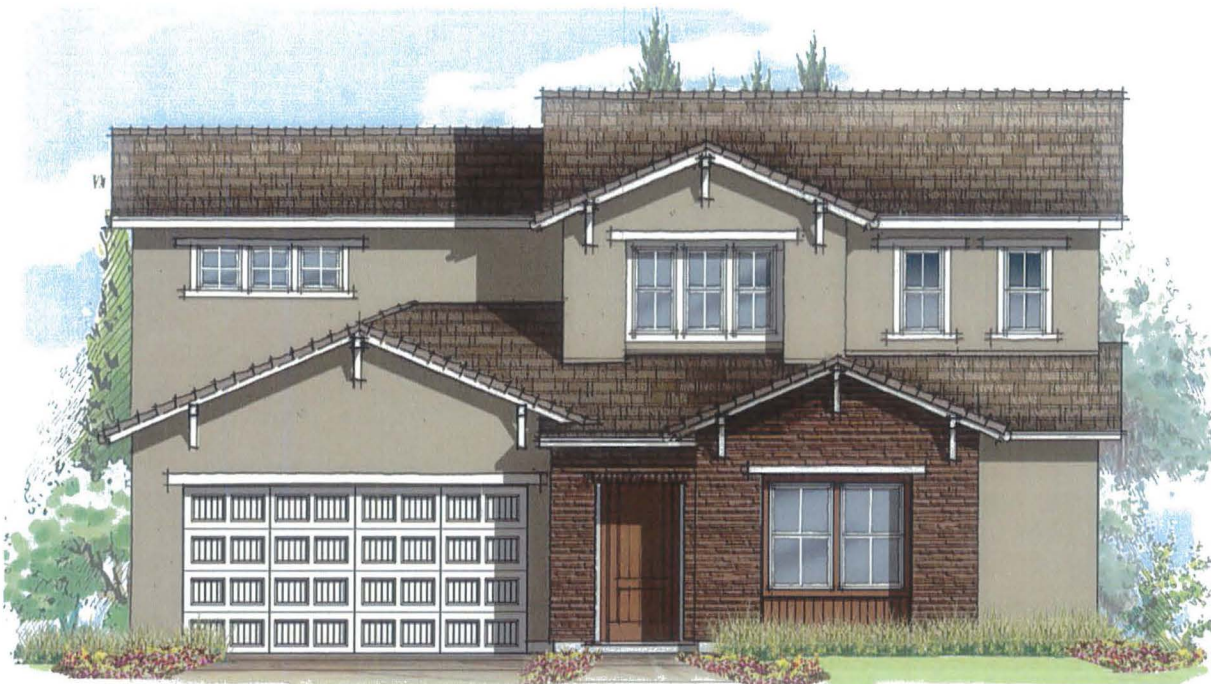




ELEVATION A

CONCRETE 'S' ROOF TILE
STUCCO BODY
SMOOTH STUCCO OVER FOAM AT ENTRY
GARAGE DOOR WITH DECORATIVE PANELS
DECORATIVE CERAMIC TILE
DECORATIVE SHUTTERS

elevationA -SANTA BARBARA



ELEVATION B

CONCRETE FLAT ROOF TILE
STUCCO BODY
GARAGE DOOR WITH DECORATIVE PANELS
WOOD KICKERS
BRICK VENEER

elevationB -CALIFORNIA RANCH



ELEVATION C

CONCRETE FLAT ROOF TILE
STUCCO BODY
8" HORIZONTAL HARDIE BOARD SIDING
4" HORIZONTAL HARDIE BOARD SIDING
4" RAFTER TAILS
WOOD KICKERS
GARAGE DOOR WITH LOUVERED PANELS
LIMESTONE VENEER

elevationC -PLANTATION

12.04.15

PLAN ONE

STEVENSON PROPERTY | CAL ATLANTIC HOMES

CAL ATLANTIC
HOMES

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RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

12.04.15

CALATLANTIC
HOMES

PLAN ONE | ELEVATION A | SANTA BARBARA
STEVENSON PROPERTY | CAL ATLANTIC HOMES

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RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

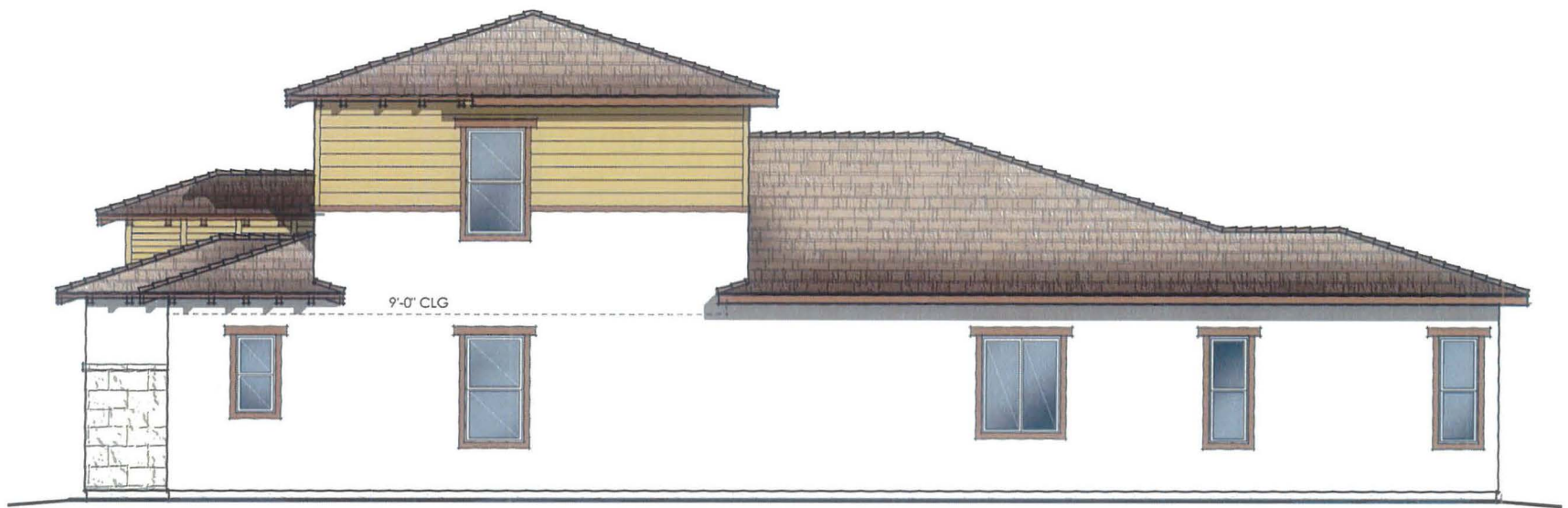
12.04.15

CALATLANTIC
HOMES

PLAN ONE | ELEVATION B | CALIFORNIA RANCH
STEVENSON PROPERTY | CAL ATLANTIC HOMES

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RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

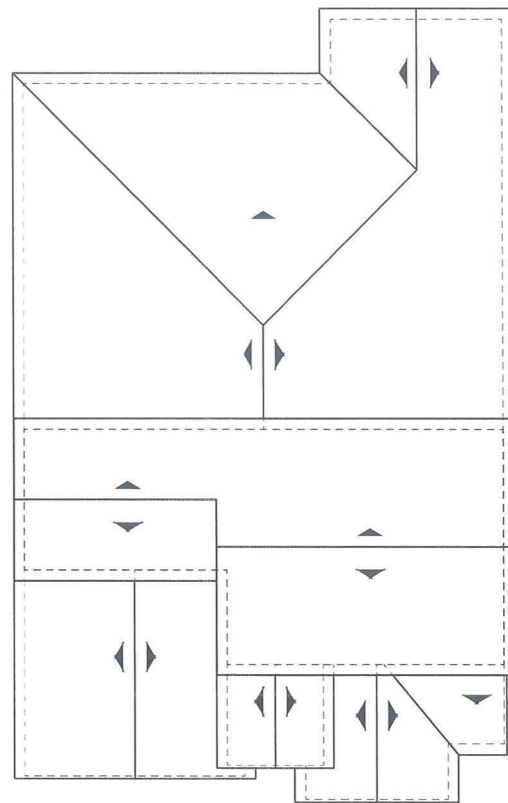
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CALATLANTIC
HOMES™

