



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 7, 2017 REPORT NO. PC-17-066

HEARING DATE: September 14, 2017

SUBJECT: MARBURN CORP TM. Process Five Decision

PROJECT NUMBER: [435483](#)

OWNER/APPLICANT: Marburn Corporation/ColRich

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the subdivision of a vacant 5.99-acre parcel into 24 residential lots and five Homeowner Association (HOA) lots for the development of 24 single dwelling units located at the northeastern corner of Interstate 8 and College Avenue at 5551 1/3 College Avenue, within the Navajo Community Planning area?

Staff Recommendations:

1. Recommend the City Council ADOPT Mitigated Negative Declaration No. 435483, and ADOPT Mitigation, Monitoring, and Reporting Program;
2. Recommend the City Council APPROVE Site Development Permit No. 1532102 and Planned Development Permit No. 2000231; and
3. Recommend the City Council APPROVE Tentative Map No. 1532103, and Easement Vacation No. 1927562.

Community Planning Group Recommendation: On May 10, 2017, the Navajo Community Planners, Inc. voted 6-4-0 to recommend denial of the project (Attachment 10).

Environmental Review: Mitigated Negative Declaration No. 435483 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared which will reduce, to below a level of significance, potential impacts identified in the environmental review process (Attachment 9).

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

Code Enforcement Impact: None.

Housing Impact Statement: The 5.99-acre project site can accommodate a maximum of 52 dwelling units based on the underlying RS-1-7 Zone. The project proposes to provide 24 market rate single dwelling units, where none currently exist, adding to the housing supply in the City. The applicant would pay the Inclusionary Affordable Housing Fee to support the San Diego Housing Commission's development of affordable unit in accordance with San Diego Municipal Code (SDMC) [Section 142.1304](#).

BACKGROUND

The 5.99-acre project site is a vacant property located immediately north of Interstate 8 on the east side of College Avenue, within the Navajo Community Plan (NCP) area (Attachment 1). The site is designated as Very Low/Low Density Residential use at a density range between zero to nine dwelling units per acre (du/ac) in the [NCP](#), and is within the RS-1-7 (Residential-Single Unit) Zone, and the Montgomery Field Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2), and the Parking Impact Overlay Zone (Campus).

The site was previously approved for a 52-unit residential subdivision by the San Diego City Council in 1979 (PRD 20-115). Thereafter, several extensions of time (EOT) were approved with a final EOT approval in 1984, which expired in 1986. The site remains an undeveloped property located within a fully urbanized area. It abuts single-family residential development to the east, Chevron gas station to the north, single-family residential development and Temple Emanu-EL to the west side of College Avenue, and City-owned open space and Interstate-8 to the south. San Diego State University is located south of Interstate-8, approximately a half-mile from the project site.

The project site is an elongated and irregularly shaped lot. Topography on site generally slopes down toward the southwest with approximate elevations ranging from 450 mean sea level at the northerly limits of the site to 356 mean sea level at the southwest corner. There are slopes up to approximately 25 feet high along the northwesterly property boundary ascending to College Avenue. According to the geotechnical investigation report, the site was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the project site confirmed the site does not contain steep hillsides as defined in [SDMC Section 113.0103](#).

DISCUSSION

The site contains Environmentally Sensitive Lands (ESL) in the form of biological resources. Due to the

presence of ESL on the site, the project requires a Site Development Permit pursuant to San Diego Municipal Code (SDMC) [Section 126.0502\(d\)\(3\)](#). A Planned Development permit is required pursuant to SDMC [Section 126.0602 \(b\)](#) to grant deviations from the development regulations of the RS-1-7 Zone, with respect to street frontage and access, and setback and lot dimensions for certain lots as detailed in the "Requested Deviations" section of this report. The project also requires a Process Five Tentative Map pursuant to [SDMC Section 125.0430](#) for the proposed 24-lot subdivision and the requested vacation of four easements within the proposed subdivision boundaries. All approvals are consolidated under this application.

Project Description:

The project proposes to subdivide the existing 5.99-acre vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five HOA lots consisting of two private open space lots totaling 0.18 and 0.31 acres; a water easement access lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and one lot for the private drive. The project also includes the construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive, and the vacation for four existing easements for storm drains, sewer, and slope. The project yields a density of four dwelling units per acre (du/ac), which is consistent with the NCP land use designation of Very Low/Low Density Residential, zero to nine du/ac, and does not exceed the maximum number of dwelling units allowed on the site per the RS-1-7 zone.

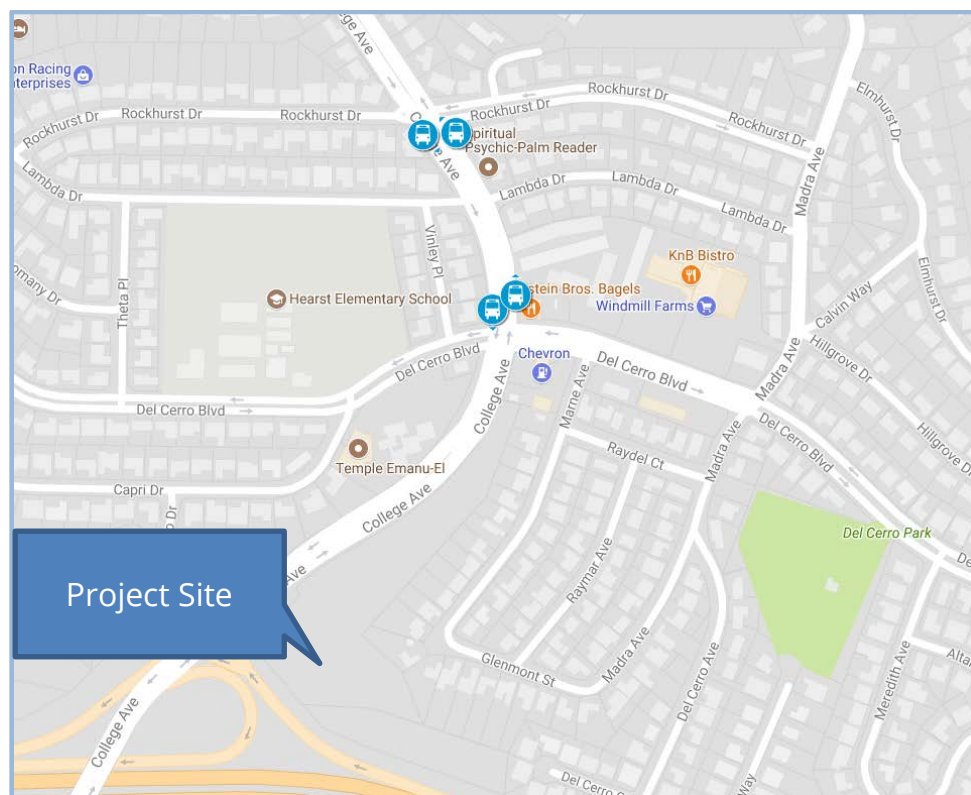
Approximately 5.6 acres of the site will be graded consisting of approximately 18,300 cubic yards of cut, 33,200 cubic yards of import with approximately 51,700 cubic yards of fill. Overall, the project is designed to work with the site's topographic conditions and maintains the southerly descending topography while providing a transition between project's grade elevations in relation to the abutting development. The project uses a combination of cut, fill, contour grading techniques and retaining walls to help achieve an infill development with a grading design sensitive to the topography and surrounding areas while maximizing the use of an otherwise, vacant underutilized residentially zoned property. Proposed residential pads are at a lower grade elevation than the grade elevations of the abutting residential development to the east, as well as the grade elevation of College Avenue to the west. The grade elevation at the southern end of the property is above the abutting grade elevation of the Caltrans right-of-way. The project proposes a combination of walls and fences including 1,970 linear feet of retaining walls up to a maximum of height of 12 feet high, as well as masonry walls, wood fences, view fences, and tabular steel fences not to exceed six feet in height, in compliance with the applicable development regulations. Retaining walls will provide adequate screening to minimize any potential visual impacts on the community.

The proposed low density residential development is similar in bulk and scale to the surrounding low density residential development. The dwelling units will consist of one of the following three design plans with a total of six elevation options:

- One-story, three-bedroom, 1,881 square-foot dwelling unit;
- One-story, three-bedroom/optional loft or bedroom, 2,022-square-foot dwelling unit; and
- Two-story, four-bedroom with second story media room/loft, 2,273-square-foot dwelling unit.

Each dwelling unit will include a two-car garage with roll up garage doors, for a total of 48 garage spaces. The project is in compliance with the required off-street parking requirement (48 spaces), and provides three additional parking spaces for guests at the northern end of the project site. The overall Floor Area Ratio for each lot would comply with the RS-1-7 zone regulations based on individual lot size, as identified on project plans. Proposed structure heights vary from 16 to 21 feet. Architectural elements include off-setting planes and varied roofs, and use of a variety of building materials, such as stucco exterior finishes, vinyl windows, and asphalt shingle roofing, as well as decorative accents, including wood fascia, heady board siding, cultured stone, and metal accent awning. All dwelling units would have private outdoor space in the front, side and rear yards, with a minimum of 1,500 square-feet of open space per dwelling unit and 750 square feet of usable open space per unit as required by the development regulations.

Access to the development will be provided via a new 25-foot wide driveway off College Avenue in the northerly portion of the site, leading to a 26-foot wide private drive and terminating at a hammerhead street configuration in the southerly portion of the site. Adjacent to the east side of the private drive will be a 3.5-foot wide sidewalk providing residents pedestrian access and connections to College Avenue, and nearby amenities to the north near the intersection of Del Cerro Boulevard and College Avenue (dining establishments, small retail outlets, a neighborhood market, a fitness center, and postal service). It also provides pedestrian access to Metropolitan Transit System Bus Route 14 and 115 with bus stops located at the intersection of College Avenue and Del Cerro Boulevard (approximately 350 feet north of the project site), and at the intersection of College Avenue and Rockhurst Drive (approximately 900 feet north of the project site), as Follows:



Project landscaping includes street trees and parkway planting along College Avenue, and landscaping along the private drive, manufactured slopes and open space areas. Planting palette will be consistent with existing community landscape, the NCP recommendations, and City Street Tree Selection Guide, and will serve to accent the architecture and enhance the pedestrian scale of the project. Front yards of each home will be landscaped by the respective homeowner.

The project has been designed to avoid discharging concentrated run off onto slope areas. Storm water will be directed to on-site water quality basins proposed at the southern end of the project site. The project would connect to an existing water main at Del Cerro Boulevard.

The project has been conditioned to construct a 25-foot wide City standard driveway and new streetlights, per current City Standard, adjacent to the site on College Avenue, along with striping an exclusive northbound right turn lane on College Avenue at the project driveway. It also provides right-of-way dedication along College Avenue.

Project Related Issues:

Requested Deviations – The purpose of the Planned Development Permit regulations is to establish a review process for development that allows an applicant to request deviations and a greater flexibility than would be allowed if designed in strict conformance with the development regulations of the applicable zone. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. The project site is an elongated and irregularly shaped lot with approximately 900 feet of street frontage along College Avenue. The site will be accessed by a single entrance off College Avenue via a shared private drive serving the new homes. The Project includes five deviations: to create buildable lots without frontage on a dedicated public right-of-way, to create residential lots which take access from a private drive, to reduce the front yard setback for certain dwelling units, to reduce the rear yard setback for one dwelling unit, and to allow certain lots to deviate from the minimum required lot depth as illustrated below:

Deviations from RS-1-7 Regulations		
SDMC Section	Required	Proposed (lots with deviation)
Street Frontage (Section 131.0431(b) & Section 144.0211(a))	50-foot lot width fronting a public street	No frontage on a public street
Direct Vehicle Access (Section 144.0211(a))	Access from a public street	No access from a public street; access will be from a private drive
Front Yard Setback (Section 131.0431(b))	15-feet	Lot 1 - 10 feet Lot 20 - 5 feet Lot 24 - 10 feet
Rear Yard Setback (Section 131.0431(b))	13 feet	Lot 1 - 4 feet
Minimum Lot Depth (Section 131.0431(b))	95 feet	Lot 1 - 72.8 feet Lot 24 - 81.5 feet

The deviations are justified based upon the site configuration, topographic constraints, and project location along a major roadway. Therefore, the lots are oriented to a private drive which will provide one location of egress/ingress to College Avenue. Based upon City policies and regulations, access to a public right-of-way may be provided via a private drive with a deviation; however, said private drive shall be maintained by a Homeowners Association which relieves the City from long-term maintenance and operation obligations while providing access to residents and visitors.