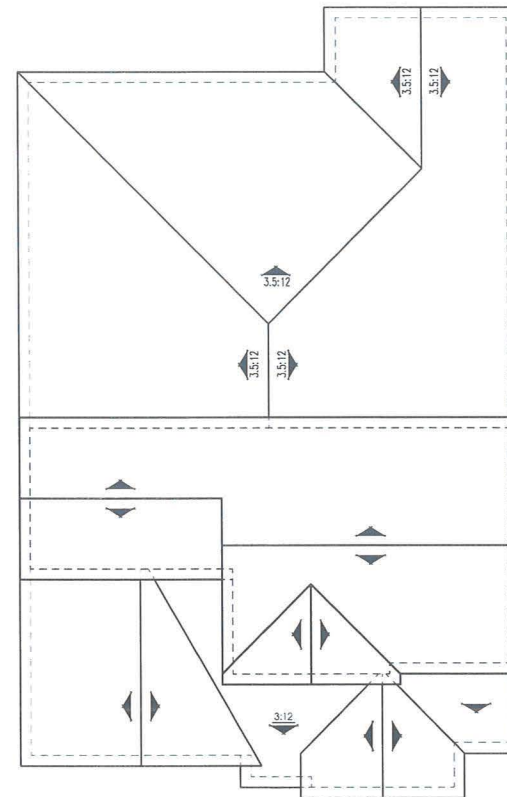
PLAN ONE | ELEVATION C | PLANTATION
STEVENSON PROPERTY | CAL ATLANTIC HOMES

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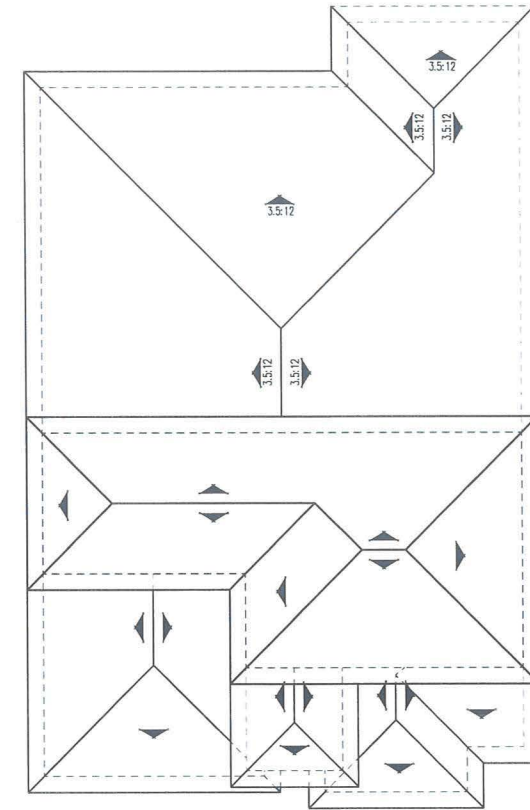
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ROOF PLAN - A (4:12 U.N.O.) SCALE: 1/8" = 1'-0"



ROOF PLAN - B (5:12 U.N.O.) SCALE: 1/8" = 1'-0"



ROOF PLAN - C (4:12 U.N.O.) SCALE: 1/8" = 1'-0"

12.04.15

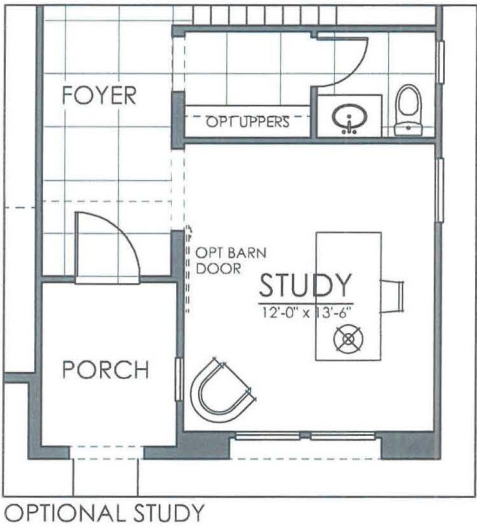
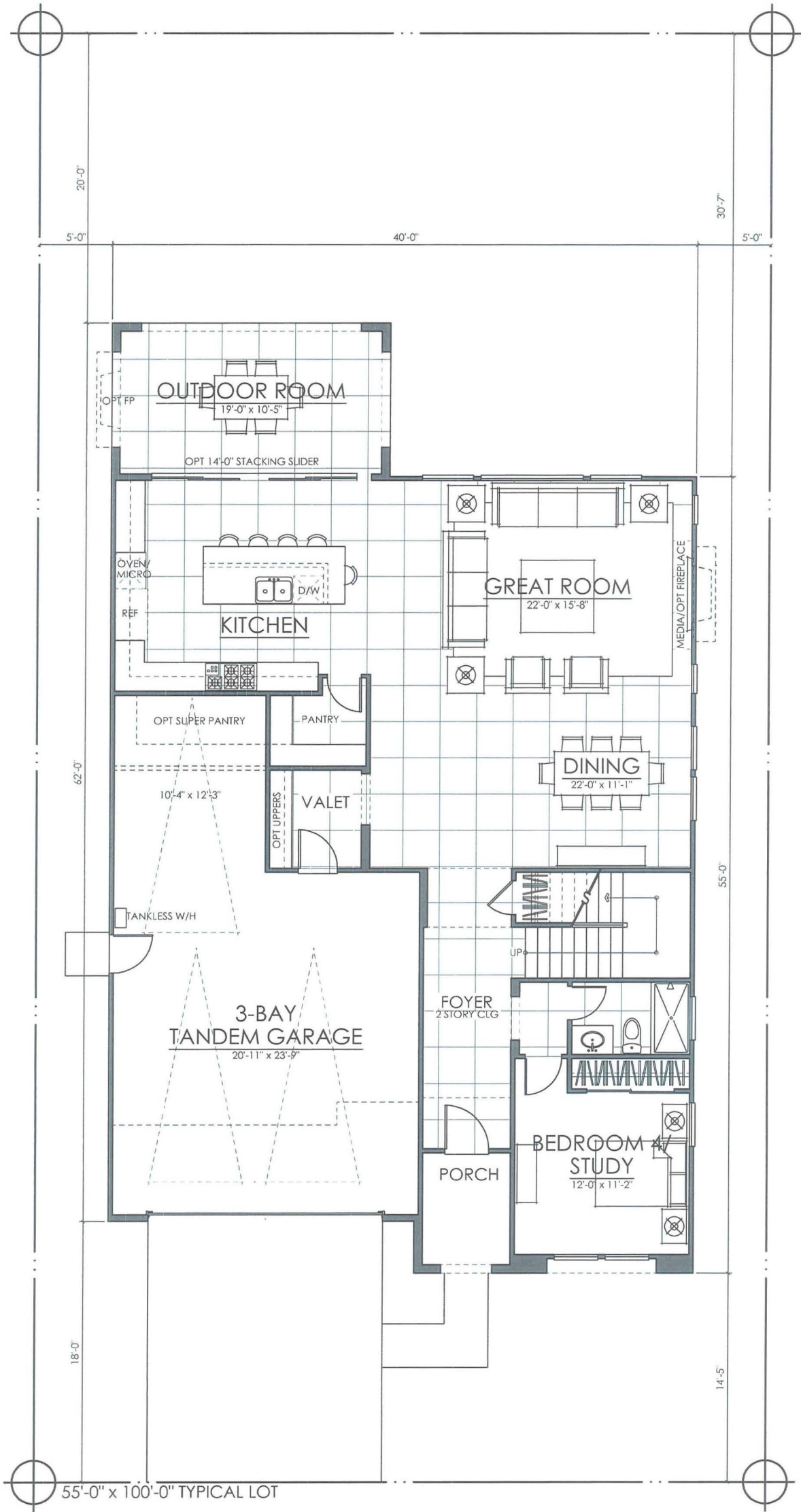


PLAN ONE | ROOF PLANS

STEVENSON PROPERTY | CAL ATLANTIC HOMES

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GROSS AREA:
FIRST FLOOR
SECOND FLOOR
VOLUME (INC. STAIR)
OUTDOOR ROOM
GARAGE
TOTAL LIVING

1429 SQ. FT.
1487 SQ. FT.
163 SQ. FT.
201 SQ. FT.
641 SQ. FT.
3921 SQ. FT.

NET AREA:

FIRST FLOOR
SECOND FLOOR
TOTAL LIVING

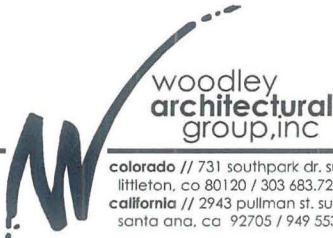
1429 SQ. FT.
1487 SQ. FT.
2916 SQ. FT.

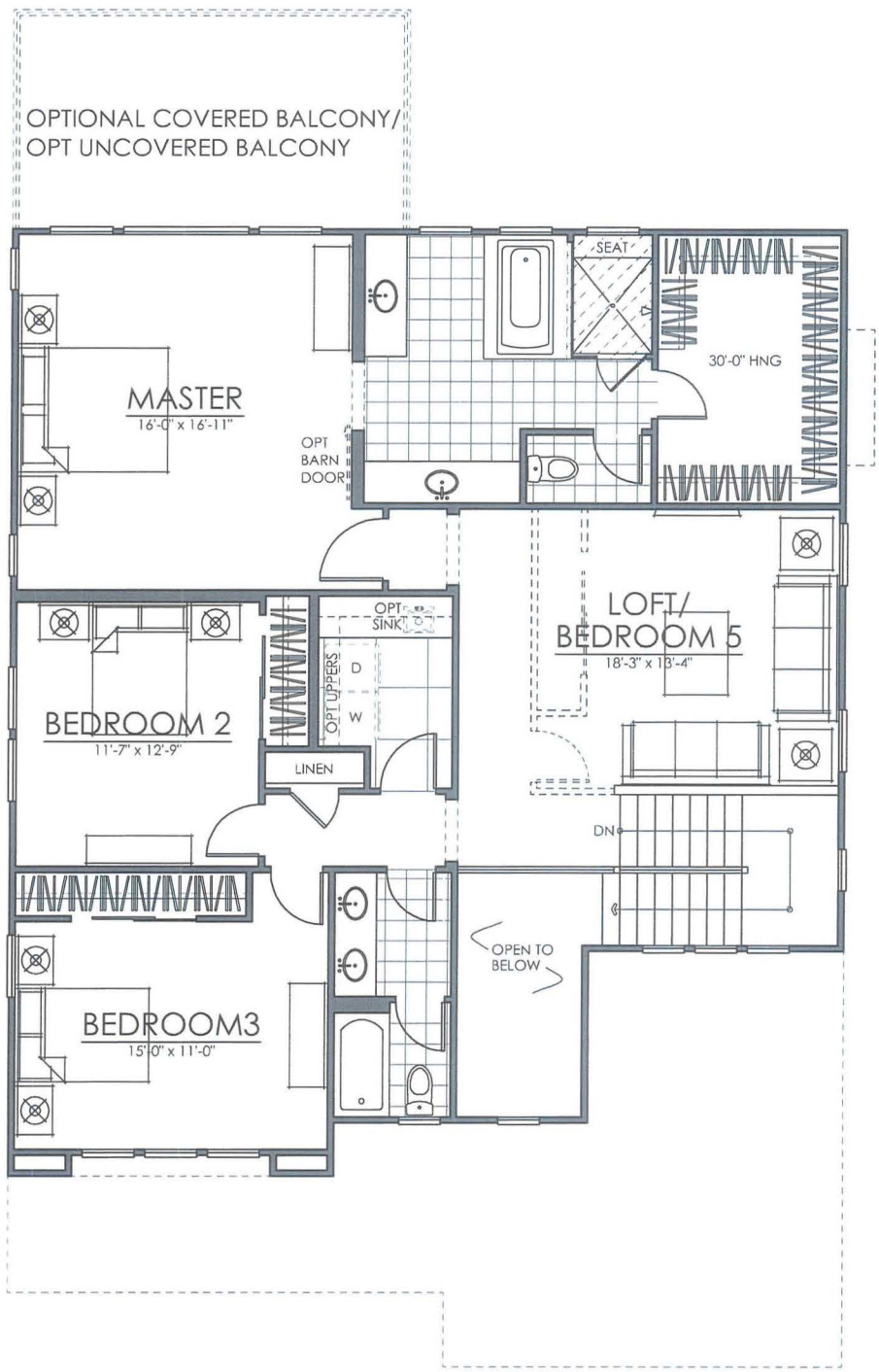
12.04.15

PLAN TWO | FIRST FLOOR | 2916 SQ. FT.
STEVENS ON PROPERTY | CAL ATLANTIC HOMES



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GROSS AREA:

FIRST FLOOR	1429 SQ. FT.
SECOND FLOOR	1487 SQ. FT.
VOLUME (INC. STAIR)	163 SQ. FT.
OUTDOOR ROOM	201 SQ. FT.
GARAGE	641 SQ. FT.
TOTAL LIVING	3921 SQ. FT.

NET AREA:

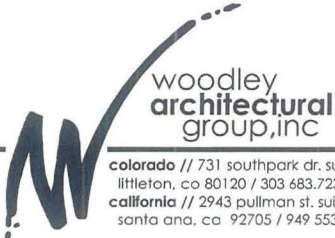
FIRST FLOOR	1429 SQ. FT.
SECOND FLOOR	1487 SQ. FT.
TOTAL LIVING	2916 SQ. FT.

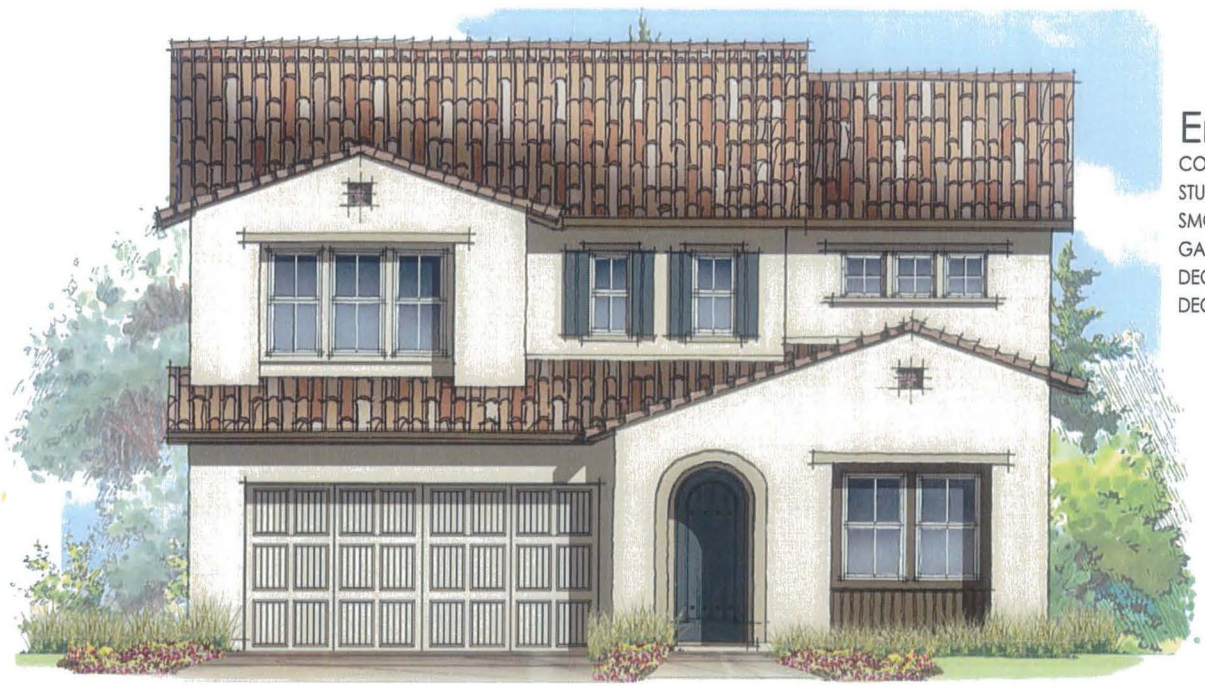
12.04.15

PLAN TWO | SECOND FLOOR | 2916 SQ. FT.
STEVENSON PROPERTY | CAL ATLANTIC HOMES



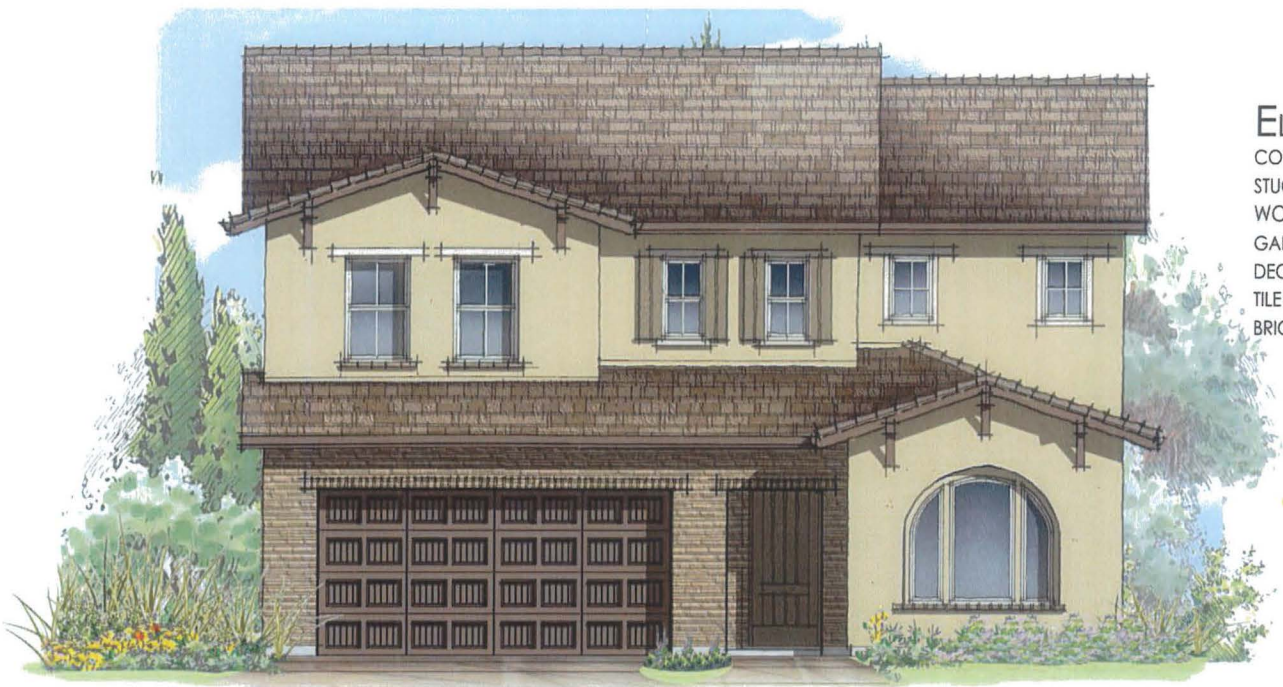
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ELEVATION A
CONCRETE 'S' ROOF TILE
STUCCO BODY
SMOOTH STUCCO OVER FOAM AT ENTRY
GARAGE DOOR WITH DECORATIVE PANELS
DECORATIVE CERAMIC TILE
DECORATIVE SHUTTERS