The requested setbacks and lot depth deviations affect three of the 24 lots within the subdivision. Three homes would have front yard setbacks less than the required 15 feet, with one home maintaining a rear yard setback less than the required 13 feet. All lots within the proposed subdivision conform to the required minimum lot dimensions except for lot 1 and lot 24 with proposed lot depths of 72.8 feet and 81.5 feet. Staff supports the requested setbacks and lot deviations due to the irregular configuration of the project site and based on the overall design of the project. When considered, the added housing units will provide opportunities for home ownership, and the added benefit to the community of new housing replacing a vacant underutilized site. The deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

Environmentally Sensitive Lands – The site has been previously partially graded to its current configuration. Based on a slope analysis, the project site does not contain steep hillsides as defined in SDMC Section 113.0103, which includes lands that have a slope with a natural gradient of 25 percent or greater and a minimum elevation differential of 50 feet, or a natural gradient of 200 percent or greater and a minimum elevation differential of 10 feet. The site contains Environmentally Sensitive Lands (ESL) in the form of biological resources.

In accordance with SDMC [Section 143.0141\(a\)\(6\)\(B\)](#), encroachment into sensitive biological resources is not limited on the subject property. The Biological Technical Report dated December 12, 2016 reflects the current conditions of the site and impacts to biological resources. The project proposes to mitigate impacts to biological resources through payment into the City Habitat Acquisition Fund, and through the Mitigation Monitoring and Reporting Program (MMRP). The project site is not located within or adjacent to the City's Multi-Habitat Planning Area.

Traffic/Access – The project's calculated trip generation of 240 Average Daily Trips (ADT) is well below the 1,000 ADT threshold requirement for a transportation impact study. An access analysis was required to evaluate how the U-turns and queues in the area could change due to the project, as well as an evaluation of sight distance taking into consideration the speed of off-ramp traffic and northbound through traffic. The February 3, 2016 access analysis prepared for the project recommended that a northbound right turn lane on College Avenue be striped for the project driveway. This recommendation has been included as condition No. 43 of the draft permit (Attachment 6).

Access to the project is proposed via a right-in/right-out driveway at the north end of the project site from College Avenue. College Avenue is classified as a Four Lane Major Street in the NCP, and is generally constructed with a raised median and two travel lanes in each direction along the project frontage. The posted speed limit in the northbound direction along project frontage is 40 miles per

hour. The City of San Diego's Bicycle Master Plan designates Class II bike lanes or a Class III bike route along College Avenue. The northbound travel lane along College Avenue is more than the minimum 14 feet width required for Class III bike routes; therefore, bicyclists are accommodated along College Avenue.

Easements - The conditions of approval for this project include granting a public access easement over the proposed private drive, two proposed storm drain easements, and a proposed water easement. The project also includes a 12-foot wide General Utility Easement to the City for access to the existing City owned open space located south of the project site for maintenance and brush management.

The site contains the following easements, which are to be preserved and not be affected by the proposed subdivision including:

- an easement for telephone and telegraph;
- two easements for storm drains;
- an 80-foot wide public water easement; and
- two easements for San Diego Gas & Electric.

The following existing public easements on the subject property contain no public improvements, will no longer be utilized once the proposed public improvements are constructed, and will be vacated through the Tentative Map action:

- slope easement;
- a 10-foot wide public sewer easement; and
- a 10-foot wide and 15-foot wide easements for storm drains.

CAP Consistency - The project has been reviewed for consistency with the applicable strategies of the Climate Action Plan (CAP) relevant to energy and water efficient buildings, clean and renewable energy, and bicycling, walking, transit and land use. The project will include roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures in the California Green Building Standards Code. Additionally, each dwelling unit will be equipped with a cabinet, box or enclosure linking the required parking space to the electrical services, to allow for future installation of electric vehicle supply equipment.

Community Planning Group

The Navajo Community Planners, Inc., considered the project on May 10, 2017 and voted 6-4-0 to recommend denial of the project (Attachment 10). Based on the meeting minutes, while some community members acknowledged San Diego has a severe housing crisis and noted the impact of 24 homes is non-significant, others expressed concerns about traffic, ingress/egress, suitability of site for development, size of the homes, setbacks, as well as public safety and access for emergency vehicles.

The site is designated in the NCP, and zoned, for residential development. City staff has reviewed the project plans and associated technical studies, and supports the requested deviations, and has determined the project conforms to all other applicable development regulations and the Navajo Community Plan. As previously explained, based on the expected project trip generation, a transportation impact study was not required; however, an access analysis was prepared and accepted by City transportation staff. Furthermore, a geotechnical evaluation of the site indicates the site is suitable for development. The project proposes a low density residential development comparable in bulk and scale to the nearby single family residential developments. The proposed project grading achieves a site design that is sensitive to the topography and surrounding areas resulting in an infill development that integrates well with the surrounding development while maximizing the use of an otherwise, vacant and underutilized residentially zoned property. City of San Diego Fire Rescue has reviewed the project and determined that the project complies with all requirements regarding emergency ingress/egress.

Community Plan Analysis:

The NCP was adopted in 1982 to guide development of Navajo for existing and future residents. The long-range vision for the NCP is to retain the residential character of the area and enhance Navajo as a livable, walkable community. The principal objective of the Residential Element of the NCP is to maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range.

The project site is not located within or near any view corridors identified in the NCP. The project site is zoned and designated for residential development. The NCP designates the site for Very Low/Low Density Residential development at a density range between zero and nine dwelling units per acre (du/ac). The NCP land use designation is implemented by the underlying RS-1-7 zone, which is a Residential-Single Unit zone intended for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character and livability. The proposed 24-unit residential development yields a density of four du/ac, which is consistent with the NCP land use designation, and does not exceed the allowed density (up to 9 du/ac) for this zone. The adjacent residential development to the east and the residential development west of College Avenue are also low density residential developments, and zoned RS-1-7. The proposed project is consistent with the established residential neighborhoods and development pattern in this area.

The NCP provides several policy recommendations for residential development, which have been incorporated in the design of the proposed development. The project is a low density residential development consisting of three design plans that are similar in bulk and scale to the surrounding low density residential development while providing new housing opportunities within the community. The Residential Element of the NCP recommends site design for new residential to be sensitive to the topography and surrounding areas, including use of retaining walls to minimize grading and recontouring areas where needed. As indicated above, the project uses a combination of cut, fill, contour grading techniques and retaining walls to help achieve an infill development with a grading design sensitive to the topography and surrounding areas.

The NCP also calls for streets to be designed and developed to be pleasant places to walk and drive, as well as the protection of residential areas from noise of excessive traffic. The project proposes a 26-foot wide private drive, with a 3.5-foot sidewalk along the east side providing a walkable private drive for residents. The project has also been conditioned to include sound attenuation features that will reduce noise associated with the traffic on I-8 and College Avenue to 45 decibel (dB) Community Noise Equivalent Level (CNEL) interior noise level as recommended in the Acoustical Analysis dated December 16, 2016 (Attachment 6, condition No. 40).

Environmental Analysis:

A Mitigated Negative Declaration (MND) was prepared for the project which analyzed the environmental impact of the proposed project. Implementation of the Mitigation, Monitoring, and Reporting Program (MMRP) would reduce impacts to a level below significance in the following areas:

- Biological Resources;
- Cultural Resources (Archaeology and Paleontology); and
- Tribal Cultural Resources.

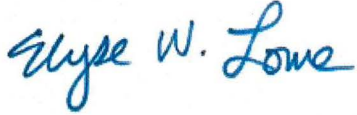
Conclusion:

The proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 5, 7, and 9) and draft conditions of approval (Attachments 6 and 8). Staff recommends the Planning Commission recommend to the City Council an approval of the Project as proposed.

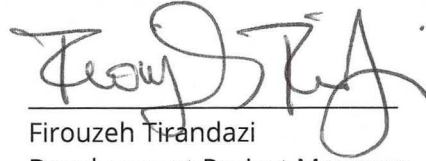
ALTERNATIVES

1. Recommend the City Council Adopt Mitigated Negative Declaration No. 435483, and Adopt Mitigation, Monitoring, and Reporting Program; Approve Site Development Permit No. 1532102, Planned Development Permit No. 2000231, Tentative Map No. 1532103, and Easement Vacation No. 1927562 with modifications.
2. Recommend the City Council Do Not Adopt Mitigated Negative Declaration No. 435483, and Do Not Adopt Mitigation, Monitoring, and Reporting Program; Deny Site Development Permit No. 1532102, Planned Development Permit No. 2000231, Tentative Map No. 1532103, and Easement Vacation No. 1927562, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department

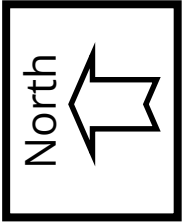
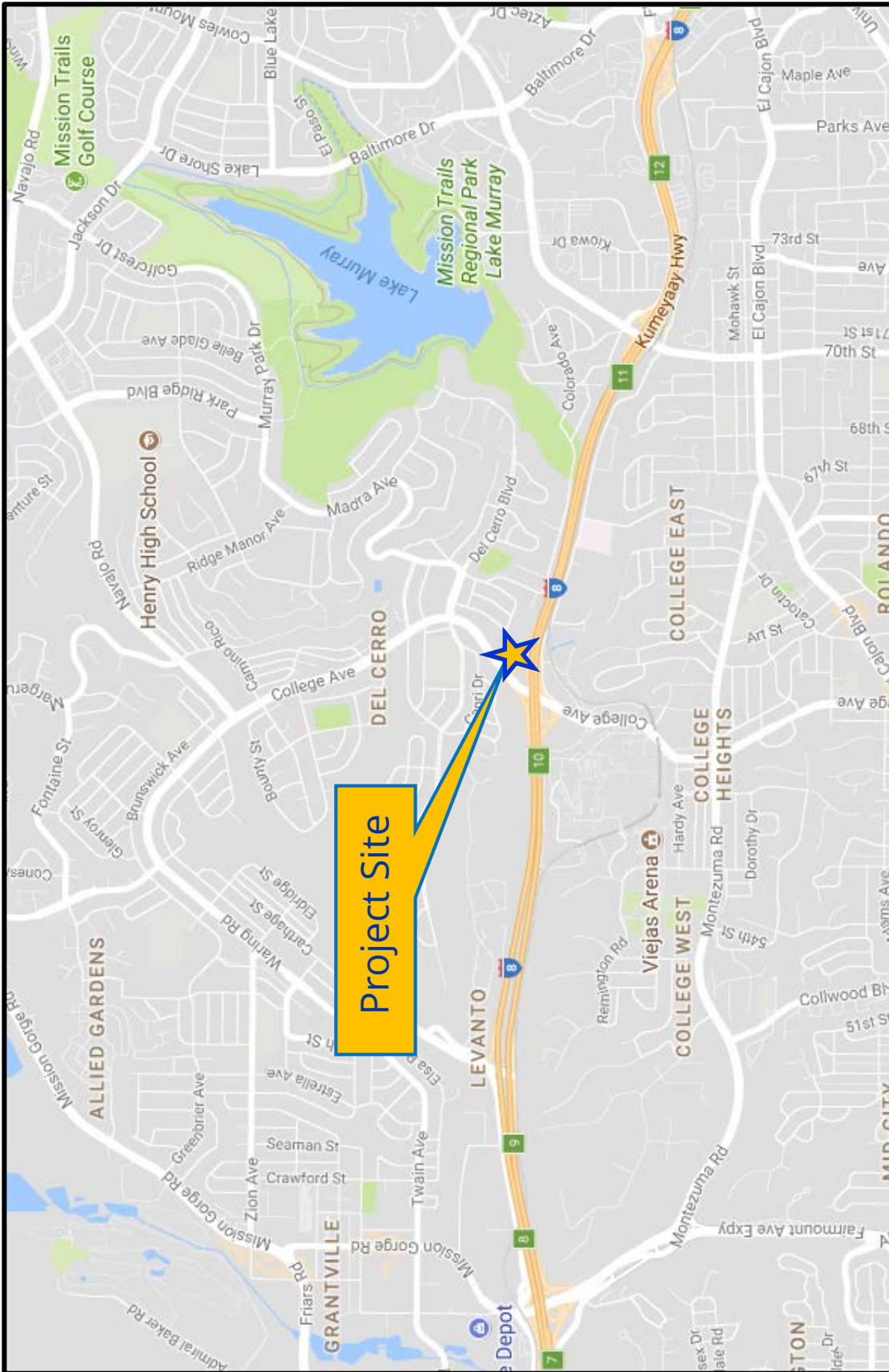


Firouzeh Tirandazi
Development Project Manager
Development Services Department

LOWE/FT

Attachments:

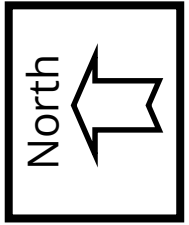
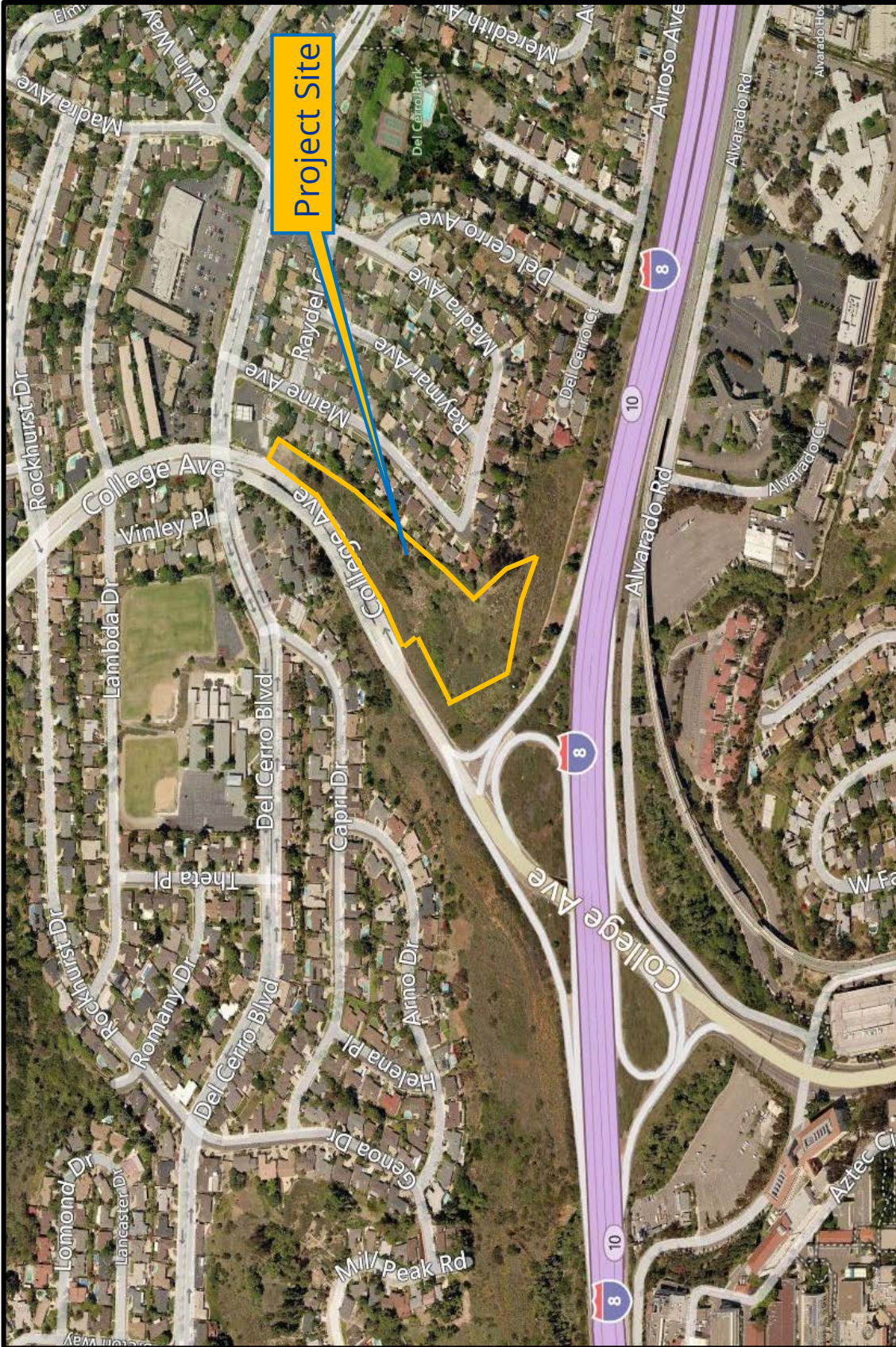
1. Project Location Map
2. Aerial and Site Photographs
3. Community Plan Land Use Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Draft Environmental Resolution with MMRP
10. Community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



Project Location Map

Marburn Corp TM / Northeast Corner of Interstate 8 and College Avenue
PROJECT NO. 435483

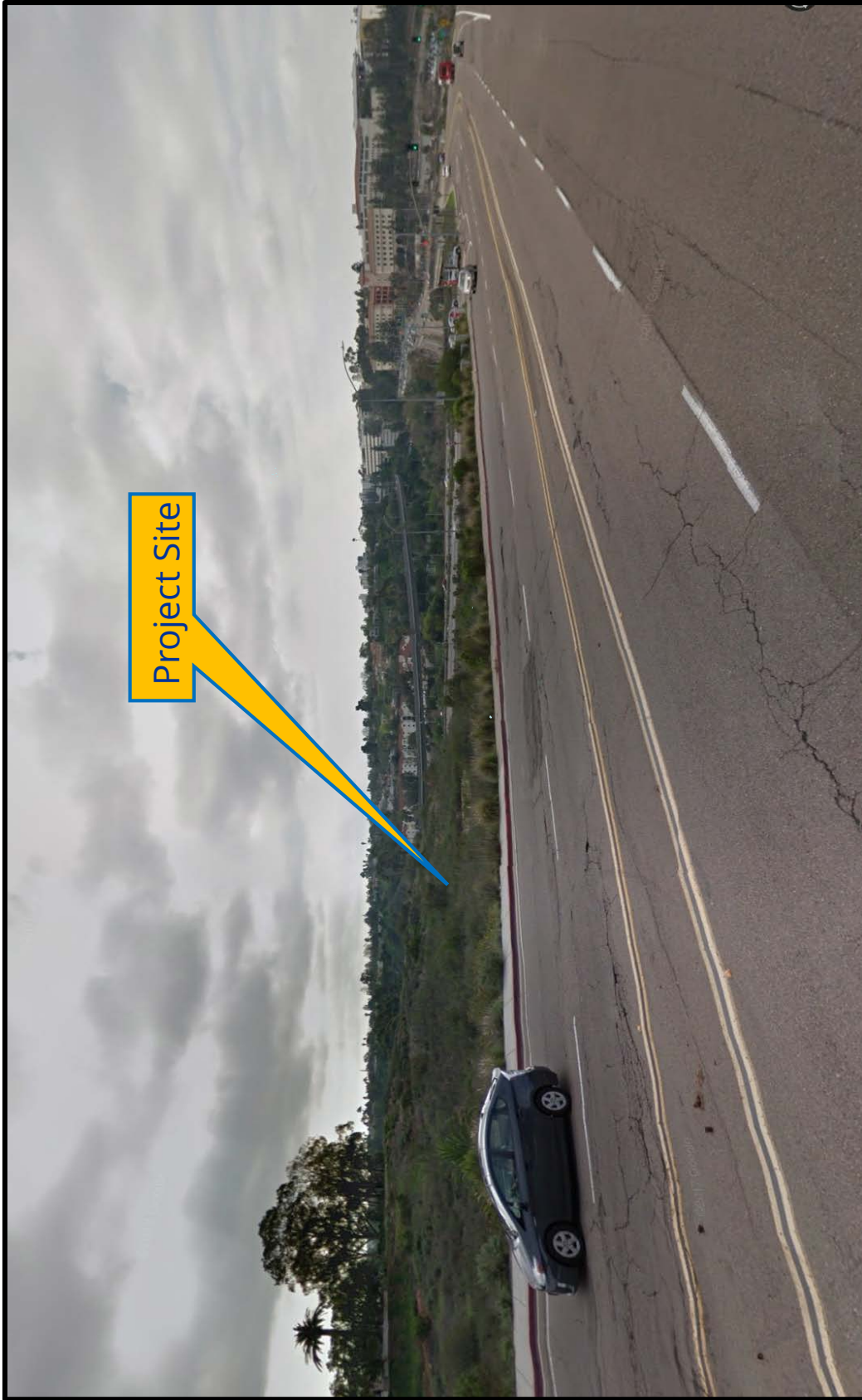




Aerial Photo

Marburn Corp TM / Northeast Corner of Interstate 8 and College Avenue
PROJECT NO. 435483





Site Photo

College Avenue Looking Southeast
PROJECT NO. 435483





Site Photo

College Avenue - Looking South

PROJECT NO. 435483





Site Photo

Looking Southeast – Abutting Residential Development

PROJECT NO. 435483





Site Photo

College Avenue Looking North

PROJECT NO. 435483





Site Photo

College Avenue Looking Northwest

PROJECT NO. 435483





Site Photo

College Ave. Looking North Towards Del Cerro Blvd.

PROJECT NO. 435483





Site Photo

Northern End of Project Site – Looking Southeast

PROJECT NO. 435483





Site Photo

College Ave. Looking Northwest – Development Across Project Site
PROJECT NO. 435483





Site Photo

Del Cerro/College Intersection

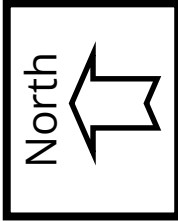
PROJECT NO. 435483





Navajo Community Land Use Map

Marburn Corp TM / Northeast Corner of Interstate 8 and College Avenue
PROJECT NO. 435483



PROJECT DATA SHEET

PROJECT NAME:	Marburn Corp TM	
PROJECT DESCRIPTION:	Subdivision of a vacant 5.99-acre parcel into 24 residential lots and five Homeowner Association lots for the development of 24 single dwelling units.	
COMMUNITY PLAN AREA:	Navajo Community Plan	
DISCRETIONARY ACTIONS:	Easement Vacation, Tentative Map, Site Development Permit, and Planned Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Single-Family Residential	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: RS-1-7 (Single-Family Residential)</p> <p>HEIGHT LIMIT: 30 feet maximum</p> <p>LOT SIZE: 5,000 square feet minimum</p> <p>FLOOR AREA RATIO: 0.59 maximum (depending on lot size)</p> <p>FRONT SETBACK: 15 feet</p> <p>SIDE SETBACK: 0.08 x lot width (minimum 4 feet)</p> <p>STREETSIDE SETBACK: 0.10 x lot width (minimum 10 feet)</p> <p>REAR SETBACK: 13 feet (minimum 5 feet)</p> <p>PARKING: 2 spaces per dwelling unit</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial; CN-1-2	Automobile Service Station
SOUTH:	Very Low/Low Density Residential; RS-1-1	Interstate 8; Open Space
EAST:	Very Low/Low Density Residential; RS-1-7	Single Dwelling Unit Residential
WEST:	Very Low/Low Density Residential; RS-1-7	Single Dwelling Unit Residential
DEVIATION REQUESTED:	<ul style="list-style-type: none"> a. Allow lots without public street frontage, where 50 feet is required. b. Allow lots vehicle egress/ingress via a private drive, where egress/ingress is required via a public right-of-way. c. Allow reduced front yard setback for Lots 1, 20 and 24. d. Allow reduced rear yard setback for Lot 1. e. Allow reduced lot depth for Lot 1 (72.8 feet) and Lot 24 (81.5 feet), where 95 feet is required. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 10, 2017, the Navajo Community Planning Group voted 6-4-0 to recommend denial of the project.	

CITY COUNCIL RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1532102
PLANNED DEVELOPMENT PERMIT NO. 2000231
MARBURN CORP TM - PROJECT NO. 435483 [MMRP]

WHEREAS, Marburn Corporation, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit and Planned Development Permit to construct 24 dwelling units known as the Marburn Corp TM project, located north of Interstate 8 and east of College Avenue at 5551 1/3 College Avenue, and legally described as Portion of Lot 67 of Rancho Mission of San Diego, In the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded November 3, 1975 as Document 75-306249, in the Navajo Community Plan area, in the RS-1-7 Zone, and the Montgomery Field Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2), and the Parking Impact Overlay Zone (Campus); and

WHEREAS, on September 14, 2017, the Planning Commission of the City of San Diego considered Site Development Permit No 1532102 and Planned Development Permit No. 2000231 and pursuant to Resolution No. _____-PC voted to recommend City Council _____ of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1532102 and Planned Development Permit No. 2000231:

I. SITE DEVELOPMENT PERMIT – SDMC SECTION 126.0504

A. Findings for all Site Development Permits

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

The 5.99-acre project site is located immediately north of Interstate 8 on the east side of College Avenue within the Navajo Community Plan (NCP). The project proposes to subdivide the existing vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five Homeowner Association (HOA) lots consisting of two private open space lots totaling 0.18 and 0.31 acres; a water easement access lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and one lot for the private drive. The project also includes the construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive, and the vacation for four existing easements for storm drains, sewer, and slope.

The NCP designates the site for Very Low/Low Density Residential development at a density range between zero and nine dwelling units per acre (du/ac). The NCP land use designation is implemented by the underlying RS-1-7 zone, which is a Residential-Single Unit zone intended for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character and livability. The project site could accommodate a maximum of 54 dwelling units based on the land use designation, and a maximum of 52 dwelling units based on the RS-1-7 zone. The project proposes 24 residential units yielding a density of four du/ac, which is consistent with the NCP land use designation, and the RS-1-7 zone.

The long-range vision for the NCP is to retain the residential character of the area and enhance Navajo as a livable, walkable community. The principal objective of the Residential Element of the NCP is to maintain and enhance the quality of existing

residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range. The NCP provides several policy recommendations for residential development, which have been incorporated into the design of the proposed development as detailed below.

The project is a low density residential development consisting of three design plans that are similar in bulk and scale to the surrounding low density residential development while providing new housing opportunities within the community. The Residential Element of the NCP recommends site design for new residential development to be sensitive to the topography and surrounding areas, including use of retaining walls to minimize grading and recontouring areas where needed. According to the Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions, Inc. for the project, the site was partially previously graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain any steep hillsides as defined in SDMC Section 113.0103.

Overall, the project is designed to work with the site's topographic conditions while integrating well with the surrounding development. The project achieves a site design that is sensitive to the topography and surrounding areas with the use of a combination of cut, fill, contour grading techniques and retaining walls that minimizes grading while providing a transition between project's grade elevations in relation to the abutting development.

The NCP also calls for streets to be designed and developed to be pleasant places to walk and drive, as well as the protection of residential areas from noise of excessive traffic. The project proposes a 26-foot wide private drive, with sidewalk along the east side providing a walkable private drive for residents. The project has also been conditioned to include sound attenuation features that will reduce noise associated with the traffic on I-8 and College Avenue to 45 decibel (dB) Community Noise Equivalent Level (CNEL) interior noise level as recommended in the Acoustical Analysis prepared by Davy & Associates, Inc., dated December 16, 2016. The project is consistent with NCP land use designation and consistent with its policy recommendations for residential development and therefore, 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.

The project is consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced

exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impact upon the health, after and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes the subdivision of a vacant 5.99-acre parcel into 29 lots for the construction of 24 dwelling units, and five HOA lots for private open space, water easement access, storm water basins, and a private drive. The project also includes construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for floor area ratio, height, lot area, open space, parking, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed through the Planned Development Permit process. Consistent with the provisions of the LDC, the project includes four deviations: to create buildable lots without frontage on a dedicated public right-of-way, to create residential lots which take access from a private drive, to reduce the front yard and rear yard setback for certain dwelling units, and to allow certain lots to deviate from the minimum required lot depth. The deviations are justified based upon the site configuration, topographic constraints, and project location along a major roadway. Therefore, the proposed development will comply with the applicable regulations of the land Development Code, including any allowable deviations pursuant to the LDC.

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 proposes to subdivide the existing vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five HOA lots. The project also includes construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private access road. Topography on site generally slopes down toward the southwest with approximate elevations ranging 450 mean sea level at the northerly limits of the site to 356 mean sea level at the southwest corner.

According to the Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions, Inc. for the project, the site was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain steep hillsides as defined in SDMC Section 113.0103. The site contains Environmentally Sensitive Lands (ESL) in the form of biological resources.

Furthermore, the aforementioned geotechnical report indicates the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review and the site is physically suitable for the design and siting of the proposed development. A Drainage Study and Water Quality Technical Report were also submitted which indicate the proposed development will be suitable for the proposed development and adhere to all engineering and water quality standards that apply to the Project resulting in minimum disturbance to environmentally sensitive lands.

The project site is not located within or adjacent to the City's Multi-habitat Planning Area. In accordance with SDMC Section 143.0141(a)(6)(B), encroachment into sensitive biological resources is not limited on the subject property. Biological Technical Report dated December 12, 2016 prepared by Alden Environmental, Inc. was provided for the project reflecting the current conditions of the site and impacts to biological resources. The project proposes to mitigate impacts to biological resources through payment into the City Habitat Acquisition Fund, as well as other mitigation as provided in the Mitigation Monitoring and Reporting Program (MMRP).

All impacts created by the Project will be mitigated at the appropriate ratios in accordance with the City's adopted Biology Guidelines. The Owner/Permittee has agreed to all conditions in the Mitigation Monitoring and Reporting Program and the City will monitor compliance with these conditions. Based on the above, 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 site was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain steep hillsides as defined in SDMC Section 113.0103.

Overall, the project is designed to work with the site's topographic conditions while integrating well with the surrounding development. The project achieves a site design that is sensitive to the topography and surrounding areas with the use of a combination of cut, fill, contour grading techniques and retaining walls that minimizes grading while providing a transition between project's grade elevations in relation to the abutting development. The project limits of development and grading has been located to minimize erosion, flood, and fire hazards. The project has been designed to avoid discharging concentrated run off onto slope areas. The proposed storm drain system will collect the onsite runoff and have a direct connection to the existing public storm drain system. The project meets City-wide applicable requirements related to storm water runoff and Best Management Practices (BMPs) related to storm water runoff. Furthermore, the project area is not within a floodway.

The project will not result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and project design measures. Additional geotechnical review will be provided with the construction applications and plans for the improvement of the site in accordance with City regulations.

Therefore, the project will minimize the alteration of natural landforms 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 site contains Environmentally Sensitive Lands in the form of sensitive biological resources. The project site is not located within or adjacent to the City's Multi-habitat Planning Area. In accordance with SDMC Section 143.0141(a)(6)(B), encroachment into sensitive biological resources is not limited on the subject property. Biological Technical Report dated December 12, 2016 prepared by Alden Environmental, Inc. was provided for the project reflecting the current conditions of the site and impacts to biological resources. The project proposes to mitigate

impacts to biological resources through payment into the City Habitat Acquisition Fund and additional measures as set forth in the MMRP.

The project site is within a fully urbanized community and bounded by development along all property lines with the exception of a portion of its southern property line which abuts City owned open space. The project provides a 12-foot wide access easement for access to the adjacent City owned property for maintenance and brush management. Furthermore, the project has been conditioned to require the Owner/Permittee revegetate and restore any disturbed area within the adjacent City-owned property to the satisfaction of the Park and Recreation Department in the event of any damage caused by the construction of the project. Based on the above, and upon implementation of the MMRP and conditions of the permit, the proposed development has been 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 site is located in an urbanized area of the City bounded by development on all sides, with the exception of a portion of the southern property line, which abuts City open space and adjacent to the interstate 8 off-ramp. The project site is not located within or adjacent to the City's Multi-habitat Planning Area (MHPA). Although the project is not within the city's MHPA, the project would be consistent with all relevant goals and policies regarding the preservation and protection of biological resources in accordance with the City of San Diego's MSCP Subarea Plan.

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

The proposed development, located within the Navajo community, is not located near any public beach or the shoreline. The project will include BMPs in compliance with local and state regulations to ensure downstream hydrology and water quality is not significantly affected. The project has been designed to avoid discharging concentrated run off onto slope areas. The proposed stormdrain system will collect the onsite runoff and have a direct connection to the existing downstream public stormdrain system. Conditions have been included in the Permit which require compliance with established laws and policies regarding drainage and stormwater management. 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.

Mitigated Negative Declaration (MND) No. 435483/SCH No. 2017051071 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines which analyzed the environmental impact of the proposed

project. Implementation of the MMRP would reduce impacts to a level below significance in the area of Biological Resources, Cultural Resources (Archaeology and Paleontology), and Tribal Cultural Resources. 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.

II. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0604

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

The project proposes to subdivide the existing 5.99-acre vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five HOA lots consisting of two private open space lots totaling 0.18 and 0.31 acres; a water easement access lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and one lot for the private drive. The project also includes the construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive, and the vacation for four existing easements for storm drains, sewer, and slope.

The NCP designates the site for Very Low/Low Density Residential development at a density range between zero and nine dwelling units per acre (du/ac). The NCP land use designation is implemented by the underlying RS-1-7 zone, which is a Residential-Single Unit zone intended for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character and livability. The project site could accommodate a maximum of 54 dwelling units based on the land use designation, and a maximum of 52 dwelling units based on the RS-1-7 zone. The project proposes 24 residential units yielding a density of 4 du/ac, which is consistent with the NCP land use designation, and the RS-1-7 zone.

The long-range vision for the NCP is to retain the residential character of the area and enhance Navajo as a livable, walkable community. The principal objective of the Residential Element of the NCP is to maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range. The NCP provides several policy recommendations for residential development, which have been incorporated into the design of the proposed development as detailed below.

The project is a low density residential development consisting of three design plans that are similar in bulk and scale to the surrounding low density residential development while providing new housing opportunities within the community. The Residential Element of the NCP recommends site design for new residential to be sensitive to the topography and surrounding areas, including use of retaining walls to minimize grading and recontouring areas where needed. According to the Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions,

Inc. for the project, the site was partially previously graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain any steep hillsides as defined in SDMC Section 113.0103.

Overall, the project is designed to work with the site's topographic conditions while integrating well with the surrounding development. The project achieves a site design that is sensitive to the topography and surrounding areas with the use of a combination of cut, fill, contour grading techniques and retaining walls that minimizes grading while providing a transition between project's grade elevations in relation to the abutting development.

The NCP also calls for streets to be designed and developed to be pleasant places to walk and drive, as well as the protection of residential areas from noise of excessive traffic. The project proposes a 26-foot wide private drive, with sidewalk along the east side providing a walkable private drive for residents. The project has also been conditioned to include sound attenuation features that will reduce noise associated with the traffic on I-8 and College Avenue to 45 decibel (dB) Community Noise Equivalent Level (CNEL) interior noise level as recommended in the Acoustical Analysis prepared by Davy & Associates, Inc., dated December 16, 2016. The project is consistent with NCP land use designation and consistent with its policy recommendations for residential development and therefore, 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.

The project is consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impact upon the health, after and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during

and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project complies with the regulations of the LDC, including requirements for floor area ratio, height, lot area, open space, parking, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed through the Planned Development Permit process. Consistent with the provisions of the LDC, the project includes five deviations: to create buildable lots without frontage on a dedicated public right-of-way, to create residential lots which take access from a private drive, to reduce the front yard setback for certain dwelling units, to reduce the rear yard setback for one dwelling unit, and to allow certain lots to deviate from the minimum required lot depth as illustrated below:

SDMC Section	Required	Proposed (lots with deviation)
Street Frontage (Section 131.0431(b)) & (Section 144.0211(a))	50' lot width fronting a public street	No frontage on a public street
Direct Vehicle Access (Section 144.0211(a))	Access from a public street	No access from a public street, access will be from a private drive
Front Yard Setback (Section 131.0431(b))	15-feet	Lot 1 - 10 feet Lot 20 - 5 feet Lot 24 - 10 feet
Rear Yard Setback (Section 131.0431(b))	13 feet	Lot 1 - 4 feet
Minimum Lot Depth (Section 131.0431(b))	95 feet	Lot 1 - 72.8 feet Lot 24 - 81.5 feet

The project site is an elongated and irregularly shaped lot with approximately 900 feet of street frontage along College Avenue. The deviations are justified based upon the site configuration, topographic constraints, and project location along a major roadway. Therefore, the lots are oriented to a private drive which will provide one location of egress/ingress to College Avenue (public right-of-way). Based upon City policies and regulations, access to a public right-of-way may be provided via a private drive; however, said private drive shall be maintained by a HOA which relieves the City from long-term maintenance and operation obligations while providing access

to residents and visitors. Based upon City policies and regulations, access to a public right-of-way may be provided via a private drive; however, said private drive shall be maintained by a HOA which relieves the City from long-term maintenance and operation obligations while providing access to residents and visitors.

The requested setbacks and lot depth deviations affect three of the 24 lots within the subdivision. Three homes would have front yard setbacks less than the required 15 feet, with one home maintaining a rear yard setback less than the required 13 feet. All lots within the proposed subdivision conform to the required minimum lot dimensions except for lot 1 and lot 24 with proposed lot depths of 72.8 feet and 81.5 feet. The requested setbacks and lot deviations are appropriate due to the irregular configuration of the project site and based on the overall design of the project. When considered, the added housing units will provide opportunities for home ownership, and the added benefit to the community of new housing replacing a vacant underutilized site. The deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 1532102 and Planned Development Permit No. 2000231 is granted to Marburn Corporation, a California Limited Liability Corporation, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

By _____

NAME

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006076

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1532102
PLANNED DEVELOPMENT PERMIT NO. 2000231
MARBURN CORP TM - PROJECT NO. 435483 [MMRP]
CITY COUNCIL

This Site Development Permit No. 1532102 and Planned Development Permit No. 2000231 is granted by the City Council of the City of San Diego to Marburn Corporation, a California Limited Liability Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504 AND 126.0604. The 5.99-acre site is located at 555 1/3 College Avenue, north of Interstate 8 and east of College Avenue within the RS-1-7 Zone, and the Montgomery Field Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 2), and the Parking Impact Overlay Zone (Campus Impact) within the Navajo Community Plan area. The project site is legally described as Portion of Lot 67 of Rancho Mission of San Diego, In the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded November 3, 1975 as Document 75-306249.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a vacant property into 24 residential lots and five Home Owner's Association (HOA) lots for the development of 24 dwelling units, with deviations from the RS-1-7 zone requirements, and construction of associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Construction of 24 single-family dwelling units consisting of two one-story and one two-story floor plans with six different elevation options, ranging in size from approximately 1,881 square feet to 2,073 square feet with attached two-car garages;
- b. Creation of the following five HOA lots: two private open space lots totaling 0.18 and 0.31 acres; one access water easement lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and a private street;
- c. Deviations as follows:

- (1) Minimum lot depth: deviation to allow Lot 1 and Lot 24 to vary from the minimum 95-foot lot depth;
 - (2) Minimum rear yard Setback: deviation to allow Lot 1 to vary from the minimum 13-foot rear yard setback;
 - (3) Minimum front yard Setback: deviation to allow Lot 1, Lot 20, and Lot 24 to vary from the minimum 15-foot front yard setback; and
 - (4) Lots without public street frontage: deviation to allow creation of lots without frontage on a dedicated public right-of-way; and
 - (5) Lots without public street access: deviation to allow residential lots access from a private drive.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. Construction of combination of walls and fences including 1,970 linear feet of retaining walls up to a maximum of height of 12 feet high; 6-foot high masonry walls, wood fences, view fences; and five-foot high tabular steel fences; and
- g. 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 _____.
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. The Owner/Permittee shall comply with all conditions of Tentative Map No. 1532103.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 435483, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 435483 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:

BIOLOGICAL RESOURCES
CULTURAL RESOURCES (ARCHAEOLOGY and PALEONTOLOGY)
TRIBAL CULTURAL RESOURCES

CLIMATE ACTION PLAN REQUIREMENTS:

16. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

17. 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.).