elevationA -SANTA BARBARA



ELEVATION B
CONCRETE FLAT ROOF TILE
STUCCO BODY
WOOD KICKER
GARAGE DOOR WITH DECORATIVE PANELS
DECORATIVE SHUTTERS
TILE AT WINDOW SILL
BRICK VENEER

elevationB -CALIFORNIA RANCH



ELEVATION C
CONCRETE FLAT ROOF TILE
STUCCO BODY
8" HORIZONTAL HARDIE BOARD SIDING
4" HORIZONTAL HARDIE BOARD SIDING
4" RAFTER TAILS
GARAGE DOOR WITH LOUVERED PANELS
LIMESTONE VENEER

elevationC -PLANTATION

12.04.15

PLAN TWO

STEVENSON PROPERTY | CAL ATLANTIC HOMES

CAL ATLANTIC
HOMES

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RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

12.04.15

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HOMES™

PLAN TWO | ELEVATION A | SANTA BARBARA
STEVENSON PROPERTY | CAL ATLANTIC HOMES

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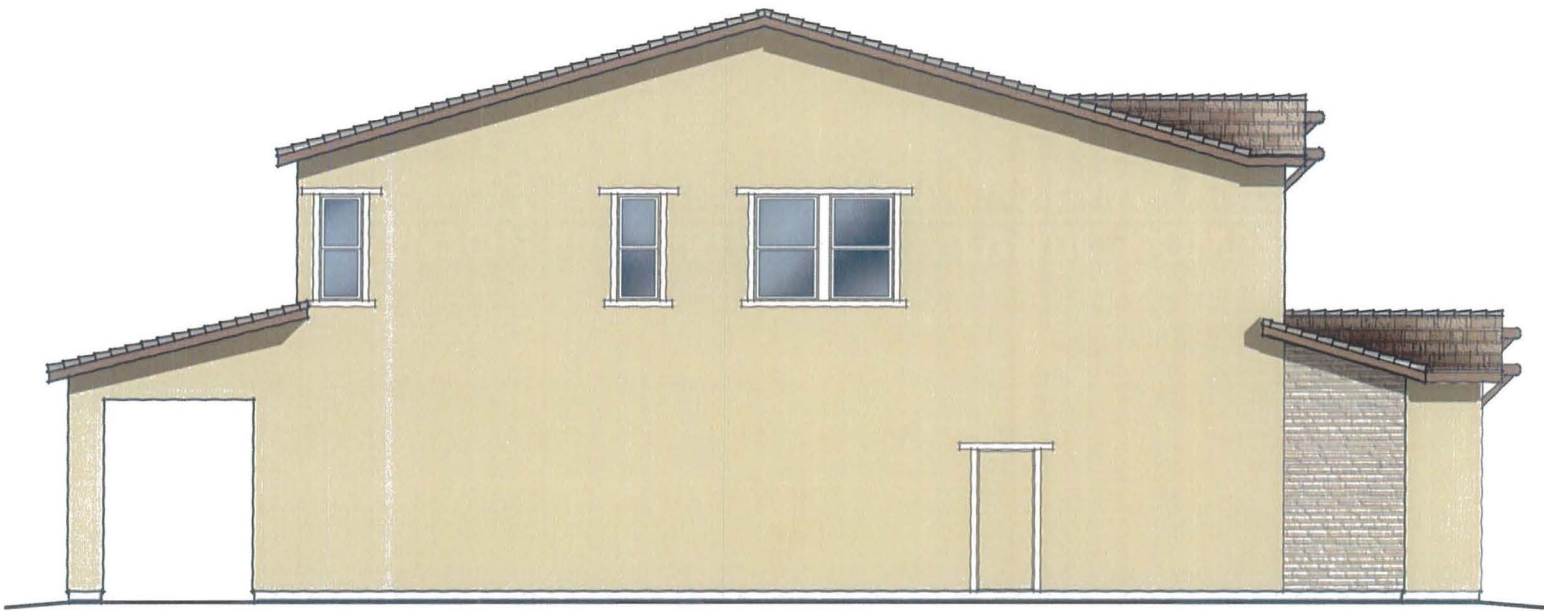
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PLAN TWO | ELEVATION B | CALIFORNIA RANCH
STEVENS ON PROPERTY | CAL ATLANTIC HOMES



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RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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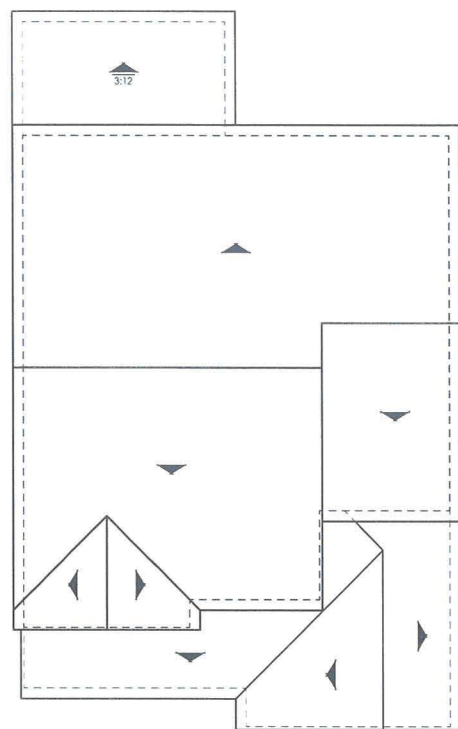
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PLAN TWO | ELEVATION C | PLANTATION
STEVENSON PROPERTY | CAL ATLANTIC HOMES

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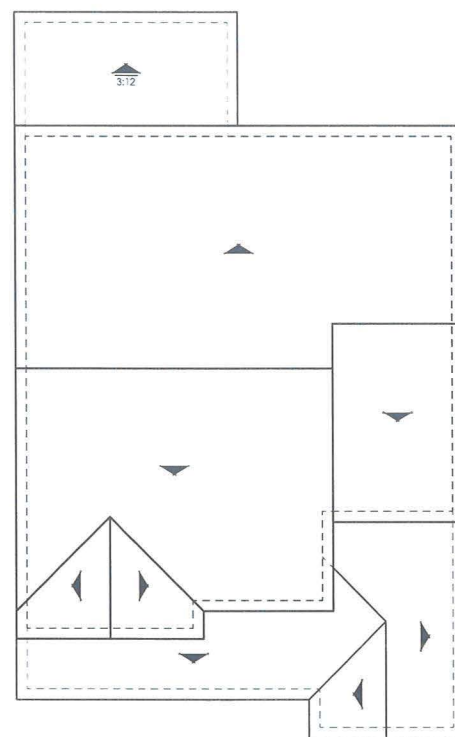
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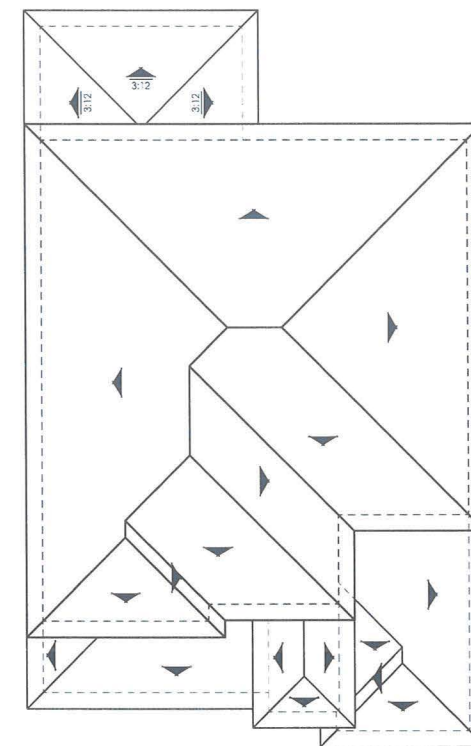
ROOF PLAN - A (4:12 U.N.O.)

SCALE: 1/8" = 1'-0"



ROOF PLAN - B (3.5:12 U.N.O.)

SCALE: 1/8" = 1'-0"



ROOF PLAN - C (4:12 U.N.O.)

SCALE: 1/8" = 1'-0"

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CAL ATLANTIC
HOMES

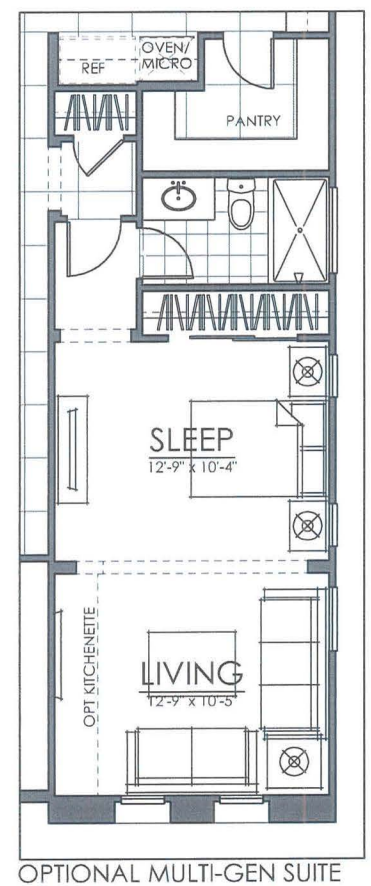
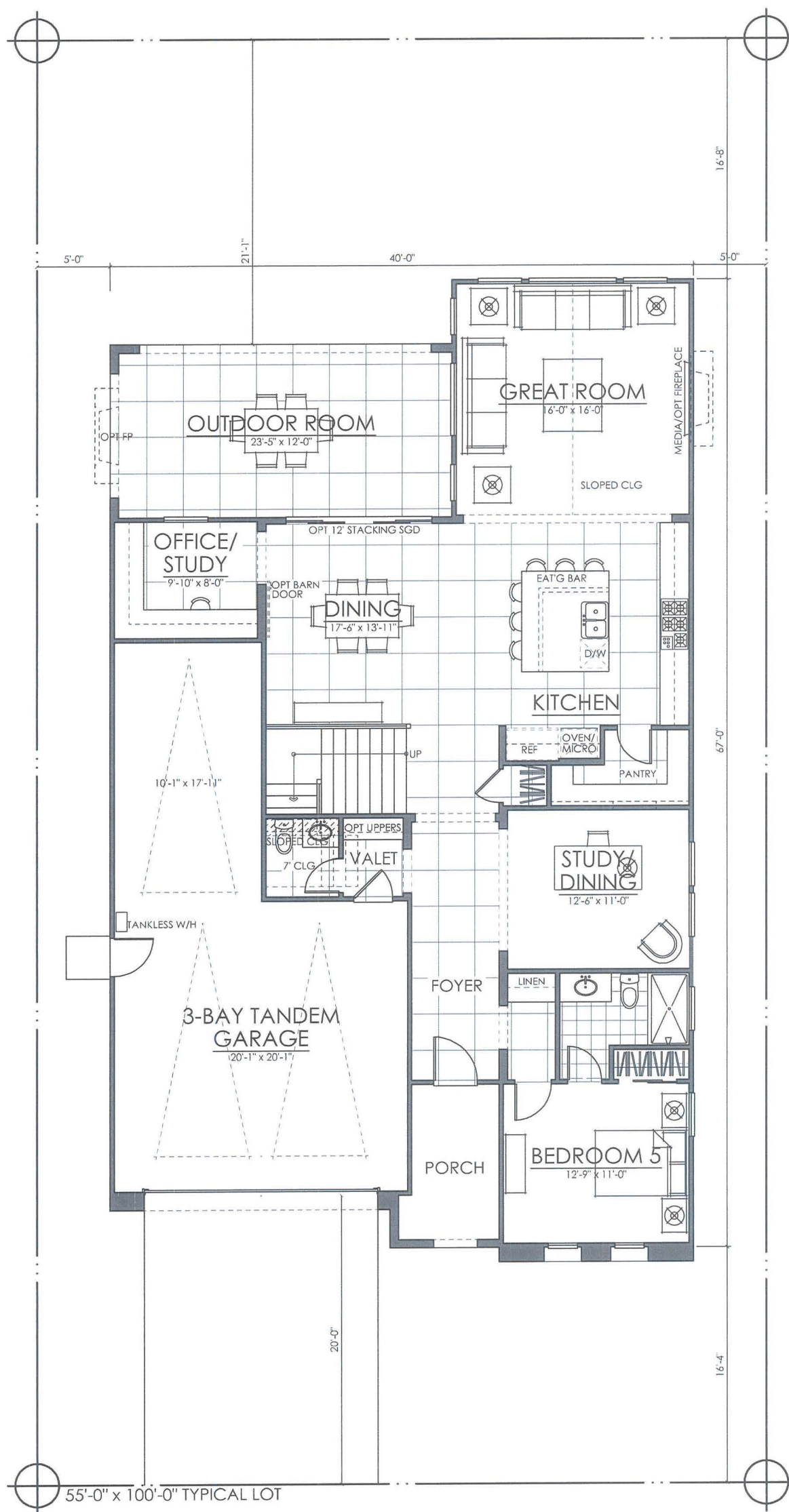
PLAN TWO | ROOF PLANS

STEVENSON PROPERTY | CAL ATLANTIC HOMES

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GROSS AREA:
FIRST FLOOR 1558 SQ. FT.
SECOND FLOOR 1652 SQ. FT.
VOLUME (INC. STAIR) 81 SQ. FT.
GARAGE 603 SQ. FT.
OUTDOOR ROOM 281 SQ. FT.
TOTAL LIVING 4175 SQ. FT.

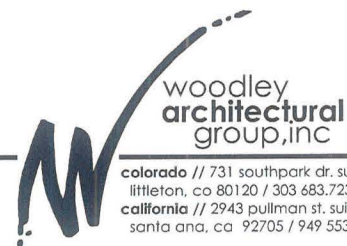
NET AREA:
FIRST FLOOR 1558 SQ. FT.
SECOND FLOOR 1652 SQ. FT.
TOTAL LIVING 3210 SQ. FT.

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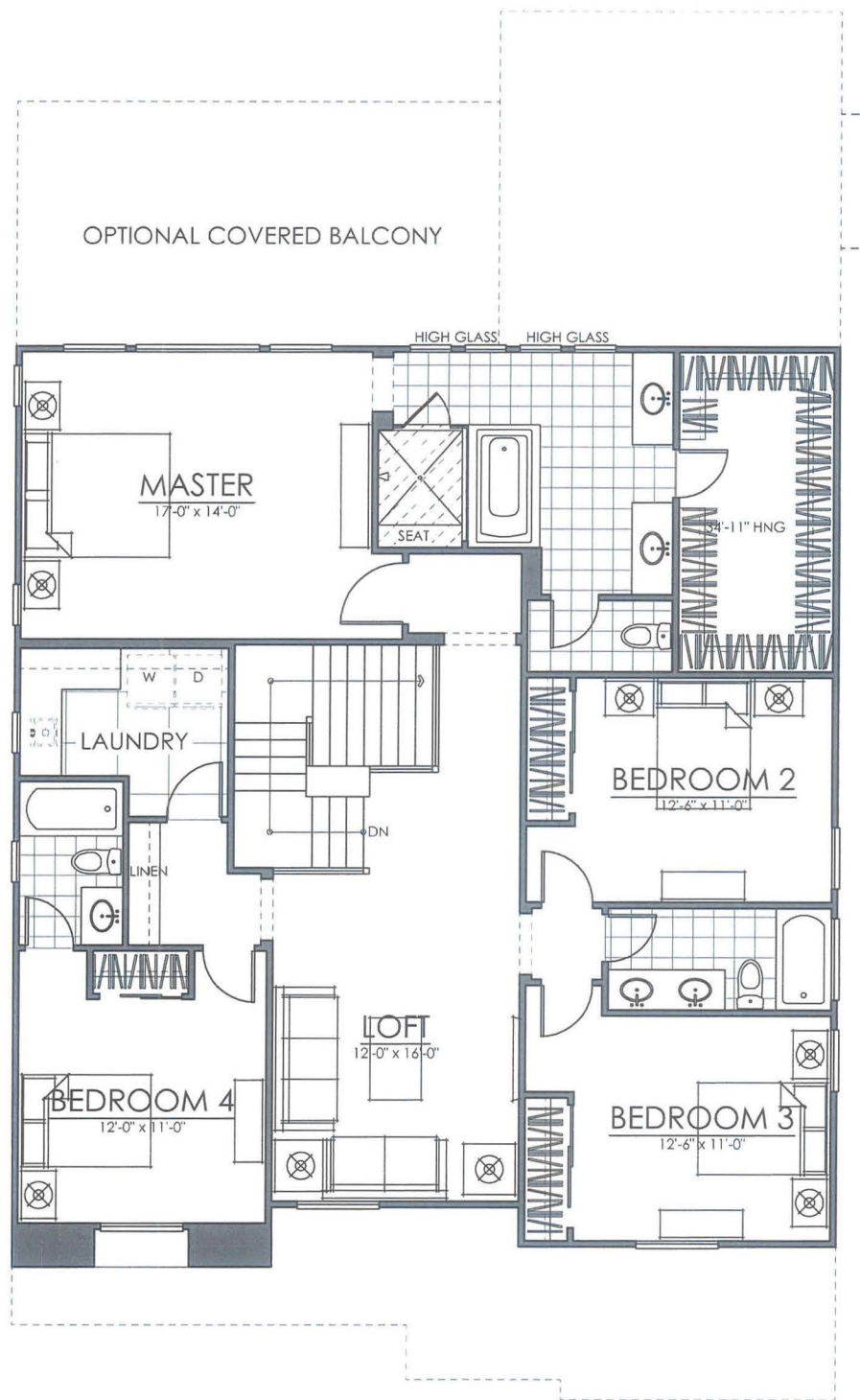
PLAN THREE | FIRST FLOOR | 3210 SQ. FT.
STEVENSON PROPERTY | CAL ATLANTIC HOMES



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GROSS AREA:
FIRST FLOOR 1558 SQ. FT.
SECOND FLOOR 1652 SQ. FT.
VOLUME (INC. STAIR) 81 SQ. FT.
GARAGE 603 SQ. FT.
OUTDOOR ROOM 281 SQ. FT.
TOTAL LIVING 4175 SQ. FT.