ENGINEERING REQUIREMENTS:

18. 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 0.7 feet on College Avenue to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25-foot wide driveway, adjacent to the site on College Avenue, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall grant to the City General Utility Easement over lots D and E.

24. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

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

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

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

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

29. 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.

30. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are 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 provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, 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 consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PARK AND RECREATION REQUIREMENTS:

33. The Owner/Permittee shall remove any vandalism (graffiti) from the face of the retaining wall adjacent City fee-owned property within a 24-hour period following its identification.

34. The Owner/Permittee shall be responsible for the revegetation and restoration of any disturbed area due to project construction within the adjacent City fee-owned property to the satisfaction of the Park and Recreation Department.

35. The Owner/Permittee shall obtain a permit from the Park and Recreation Department Open Space Division, prior to entering City fee owned open space.

PLANNING/DESIGN REQUIREMENTS:

36. 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.

37. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

38. 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.

39. 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.

40. Prior to the issuance of any building permits, the Owner/Permittee shall assure that all structures shall be sound attenuated to 45 decibel (dB) Community Noise Equivalent Level interior noise level.

TRANSPORTATION REQUIREMENTS:

41. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

42. The applicant shall provide and maintain a minimum of 440 feet clear sight distance along the project's frontage on College Avenue at the project driveway. No obstacles higher than 36 inches shall be located within this area, including but not limited to, landscape material, walls, columns, and signs, satisfactory to the City Engineer.

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the installation of an exclusive northbound right turn lane at the project's driveway on College Avenue, satisfactory to the City Engineer. The right turn lane shall be permitted and installed along with the other required public improvements on the project's frontage.

GEOLOGY REQUIREMENTS:

44. 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.

45. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

46. 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 shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

47. 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 Director of Public Utilities and the City Engineer. Back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

48. The Owner/Permittee shall be responsible for any damage caused to City of San Diego sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

49. 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.

50. 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 Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 City Council of the City of San Diego on _____ and
Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 1532102/PDP No. 2000231
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi
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.

MARBURN CORPORATION, LLC
Owner/Permittee

By _____
Theodore F. Burnett
Vice President

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

CITY COUNCIL RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1532103,
EASEMENT VACATION NO. 1927562
MARBURN CORP TM - PROJECT NO. 435483 [MMRP]

WHEREAS, Marburn Corporation, a California Limited Liability Corporation, Subdivider, and Paco Laret Suiter, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1532103 and Easement Vacation No. 1927562 for the residential project known as Marburn Corp Project. The project site is located north of Interstate 8 and east of College Avenue at 5551 1/3 College Avenue within the RS-1-7 Zone and the Navajo Community Plan area. The property is legally described as Portion of Lot 67 of Rancho Mission of San Diego, In the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded November 3, 1975 as Document 75-306249; and

WHEREAS, the Map proposes the Subdivision of a 5.9-acre site into 29 lots consisting of 24 single dwelling residential lots, and five Homeowner Association (HOA) lots, including 2 private open space lots, one access water easement lot, one storm water lot, and a private street; 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 September 14, 2017, the Planning Commission of the City of San Diego considered Tentative Map No. 1532103 and Easement Vacation No. 1927562, and pursuant to Resolution No. _____, the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 1532103 and Easement Vacation No. 1927562, and pursuant to San Diego Municipal Code sections 125.0440 and 125.1040 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No.1532103:

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

The 5.99-acre project site is a vacant property located immediately north of Interstate 8 on the east side of College Avenue, within the Navajo Community Plan (NCP). The project proposes to subdivide the existing vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five HOA lots consisting of two private open space lots totaling 0.18 and 0.31 acres; a water easement access lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and one lot for the private drive. The project also includes the construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive, and the vacation for four existing easements for storm drains, sewer, and slope.

The long-range vision for the NCP is to retain the residential character of the area and enhance Navajo as a livable, walkable community. The principal objective of the Residential Element of the NCP is to maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range. The NCP provides several policy recommendations for residential development, which have been incorporated into the design of the proposed development as detailed below.

The project is a low density residential development consisting of three design plans that are similar in bulk and scale to the surrounding low density residential development while providing new housing opportunities within the community. The Residential Element of the NCP recommends site design for new residential development to be sensitive to the topography and surrounding areas, including use of retaining walls to minimize grading and recontouring areas where needed. According to the Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions, Inc. for the project, the site was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. Based on a slope analysis, the site does not contain any steep hillsides as defined in SDMC Section 113.0103. Overall, the project is designed to work with the site's topographic conditions and maintains the southerly descending topography while providing a transition between project's grade elevations in relation to the abutting development. The project uses a combination of cut, fill, contour grading techniques and retaining walls to help achieve an infill development with a grading design sensitive to the topography and surrounding areas while maximizing the use of an otherwise, vacant underutilized residentially zoned property.

The NCP also calls for streets to be designed and developed to be pleasant places to walk and drive, as well as the protection of residential areas from noise of excessive traffic. The project proposes a 25-foot wide private drive, with sidewalk along the east side providing a walkable private street for residents that connects to sidewalk on College Avenue. The project has also been conditioned to include sound attenuation features that will reduce noise associated with the traffic on I-8 and College Avenue to 45 decibel (dB) Community Noise Equivalent Level (CNEL) interior noise level as recommended in the Acoustical Analysis prepared by Davy & Associates, Inc., dated December 16, 2016. The project is consistent with NCP land use designation and consistent with its policy recommendations for residential development and therefore, the proposed development will not adversely affect the applicable land use plan. Based on the above, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes the subdivision of a vacant 5.99-acre parcel into 24 residential lots and five HOA lots for the development of 24 dwelling units. The project also includes construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for floor area ratio, height, lot area, open space, parking, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed through the Planned Development Permit process. Consistent with the provisions of the LDC, the project includes five deviations: to create buildable lots without frontage on a dedicated public right-

of-way, to create residential lots which take access from a private drive, to reduce the front yard and rear yard setback for certain dwelling units, and to allow certain lots to deviate from the minimum required lot depth. Therefore, the proposed development will comply with the applicable regulations of the land Development Code, including any allowable deviations pursuant to the LDC.

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

The 5.99-acre undeveloped project site is located north of Interstate-8 and east of College Avenue within the NCP area. Topography on site generally slopes down toward the southwest with approximate elevations ranging 450 mean sea level at the northerly limits of the site to 356 mean sea level at the southwest corner. There are slopes up to approximately 25 feet high along the northwesterly property boundary ascending to College Avenue. There is an existing 80-foot wide public water easement, and an 8-foot wide SDG&E easement, located at the northern end of the project site, which are to remain and not affected by the proposed project.

The site was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest, with potentially fills of 20 to 30 feet deep placed in the southwesterly portion of the site. A Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions, Inc. for the project adequately addresses soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review and indicates the site is physically suitable for the design and siting of the proposed development.

Overall, the project is designed to work with the site's topographic conditions and maintains the southerly descending topography while providing a transition between project's grade elevations in relation to the abutting development. The project uses a combination of cut, fill, contour grading techniques and retaining walls to help achieve an infill development with a grading design sensitive to the topography and surrounding areas while maximizing the use of an otherwise, vacant underutilized residentially zoned property.

Furthermore, the proposed residential development is consistent with both the community plan land use designation and zone. The NCP designates the site for Very Low/Low Density Residential development at a density range between zero and nine dwelling units per acre (du/ac). The NCP land use designation is implemented by the underlying RS-1-7 zone, which is a Residential-Single Unit zone intended for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character and livability. The project site could accommodate a maximum of 54 dwelling units based on the land use designation, and a maximum of 52 dwelling units based on the RS-1-7 zone. The project proposes 24 residential units yielding a density of four du/ac, which is consistent with the NCP land use designation, and the RS-1-7 zone. The size and scale of the proposed dwelling units would be similar to those within the surrounding low density residential developments. Based on the above, 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.

The project site is currently undeveloped, but was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest, with potentially fills of 20 to 30 feet deep placed in the southwesterly portion of the site. The site is not within or adjacent to any wildlife corridor areas including the Multiple Habitat Planning Area, nor is it located within a migratory passageway for any native resident or migratory fish or wildlife species. The site does not contain any jurisdictional Wetlands or waters. The site contains Environmentally Sensitive Lands in the form of sensitive biological resources.

Mitigated Negative Declaration (MND) No. 435483/SCH No. 2017051071 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines which analyzed the environmental impact of the proposed project. Implementation of the Mitigation, Monitoring, and Reporting Program (MMRP) would reduce impacts to a level below significance in the area of Biological Resources, Cultural Resources (Archaeology and Paleontology), and Tribal Cultural Resources. Therefore, 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.

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

The design of the subdivision and improvements area consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impact upon the health, after and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property

within and outside the proposed subdivision. The conditions of approval for this project include granting necessary public utility easements over the proposed private drive for maintenance access to onsite public sewer and drainage facilities. The project also includes a General Utility Easement to the City for maintenance access to the existing City owned open space located south of the project site. The site contains several easements including an easement for telephone and telegraph, two easements for storm drain, public water easement, and easements for San Diego Gas & Electric, which are to be preserved through this Tentative Map action. Certain existing public easements on the subject property will no longer be utilized once the proposed public improvements are constructed. These existing easements include slope, storm drains, and sewer proposed to be vacated through this Tentative Map action.

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

The proposed subdivision of a 5.99- acre parcel into 24 residential and 5 HOA lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land and future development of residential units. The project proposes three residential design plans consisting of building articulation and offsetting plans, and varied roof heights. With the independent design of the proposed subdivision, each structure will have the opportunity through building setbacks, overall structural envelope, 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 is the subdivision of a 5.99-acre parcel into 29 lots consisting of 24 single dwelling lots and five HOA lots for residential development. Based on the underlying RS-1-7 zone and the NCP land use designation, the site could accommodate 0 to 54 dwelling units. The project design has taken into account the best use of the land in light of the topographical constraints, as well as other site constraints including public service easements to remain and regulatory requirements such as storm drain that limit site design opportunities. The proposed 24 dwelling unit subdivision is consistent with the density range per the community plan and the number of dwelling units that can be physically accommodated on the site. Balanced needs for public facilities were taken into consideration with the development of the NCP and the projected build-out with the applied zone designations. The 24-lot subdivision will not place a significant impact on public resources such as police, fire, parks and library resources. Existing public utility services to the subdivision shall continue to be provided and serve the development. Furthermore, the applicant has chosen the option of paying an in-lieu fee to meet their affordable housing requirement rather than provide affordable housing on site.

Environmentally Sensitive Lands in the form of sensitive biological resources are also present on the site. The project proposes to mitigate impacts to biological resources through payment into the City Habitat Acquisition Fund. 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 24 residential single dwelling units contributes to the housing needs anticipated for the NCP area.

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

BE IT FURTHER RESOLVED, that portions of public sewer easement, storm drain easements, and slope easement, located within the project boundaries as shown in Tentative Map No.1532103, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

1. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a))

Certain existing public easements on the subject property will no longer be utilized once the proposed public improvements are constructed. These include a 10-foot wide easement for public sewer recorded January 14, 1959, a 15-foot wide easement for storm drain recorded September 2, 1964, a 10-foot wide easement for storm drains recorded November 17, 1955, and an easement for slope rights recorded January 10, 1959. No public improvements exist within these easements. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

2. The public will benefit from this action through improved utilization of the land made available by the vacation. (San Diego Municipal Code § 125.1040(b))

Certain existing public easements on the subject property will no longer be utilized once the proposed public improvements are constructed. These include a 10-foot wide easement for public sewer recorded January 14, 1959, a 15-foot wide easement for storm drain recorded September 2, 1964, a 10-foot wide easement for storm drains recorded November 17, 1955, and an easement for slope rights recorded January 10, 1959. The proposed easements vacations will allow the subdivision of a vacant 5.99-acre parcel into 24 residential lots and five HOA lots for the development of 24 dwelling units, and the construction of associated site improvements including site walls, biofiltration basins, utilities, landscaping and a private drive. The development will result in the creation of 24 single dwelling units in the community and maximizes the use of an otherwise, vacant underutilized residentially zoned property. Therefore, the public will benefit from the

vacation through improved utilization of the land made available by the vacation and the addition of 24 dwelling units to the existing housing stock within the NCP area.