NET AREA:
FIRST FLOOR 1558 SQ. FT.
SECOND FLOOR 1652 SQ. FT.
TOTAL LIVING 3210 SQ. FT.

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PLAN THREE | SECOND FLOOR | 3210 SQ. FT.
STEVENS ON PROPERTY | CAL ATLANTIC HOMES



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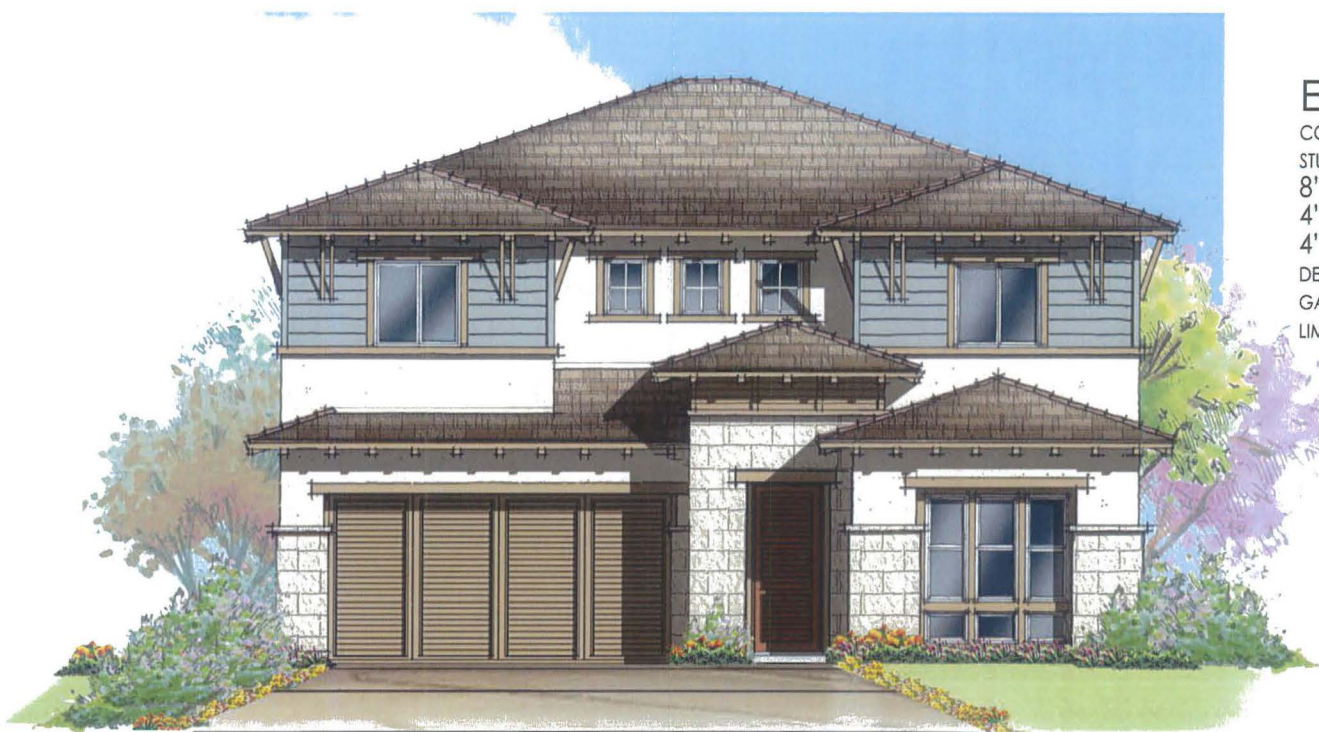
ELEVATION A
 CONCRETE 'S' ROOF TILE
 STUCCO BODY
 GARAGE DOOR WITH DECORATIVE PANELS
 DECORATIVE CERAMIC TILE

elevationA - SANTA BARBARA



ELEVATION B
 CONCRETE FLAT ROOF TILE
 STUCCO BODY
 GARAGE DOOR WITH DECORATIVE PANELS
 WOOD KICKERS
 TILE AT WINDOW SILL
 BRICK VENEER

elevationB - CALIFORNIA RANCH



ELEVATION C
 CONCRETE FLAT ROOF TILE
 STUCCO BODY
 8" HORIZONTAL HARDIE BOARD SIDING
 4" HORIZONTAL HARDIE BOARD SIDING
 4" RAFTER TAILS
 DECORATIVE LOUVERED PANELS
 GARAGE DOOR WITH LOUVERED PANELS
 LIMESTONE VENEER

elevationC - PLANTATION

12.04.15

PLAN THREE

STEVENSON PROPERTY | CAL ATLANTIC HOMES

CAL ATLANTIC
 HOMES

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RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PLAN THREE | ELEVATION A | SANTA BARBARA
STEVENSON PROPERTY | CAL ATLANTIC HOMES

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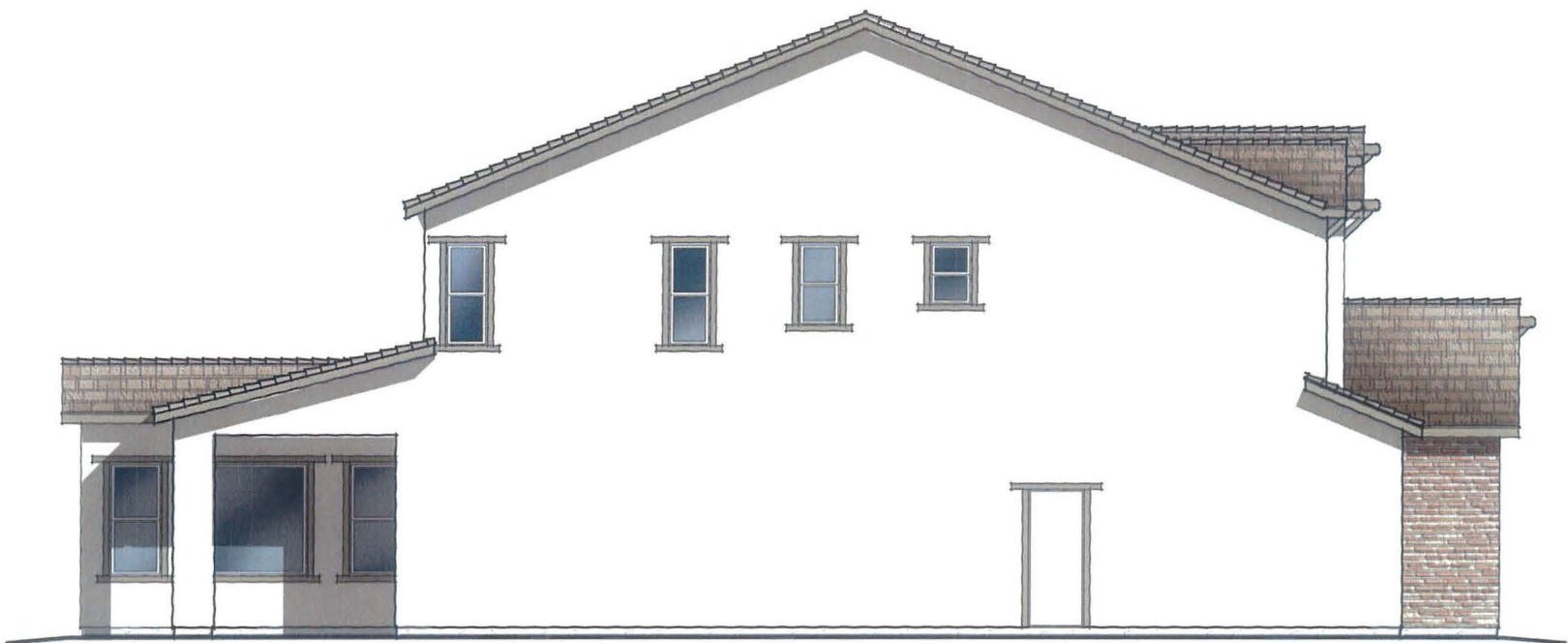
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