3. The vacation is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))

Certain existing public easements on the subject property will no longer be utilized once the proposed public improvements are constructed. These include a 10-foot wide easement for public sewer recorded January 14, 1959, a 15-foot wide easement for storm drain recorded September 2, 1964, a 10-foot wide easement for storm drains recorded November 17, 1955, and an easement for slope rights recorded January 10, 1959, which are proposed to be vacated through this Tentative Map action. The proposed easements vacations will allow the subdivision of a vacant 5.99-acre parcel into 24 residential lots and five HOA lots for the development of 24 dwelling units, and the construction of associated site improvements including site walls, biofiltration basins, utilities, landscaping and a private drive. No public improvements exist within these easements. Furthermore, these existing easements on the subject property will no longer be utilized once the proposed public improvements are constructed. The vacation of the aforementioned easements would allow the development of a 24-unit residential subdivision and associated site improvements, and thereby the addition of 24 residential single dwelling units contributing to the housing needs anticipated for the NCP area. Therefore, the vacation of the aforementioned easements would not affect the NCP land use plan and would allow the development of the residential subdivision consistent with NCP land use plan.

4. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))

Certain existing public easements on the subject property will no longer be utilized once the proposed public improvements are constructed. These include a 10-foot wide easement for public sewer recorded January 14, 1959, a 15-foot wide easement for storm drain recorded September 2, 1964, a 10-foot wide easement for storm drains recorded November 17, 1955, and an easement for slope rights recorded January 10, 1959. No public improvements exist within these easements. It has been determined these easements are unnecessary and the purpose of which the easement was originally acquired no longer exists. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 1532103, and Easement Vacation No. 1927562 are hereby granted to Marburn Corporation, a California Limited Liability Corporation, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

ATTACHMENT 7

(R-[Reso Code])

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No: 24006076

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 1532103
EASEMENT VACATION NO. 1927562
MARBURN CORP TM - PROJECT NO. 435483 [MMRP]
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on_____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map and Final Map shall conform to the provisions of Site Development Permit No. 1532102 and Planned Development Permit No. 2000231.
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 Subdivider shall underground proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
7. 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.

8. 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 lot.
9. The Subdivider shall assure, by permit and bond, the construction of new streetlights, per current City Standard, adjacent to the site on College Avenue, as shown on the approved Tentative Map Exhibit "A", satisfactory to the City Engineer.
10. The Subdivider shall construct public improvements per Project Number 435483, Site Development Permit No. 1532102 and Planned Development Permit No. 2000231.
11. The Subdivider shall grant to the City General Utility Easement over lots D and E.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

13. Prior to the expiration of the Tentative Map, a Final Map to subdivide Parcels/Lots shall be recorded in the office of the County Recorder.
14. All vacations located within the project boundaries as shown on the Tentative Map shall be vacated pursuant to California Government Code section 66434(g) and contingent upon the recordation of the approved Final Map.
15. 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.
16. "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].
17. "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."
18. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

19. The Subdivider shall grant water and sewer easement, as shown on the approved Tentative Map Exhibit "A", satisfactory to the Public Utilities Director and the City Engineer.
20. Prior to the recordation of the sewer easement vacation, the existing public sewer main must be abandoned in a manner satisfactory to the Director of Public Utilities and the City Engineer.
21. No approved improvements or landscaping, including private water and sewer facilities, grading and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.
22. Prior to the recording of the Final Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

GEOLOGY:

23. The Subdivider shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Report" 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.

INFORMATION:

- The approval of this Tentative Map by the City Council 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.

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

Internal Order No. 24006076

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on November 12, 2015, Marburn Corporation, a California Limited Liability Corporation, submitted an application to Development Services Department for a Site Development, Planned Development Permit, Tentative Map and Easement Vacation for the Marburn Corp Project; and

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

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the City Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented;

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 435483 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council 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

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process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council 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 City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council 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.

By: _____
Firouzeh Tirandazi, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

**SITE DEVELOPMENT PERMIT/PLANNED DEVELOPMENT PERMIT/
TENTATIVE MAP/EASEMENT VACATION**

PROJECT NO. 435483

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. 435483 shall be made conditions of SITE DEVELOPMENT PERMIT/TENTATIVE MAP as may be further described below.

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 (3) 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 Development Services 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 TEN (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:

Qualified Archaeologist, Native American Monitor, Qualified Paleontologist, Qualified Biologist

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, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #435483 and /or Environmental Document # 435483, 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

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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 Development Services 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 Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeological/Historic Site Observation
Cultural Resources (Paleontology)	Monitoring Report(s)	Paleontological Site Observation
Biological Resources	Biological Construction Mitigation/Monitoring Exhibit (BCME)	Approval by MMC
Biological Resources	Avian Protection – Pre-Construction survey	Within 10 Calendar Days prior to the start of construction activities (including removal of vegetation)
Biological Resources	Resource Delineation	Prior to Construction Activities
Biological Resources	Education	Prior to commencement of Construction Activities
Biological Resources	Consultant Site Visit Record (CSVr)	Monitoring During Construction
Biological Resources	Final BCME/Report	Within 30 days of Construction

		Completion
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIO 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 pre-construction meeting, whichever is applicable, impacts to approximately 3.0 acres of Diegan coastal sage scrub (mitigation ration of 1:1 for impacts outside MHPA/ mitigation inside MHPA) and 0.6 acre of Non-native grassland (mitigation ration of 0.5:1 for impacts outside MHPA/ mitigation inside MHPA) shall be mitigated to the satisfaction of the Assistant Deputy Director (ADD) Environmental designee for off-site acquisition 3.3 acres of habitat through payment into the City of San Diego's Habitat Acquisition Fund (HAF).

BIO 2- BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

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.
- C. **Biological Documents** - 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. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus

wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. 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. **Avian Protection Requirements** - 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 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 pre-construction 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 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.
- F. **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.
- G. **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.

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.

ARCHAEOLOGICAL MONITORING PROGRAM AND TRIBAL CULTURAL RESOURCES MITIGATION

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 pre-construction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- 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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written 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 (0.25-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, 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.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.

B. PI Shall Attend Pre-Construction Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-Construction Meeting that shall include the PI; Native American consultant/monitor (where Native American resources may be impacted); Construction Manager (CM) and/or Grading Contractor; Resident Engineer (RE); Building Inspector (BI), if appropriate; and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Pre-Construction Meeting to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Pre-Construction Meeting, the Applicant shall schedule a focused Pre-Construction 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
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME 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 that indicate site conditions such as depth of excavation and/or site graded to bedrock, which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. **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 AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSVs 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 Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources 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.
4. No soil shall be exported off site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are

involved, the PI and Native American consultant/monitor shall follow protocol in this section.

- 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.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) that has been reviewed by the Native American consultant/monitor, 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off site until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. The Archaeological Monitor shall notify the RE or BI, as appropriate, the MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate Discovery Site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains are determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

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3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources, and Health and Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
5. Disposition of Native American human remains will be determined between the MLD and the PI and if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; or
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC
 - (2) Record an open space or conservation easement on the site
 - (3) Record a document with the County
 - d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5(c).
- D. If Human Remains are **NOT** Native American
 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract, the following will occur:
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-construction 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 8 a.m. of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III, During Construction, and IV, Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III, During Construction, and IV, Discovery of Human Remains, shall be followed.

d. The PI shall immediately contact MMC, or by 8 a.m. of 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 and/or weekend 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 previously shall apply, as appropriate.

VI. 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 Historical Resources Guidelines (Appendix C/D) that describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

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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 Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 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.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV(5), Discovery of Human Remains.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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 and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL MONITORING PROGRAM

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 (CSVSR). The CSVSR'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

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(R-[Reso Code])

- 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.



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: Marburn Corporation TM		Project Number: 435483		Distribution Date:	
Project Scope/Location: Site Development Permit and Tentative Map for the subdivision of one existing vacant parcel into 24 single family residential lots and five homeowner association lots within environmentally sensitive lands located at the northeast corner of Interstate 8 and College Avenue in the Navajo Community Plan area within Council District 7.					
Applicant Name:				Applicant Phone Number:	
Project Manager: Firouzeh Tirandazi		Phone Number: (619) 446-5325	Fax Number: (619) 321-3200	E-mail Address: ftirandazi@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Deny		Members Yes 6	Members No 4	Members Abstain 0	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: Matthew J. Adams			TITLE: Chair		
SIGNATURE:			DATE: 5/11/2017		
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

Wednesday, May 10, 2017
Tifereth Isreal Synagogue
6660 Cowles Mountain Blvd.
navajoplanners@cox.net

Modifications to Agenda: D. Smith makes a motion to request Community Group Reports be moved to earlier in the Agenda while residents are still at the meeting. **MISSING** seconds the motion.

Minutes: Approval of the April 12th, 2017 minutes. Dan Smith makes motion to approve, Dan Northcutt seconds, Doug Livingston abstains.

Officers Report:

- Matt Adams – Chair: Del Cerro has an open seat. If you wish to run please ensure to sign into the sign in sheet when attending meetings as you need to attend at least two during the elected term. All new board members need to either attend a community orientation workshop in person or online.
- John LaRaia – Vice Chair: No Report
- Marilyn Reed – Treasurer: \$23, D. Smith verifies.

Elected Official's Reports:

- Councilmember Scott Sherman (Liz Saidkhanian): Preliminary engineering funding for the Alvarado Road realignment project is now within the proposed budget, final approval due to go in front of Council in July. Scott Sherman attended the San Diego River clean up which removed two dumpsters full of trash, parts of 300 alleged stolen bicycles. Next clean up is May 17th and need volunteers. Alvarado Creek should be "legally closed" by June, 2017 which means police will be able to enforce trespassing. SDG&E to hire a contractor to repair median on Del Cerro Road.
- San Diego Police Department (Officer John Steffan): Two violent crimes reported in the Navajo area in April, down from seven the previous month, three home burglaries. The next Coffee with a Cop is on May 30th at 10 AM at the Zion Market, 7655 Clairemont Mesa Blvd.

Public Comment on Non-Agenda Items:

Dick Burson – Lives on Lamda Drive, unhappy with lack of progress SDG&E is making on repairing and maintaining the Del Cerro Ave. median. Asks NCPI to formally submit a letter to SDG&E to request issue is addressed.

David Ege – San Carlos Library will be closed June 12-23 for a systems upgrade.

Terri Cords – Allied Gardens had 32 basketball teams last winter season. Recreation center has activities for both adults and children. Looking for donations for 4th of July fireworks not only for this year but coming years as well.

Unnamed Audience Member – Overhead air traffic noise from Montgomery Field has become notably louder, planned coming in as late as 2 AM. Mr. Jay Wilson comments that you can submit noise complaints to the FAA directly or on the Montgomery Field website.

to Soccer City, Matt Adams responds that if the signatures are verified then NCPI will consider agendizing a forum. Tim T. asks about SDSU, Nick Stone responds that Goal SD agrees it should go to public vote and says that Ron Fowler is working with SDSU to collaborate with Soccer City. Nick Stone asks maker of motion to specify date of public vote by November 2017, maker and seconder of motion declines request.

VOTE

Motion passes 10 yes, 0 no, 0 abstain

→ ColRich Residential Project No. 435483

Board Comments: Dan Northcutt asked about relocating ingress/egress through the neighboring gas station. ColRich responds that their due diligence showed this was not feasible. Doug Livingston asks about that soundwall along College and wishes to see the landscape plans, ColRich responds that there will be a CMU wall at back of property line which is 5'-10' from back of sidewalk. Doug L. asks about street trees in cycle issues report, ColRich responds that select tree species were chosen and to specifically address this issue. Doug L. states that he is not concerned about the traffic impacts but rather the ingress/egress and the project location encourages illegal u-turns in the neighborhood, he also states that he typically like in-fill projects but that this is a left-over piece of land due to poor planning in the 50's and is not a good location to develop, finally he points out the Del Cerro Action Council voted against this project 5-30. Marilynn Reed asks about unchecked cycle issues report items, ColRich responds that those are permit conditions that must be addressed after approval. David Smith asks if there is an open space easement recorded on the property, ColRich speculates the item David S. is referencing is in regards to neighboring City owned parcel. Lance G. stated that other uses exist which would benefit rather than harm the community. Lance G. references specific language and goals in Navajo Community Plan that the project is inconsistent with, including: preventing or limiting developemnt in proposed open space areas, slopes and canyons, views and vistas; to minimize grading and preserve natural terrain, preserve maximum groundcover and trees; not limiting the access of vehicles for police and fire protection and other emergency purposes; fire department "not adequate" as is due to area's topography which has created fragmented street pattern requiring longer response times; and in 1987 traffic conditions on College Ave. between I-8 and Del Cerro Blvd was determined to "carry values that exceed what is desirable for its classificaiton." Terri Cords is concerned about public safety and access for emergency vehicles.

Public Comments: Charleen Owen attended several hearings on this issue, met with the Engineer at the Del Cerro Fire Station to discuss the project, claims the station engineer was unaware of project. Engineer would access project either by driving the wrong way down College or drive down to SDSU to make a u-turn the Engineer stated that it would be "brutal to manage" given the street layout. John Stevenson is concerned about ingress/egress. Robyn C. gas issues with safety and traffic and believes project does not fit into the community. Jim T. has believes existing traffic is an issue and is concerned with the project's impact. Dan T. is concerned with safety and the ingress/egress; also questioned whether project fits into City's Green Intitiatives. Katherine T. states the proposed homes are larger than hers and on smaller lots, opposes a project that proposes homes 8' from her fence line. Minda C. asks if the 440' line of sight from project exit is affected by the sound wall, ColRich responds it does not as it is out of public right of way and down a slope. Minda C. asks if project phasing has changed from previous presentations, ColRich responds that they anticipate land development to occur in one phase and certical construction to occur in two phases, the overall timeline is 1.5-2 years.

MOTION

Lance G. makes a motion that NCPI DENIES THE PROJECT. Doug Livingston SECONDS

MOTION.

Discussion of Motion: John LaRaia sees why there are concerns over the project, wishes to support the project and oppose the motion. Dan Smith states that we must be respectful of the land use, will not support motion. Lance G. acknowledges the issue of housing supply shortage but states that the creation of an small number of single-family homes will do little to address that issue and cannot be justification for this project which will have significant negative impacts on all members of the Del Cerro community. Matt Adams will not support motion for reasons being it is only 24 homes and the impact is non-significant according to the project's studies, San Diego has a severe housing crisis with our children being forced to moved out of the City due to affordability.

VOTE

Motion passes 6 yes, 4 no, 0 abstain



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**Project No. For City Use Only**

Del Cerro Residential

Project Address:

Northeast corner of Interstate 8 and College Avenue, San Diego, California

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:**

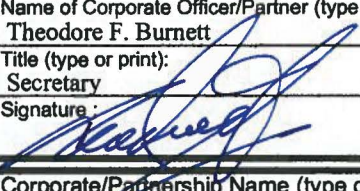
Project Title: Del Cerro Residential	Project No. (For City Use Only)
--	--

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? _____ 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): Marburn Corporation, A California Corporation <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: c/o David Ferguson, 960 Canterbury Place, Suite 300 City/State/Zip: Escondido, CA 92025 Phone No: 760-743-1201 Fax No: 760-743-9926 Name of Corporate Officer/Partner (type or print): Theodore F. Burnett Title (type or print): Secretary Signature:  Date: July 20, 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: _____

Officers/Directors of Burnac Produce, Inc. (successor-in-interest to Marburn Corp.):

Title President and Director

BURNETT, JOSEPH
44 St Clair Ave West
Toronto, Ontario M4V3C9 CA

Title Secretary and Director

BERGMAN, RICHARD H
2001 HOLLYWOOD BLVD STE 200
HOLLYWOOD, FL 33020

Title V P

BURNETT, THEODORE F
44 ST CLAIR AVE WEST
TORONTO ONTARIO M4V3C9 CA

Title Treasurer

MANSERRA, JOSEPH
44 ST CLAIR AVE WEST
TORONTO ONTARIO M4V3C9 CA

- SUBDIVIDER NOTES:**
- 1) THE APPLICANT ACKNOWLEDGES THE REQUIREMENT TO IMPLEMENT THE SPECIFIC ARCHEOLOGICAL, HISTORICAL RESOURCES, NOISE MITIGATION, MONITORING AND REPORTING PROGRAM FOR THIS PROJECT.
 - 2) PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - 3) PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
 - 4) PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 - 5) NO OBSTRUCTION HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THE SIGHT DISTANCE TRIANGLES LOCATED AT THE MAIN DRIVE AND COLLEGE AVENUE.

PUBLIC EASEMENTS TO BE VACATED:

- ⑥ 10' WIDE EASEMENT FOR PUBLIC SEWER PER DOC. REC. 1/14/1959, F/P. 7931, BK. 7444, P. 508, O.R.
- ⑫ 15' WIDE EASEMENT FOR STORM DRAIN PER DOC. REC. 9/2/1964, F/P. 160682, O.R.
- ⑩ 10' WIDE EASEMENT FOR STORM DRAINS PER DOC. REC. 11/17/1955, BK. 5873, P. 468, O.R.
- ⑪ EASEMENT FOR SLOPE RIGHTS PER DOC. REC. 1/10/1959, F/P. 27155, BK. 7491, P. 10, O.R.

REVESTMENT OF RIGHTS OF ACCESS:

THE PROJECT INCLUDES THE REVESTMENT OF RIGHTS OF ACCESS TO COLLEGE AVENUE AT THE LOCATION OF THE PROPOSED DRIVEWAY AS SHOWN ON THIS TENTATIVE MAP

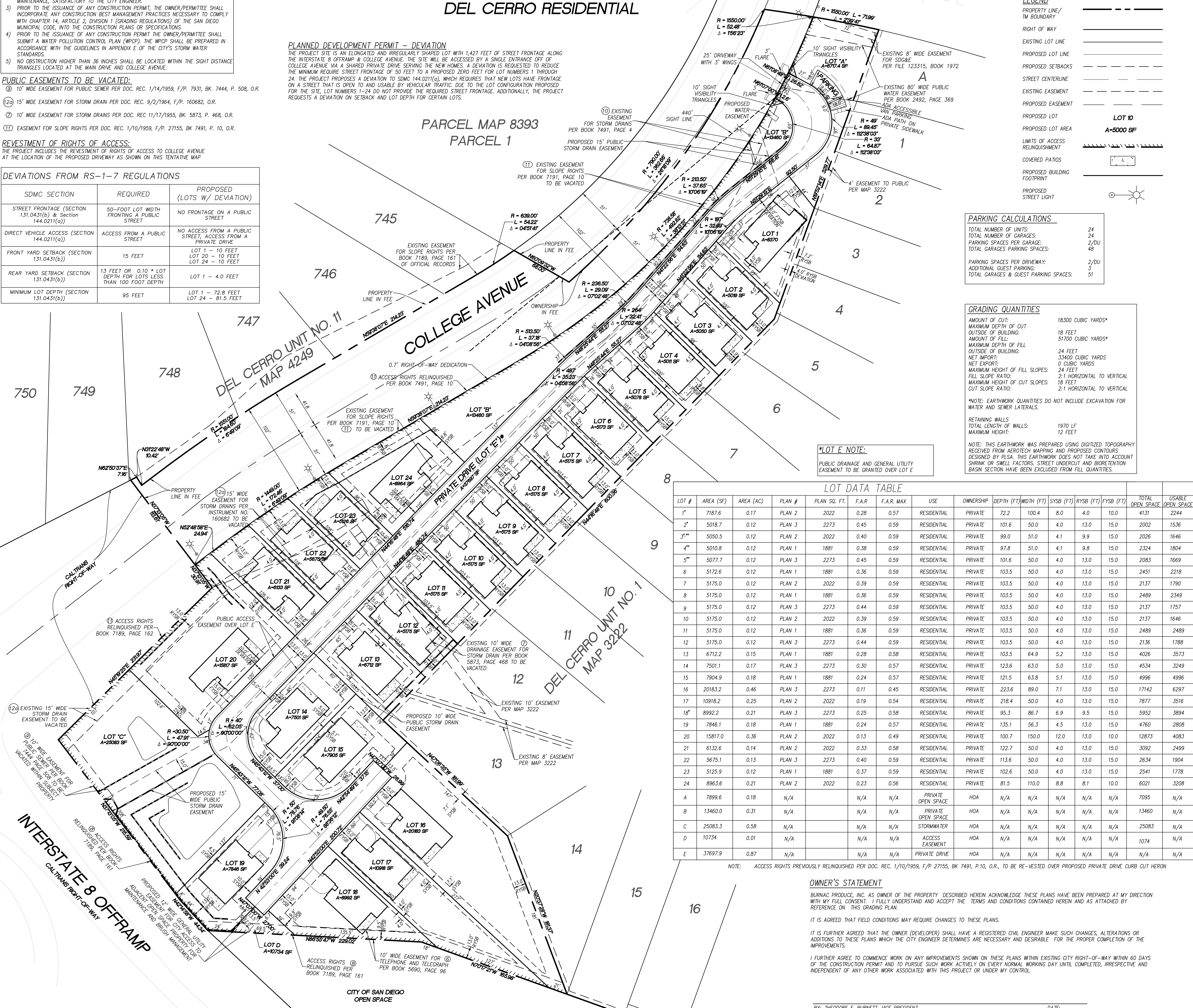
DEVIATIONS FROM RS-1-7 REGULATIONS		
SDMC SECTION	REQUIRED	PROPOSED (LOTS W/ DEVIATION)
STREET FRONTAGE (SECTION 131.0431(a) & Section 144.021(a))	50-FOOT LOT WIDTH FRONTING A PUBLIC STREET	NO FRONTAGE ON A PUBLIC STREET
DIRECT VEHICLE ACCESS (SECTION 144.021(a))	ACCESS FROM A PUBLIC STREET	NO ACCESS FROM A PUBLIC STREET, ACCESS FROM A PRIVATE DRIVE
FRONT YARD SETBACK (SECTION 131.0431(b))	15 FEET	LOT 1 - 10 FEET LOT 20 - 10 FEET LOT 24 - 10 FEET
REAR YARD SETBACK (SECTION 131.0431(b))	13 FEET OR 0.10 * LOT DEPTH FOR LOTS LESS THAN 100 FOOT DEPTH	LOT 1 - 4.0 FEET
MINIMUM LOT DEPTH (SECTION 131.0431(b))	95 FEET	LOT 1 - 72.8 FEET LOT 24 - 81.5 FEET

SITE PLAN
TENTATIVE MAP NO. 1532103, SITE DEVELOPMENT PERMIT NO. 1532102, PLANNED DEVELOPMENT PERMIT NO. 2000231 AND EASEMENT VACATION NO. 1927562
DEL CERRO RESIDENTIAL

PLANNED DEVELOPMENT PERMIT - DEVIATION

THE PROJECT SITE IS AN ELONGATED AND IRREGULARLY SHAPED LOT WITH 1,427 FEET OF STREET FRONTAGE ALONG THE INTERSTATE 8 OFFRAMP & COLLEGE AVENUE. THE SITE WILL BE ACCESSED BY A SINGLE ENTRANCE OFF OF COLLEGE AVENUE VIA A SHARED PRIVATE DRIVE SERVING THE NEW HOMES. A DEVIATION IS REQUESTED TO REDUCE THE MINIMUM REQUIRE STREET FRONTAGE OF 50 FEET TO A PROPOSED ZERO FEET FOR LOT NUMBERS 1 THROUGH 24. THE PROJECT PROPOSES A DEVIATION TO SDMC 144.021(a), WHICH REQUIRES THAT NEW LOTS HAVE FRONTAGE ON A STREET THAT IS OPEN TO AND USABLE BY VEHICULAR TRAFFIC. DUE TO THE LOT CONFIGURATION PROPOSED FOR THE SITE, LOT NUMBERS 1-24 DO NOT PROVIDE THE REQUIRED STREET FRONTAGE. ADDITIONALLY, THE PROJECT REQUESTS A DEVIATION ON SETBACK AND LOT DEPTH FOR CERTAIN LOTS.

PARCEL MAP 8393
PARCEL 1



PARKING CALCULATIONS

TOTAL NUMBER OF UNITS:	24
TOTAL NUMBER OF GARAGES:	24
PARKING SPACES PER GARAGE:	2/DU
TOTAL GARAGES PARKING SPACES:	48
PARKING SPACES PER DRIVEWAY:	2/DU
ADDITIONAL GUEST PARKING:	3
TOTAL GARAGES & GUEST PARKING SPACES:	51

GRADING QUANTITIES

AMOUNT OF CUT:	18300 CUBIC YARDS*
MAXIMUM DEPTH OF CUT:	18 FEET
AMOUNT OF FILL:	51700 CUBIC YARDS*
MAXIMUM DEPTH OF FILL:	24 FEET
NET IMPORT:	33400 CUBIC YARDS
NET EXPORT:	0 CUBIC YARDS
MAXIMUM HEIGHT OF FILL SLOPES:	24 FEET
FILL SLOPE RATIO:	2:1 HORIZONTAL TO VERTICAL
MAXIMUM HEIGHT OF CUT SLOPES:	18 FEET
CUT SLOPE RATIO:	2:1 HORIZONTAL TO VERTICAL

*NOTE: EARTHWORK QUANTITIES DO NOT INCLUDE EXCAVATION FOR WATER AND SEWER LATERALS.