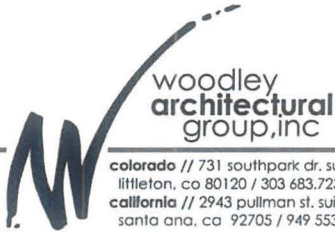
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PLAN THREE | ELEVATION B | CALIFORNIA RANCH
STEVENSON PROPERTY | CAL ATLANTIC HOMES



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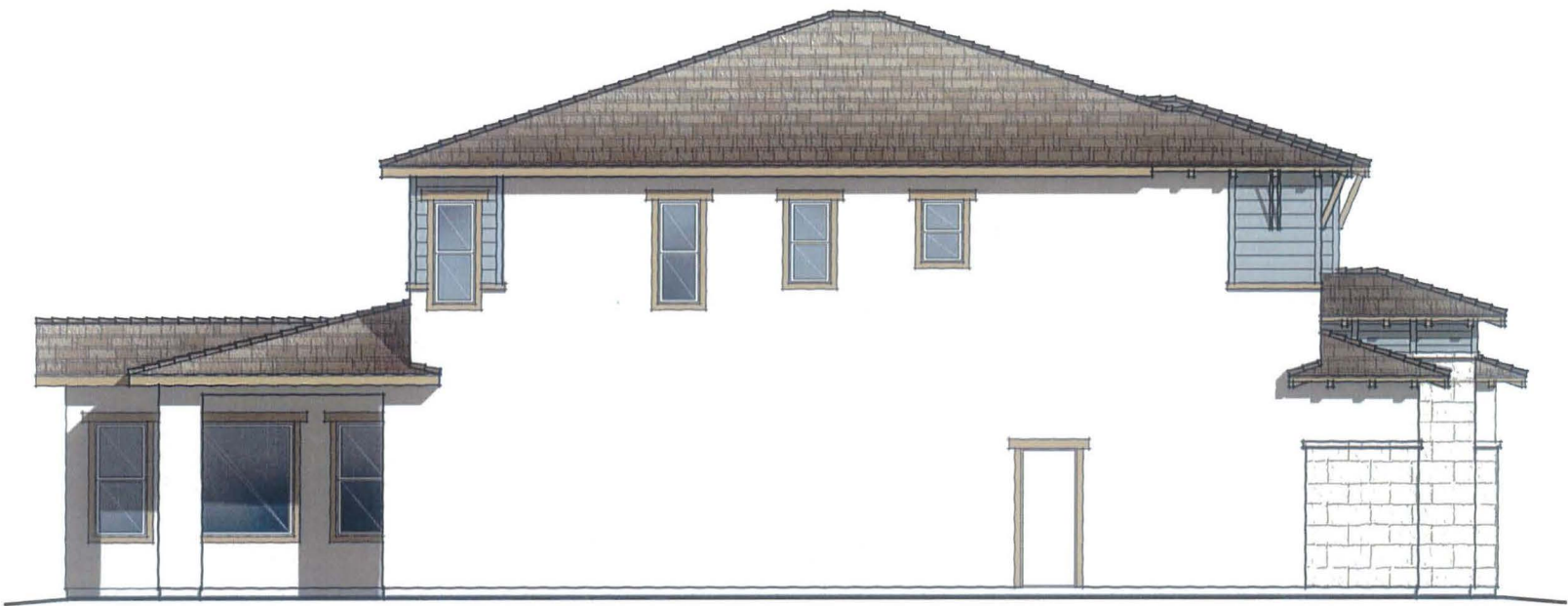
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

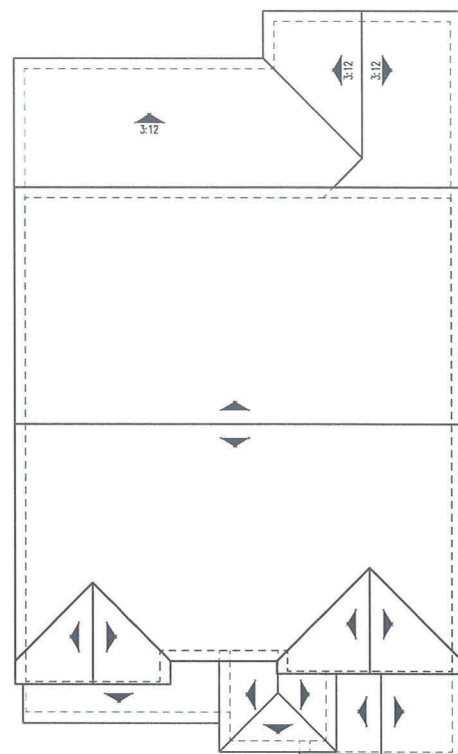
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HOMES

PLAN THREE | ELEVATION C | PLANTATION
STEVENSON PROPERTY | CAL ATLANTIC HOMES

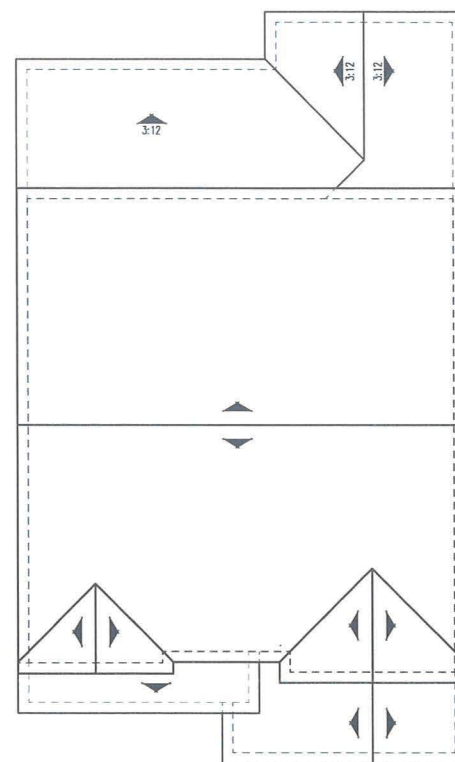
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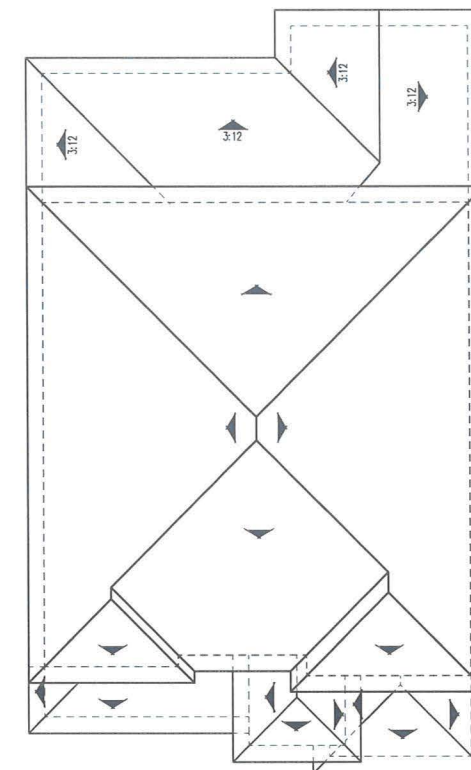
ROOF PLAN - A (4:12 U.N.O.)

SCALE: 1/8" = 1'-0"



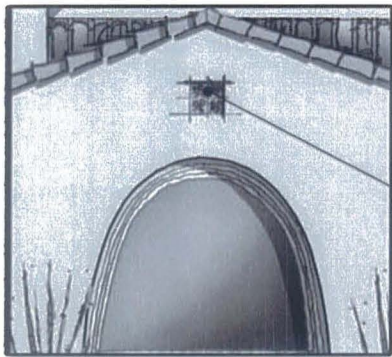
ROOF PLAN - B (3:12 U.N.O.)

SCALE: 1/8" = 1'-0"

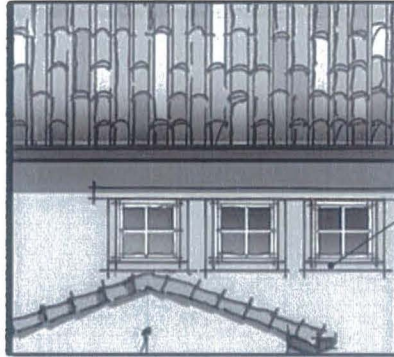


ROOF PLAN - C (4:12 U.N.O.)

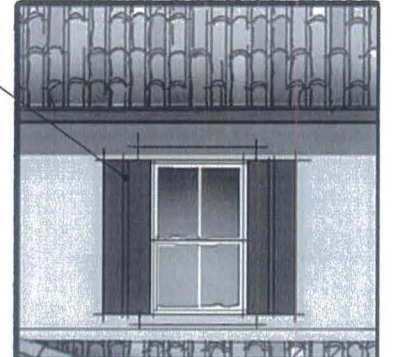
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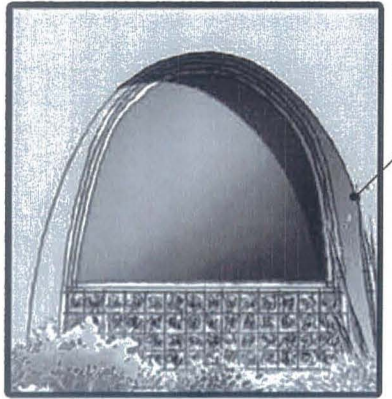
SANTA BARBARA
ELEVATION A1



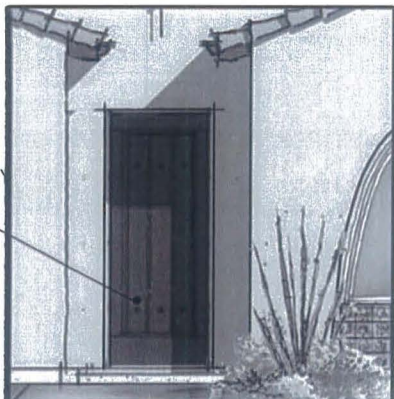
A2



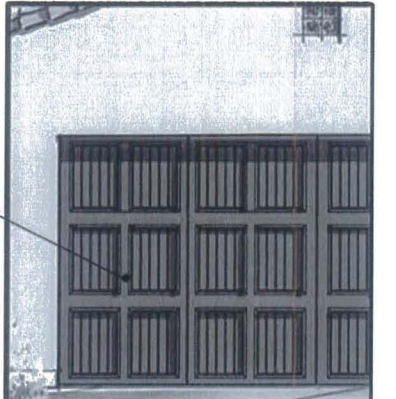
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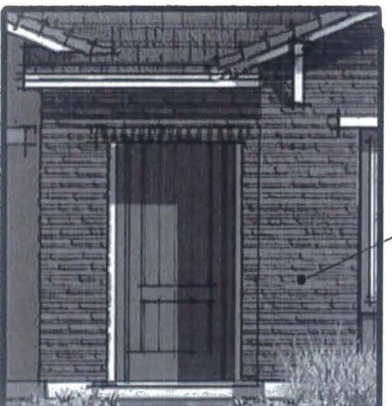
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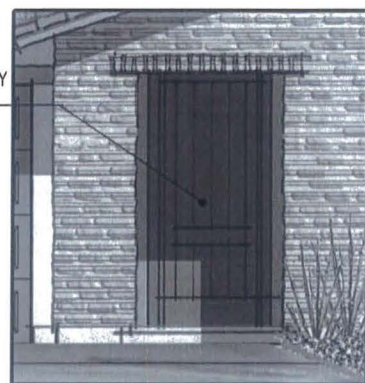
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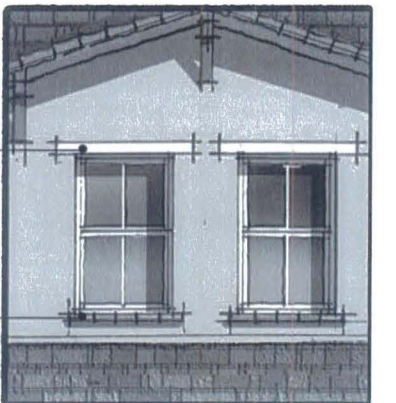
A6



CALIFORNIA RANCH
ELEVATION B1



B2



B3



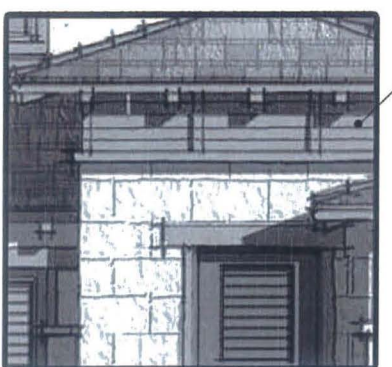
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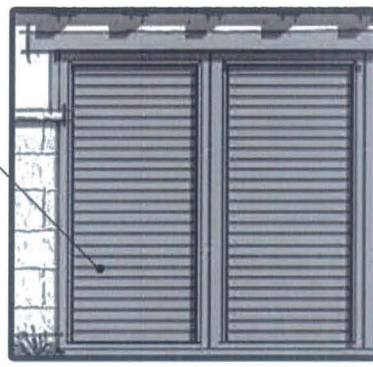
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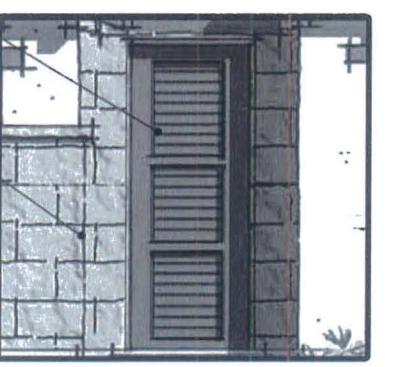
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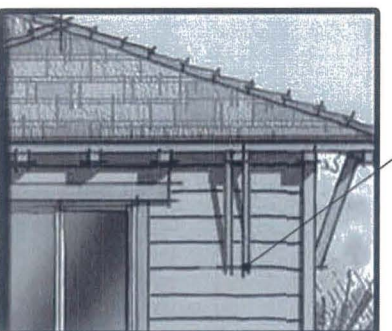
PLANTATION
ELEVATION C1



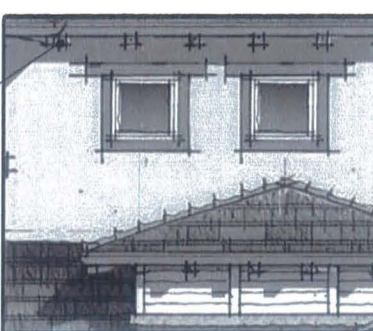
C2



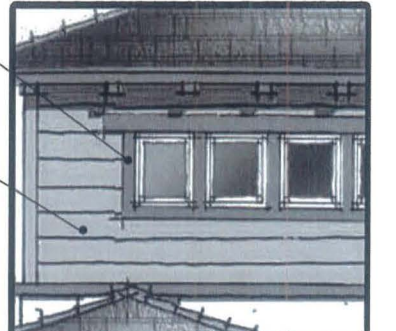
C3



C4



C5



C6

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CAL ATLANTIC
HOMES

ELEVATION DETAILS STEVENSON PROPERTY | CAL ATLANTIC HOMES

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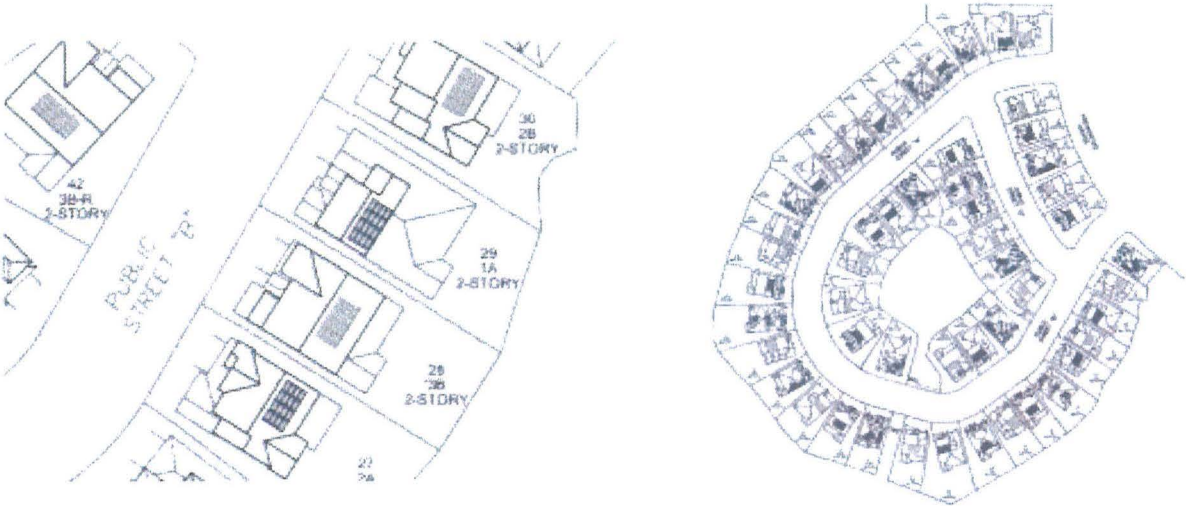
SUNPOWER

Ryland Homes
Stevenson Elementary
Community Solar Implementation

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Solar Designs for Stevenson Elementary

All Homes receive a 2 kW system as a standard feature - capable of producing up to 3,300 kWh per year
Home buyers can upgrade to 3 kW, 4 kW or 5 kW to produce more of their electricity needs



SUNPOWER

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Desired Aesthetics - SunPower Panels inset into Tile Roofs



SUNPOWER

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