RETAINING WALLS
TOTAL LENGTH OF WALLS: 1970 LF
MAXIMUM HEIGHT: 12 FEET

NOTE: THIS EARTHWORK WAS PREPARED USING DIGITIZED TOPOGRAPHY RECEIVED FROM AEROTECH MAPPING AND PROPOSED CONTOURS DESIGNED BY PLSA. THIS EARTHWORK DOES NOT TAKE INTO ACCOUNT SHRINK OR SWELL FACTORS. STREET UNDERCUT AND BIOTRENTEN BASIN SECTION HAVE BEEN EXCLUDED FROM FILL QUANTITIES.

***LOT E NOTE:**
PUBLIC DRAINAGE AND GENERAL UTILITY EASEMENT TO BE GRANTED OVER LOT E

LOT #	AREA (SF)	AREA (AC)	PLAN #	PLAN SQ. FT.	F.A.R.	F.A.R. MAX	USE	OWNERSHIP	DEPTH (FT)	WIDTH (FT)	SYST (FT)	RYSD (FT)	FYSD (FT)	TOTAL OPEN SPACE	USABLE OPEN SPACE
1*	7187.6	0.17	PLAN 2	2022	0.28	0.57	RESIDENTIAL	PRIVATE	72.2	100.4	8.0	4.0	10.0	4131	2244
2**	5018.7	0.12	PLAN 3	2273	0.45	0.59	RESIDENTIAL	PRIVATE	101.6	50.0	4.0	13.0	15.0	2002	1536
3**	5050.5	0.12	PLAN 2	2022	0.40	0.59	RESIDENTIAL	PRIVATE	99.0	51.0	4.1	9.9	15.0	2026	1646
4**	5010.8	0.12	PLAN 1	1881	0.38	0.59	RESIDENTIAL	PRIVATE	97.8	51.0	4.1	9.8	15.0	2324	1804
5**	5077.7	0.12	PLAN 3	2273	0.45	0.59	RESIDENTIAL	PRIVATE	101.6	50.0	4.0	13.0	15.0	2083	1669
6	5172.6	0.12	PLAN 1	1881	0.36	0.59	RESIDENTIAL	PRIVATE	103.5	50.0	4.0	13.0	15.0	2451	2218
7	5175.0	0.12	PLAN 2	2022	0.39	0.59	RESIDENTIAL	PRIVATE	103.5	50.0	4.0	13.0	15.0	2137	1790
8	5175.0	0.12	PLAN 1	1881	0.36	0.59	RESIDENTIAL	PRIVATE	103.5	50.0	4.0	13.0	15.0	2489	2349
9	5175.0	0.12	PLAN 3	2273	0.44	0.59	RESIDENTIAL	PRIVATE	103.5	50.0	4.0	13.0	15.0	2137	1757
10	5175.0	0.12	PLAN 2	2022	0.39	0.59	RESIDENTIAL	PRIVATE	103.5	50.0	4.0	13.0	15.0	2137	1646
11	5175.0	0.12	PLAN 1	1881	0.36	0.59	RESIDENTIAL	PRIVATE	103.5	50.0	4.0	13.0	15.0	2489	2489
12	5175.0	0.12	PLAN 3	2273	0.44	0.59	RESIDENTIAL	PRIVATE	103.5	50.0	4.0	13.0	15.0	2136	1788
13	6712.2	0.15	PLAN 1	1881	0.28	0.58	RESIDENTIAL	PRIVATE	103.5	64.9	5.2	13.0	15.0	4026	3573
14	7501.1	0.17	PLAN 3	2273	0.30	0.57	RESIDENTIAL	PRIVATE	123.6	63.0	5.0	13.0	15.0	4534	3249
15	7904.9	0.18	PLAN 1	1881	0.24	0.57	RESIDENTIAL	PRIVATE	121.5	63.8	5.1	13.0	15.0	4996	4996
16	20183.2	0.46	PLAN 3	2273	0.11	0.45	RESIDENTIAL	PRIVATE	223.6	89.0	7.1	13.0	15.0	17142	6297
17	10918.2	0.25	PLAN 2	2022	0.19	0.54	RESIDENTIAL	PRIVATE	218.4	50.0	4.0	13.0	15.0	7877	3516
18*	8992.2	0.21	PLAN 3	2273	0.25	0.58	RESIDENTIAL	PRIVATE	95.3	86.7	6.9	9.5	15.0	5952	3894
19	7846.1	0.18	PLAN 1	1881	0.24	0.57	RESIDENTIAL	PRIVATE	135.1	56.3	4.5	13.0	15.0	4760	2808
20	15817.0	0.36	PLAN 2	2022	0.13	0.49	RESIDENTIAL	PRIVATE	100.7	150.0	12.0	13.0	10.0	12873	4083
21	6132.6	0.14	PLAN 2	2022	0.33	0.58	RESIDENTIAL	PRIVATE	122.7	50.0	4.0	13.0	15.0	3092	2499
22	5675.1	0.13	PLAN 3	2273	0.40	0.59	RESIDENTIAL	PRIVATE	113.6	50.0	4.0	13.0	15.0	2634	1904
23	5125.9	0.12	PLAN 1	1881	0.37	0.59	RESIDENTIAL	PRIVATE	102.6	50.0	4.0	13.0	15.0	2541	1778
24	8963.6	0.21	PLAN 2	2022	0.23	0.56	RESIDENTIAL	PRIVATE	81.5	110.0	8.8	8.1	10.0	6021	3208
A	7899.6	0.18	N/A	N/A	N/A	N/A	PRIVATE OPEN SPACE	HOA	N/A	N/A	N/A	N/A	N/A	7095	N/A
B	13460.0	0.31	N/A	N/A	N/A	N/A	PRIVATE OPEN SPACE	HOA	N/A	N/A	N/A	N/A	N/A	13460	N/A
C	25083.3	0.58	N/A	N/A	N/A	N/A	STORMWATER	HOA	N/A	N/A	N/A	N/A	N/A	25083	N/A
D	10734	0.01	N/A	N/A	N/A	N/A	ACCESS EASEMENT	HOA	N/A	N/A	N/A	N/A	N/A	1074	N/A
E	37697.9	0.87	N/A	N/A	N/A	N/A	PRIVATE DRIVE	HOA	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NOTE: ACCESS RIGHTS PREVIOUSLY RELINQUISHED PER DOC. REC. 1/10/1959, F/P 27155, BK 7491, P.10, O.R., TO BE RE-VESTED OVER PROPOSED PRIVATE DRIVE CURB CUT HERON

OWNER'S STATEMENT

BURNAC PRODUCE, INC. AS OWNER OF THE PROPERTY, DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

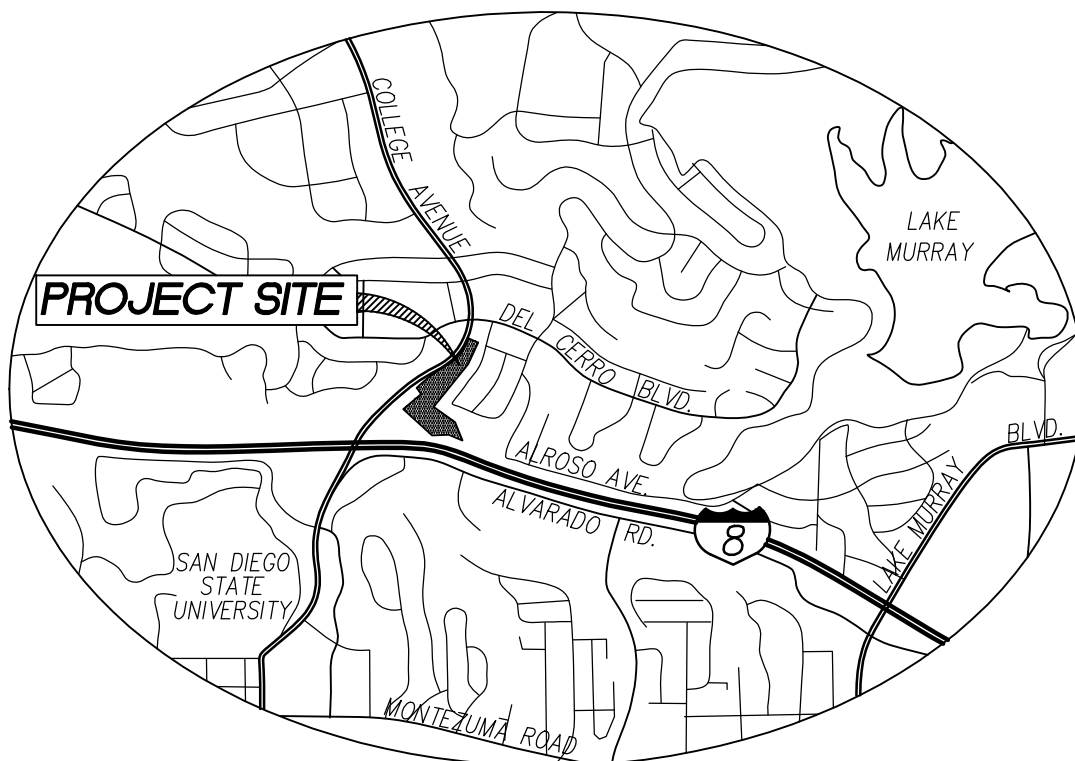
IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

BY: THEODORE F. BURNETT, VICE PRESIDENT
BURNAC PRODUCE, INC.

DATE:

VICINITY MAP



DEVELOPMENT SUMMARY

THE PROPOSED PROJECT IS A 24 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IN THE CITY OF SAN DIEGO, CALIFORNIA. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION A PRIVATE DRIVE, PRIVATE WATER AND SEWER SYSTEMS, PUBLIC AND PRIVATE STORM DRAIN SYSTEMS, RESIDENTIAL HOMES, RETAINING WALLS, TWO HOA MAINTAINED STORMWATER TREATMENT BASINS, ASSOCIATED IMPROVEMENTS AND THE VACATION OF EXISTING PUBLIC EASEMENTS SHOWN HERON. THE PROPOSED PROJECT REQUIRES A TENTATIVE MAP & SITE DEVELOPMENT PERMIT. THE PROJECT REQUIRES A PLANNED DEVELOPMENT PERMIT BECAUSE THE LOTS FRONT A PRIVATE DRIVE AND TAKE ACCESS FROM A SHARED EASEMENT OVER THE PRIVATE DRIVE. ADDITIONALLY THE PROJECT REQUESTS DEVIATIONS ON SETBACK AND LOT DEPTH FOR CERTAIN LOTS

SITE DESCRIPTION

APN: 434-010-10-00 SITE AREA: 5.99 ACRES

ABBREVIATED LEGAL DESCRIPTION:
PORTION OF LOT 6.7 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DESCRIBED IN GRANT DEED RECORDED NOVEMBER 3, 1975 AS DOCUMENT 75-306249, O.R.

SURVEY NOTES:

- 1) THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
- 2) THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- 3) MAPPING DATA FLOWN ON FEBRUARY 26,2015 AND PROVIDED BY AEROTECH MAPPING.
- 4) TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. NCS-581014-SD WITH AN EFFECTIVE DATE OF MAY 27, 2015.

LAMBERT COORDINATES: NAD27 224-1750
GCS83 COORDINATES: NAD83 1864-8311

PROJECT INFORMATION

TOTAL PROJECT OWNERSHIP: 5.99 ACRES
TOTAL GRADED AREA: 5.60 ACRES
PERCENT OF SITE TO BE GRADED: 93%

EXISTING USE: VACANT LAND
PROPOSED USE: 24 SINGLE FAMILY RESIDENTIAL HOMES
EXISTING LOTS: 1
PROPOSED LOTS: 24 RESIDENTIAL LOTS
2 STORMWATER LOTS
2 PRIVATE OPEN SPACE LOTS
1 LOT FOR PRIVATE STREET

EXISTING AND PROPOSED ZONE: RS-1-7
COMMUNITY PLAN: NAVAJO COMMUNITY PLAN AREA
OCCUPANCY TYPE: SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: RESIDENTIAL
GEOLOGIC HAZARD CATEGORY: 52

INFLUENCE OVERLAY ZONE: MONTGOMERY FIELD

THIS IS A MAP OF A SINGLE FAMILY RESIDENTIAL PROJECT AS DEFINED IN SECTION 8700-8704 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

SHEET INDEX		
CIVIL (6)		
A 1.0	CITE PLAN	
C 2.0	PRELIMINARY GRADING PLAN	
C 3.0	PRELIMINARY UTILITY PLAN	
C 4.0	SECTIONS AND DETAILS	
C 5.0	EXISTING CONDITIONS EXHIBIT	
C 6.0	OFFSITE IMPROVEMENTS	
ARCHITECTURAL (13)		
A 1.0	COVER SHEET	
A 2.0	PLAN 1A FLOOR AND ROOF PLANS	
A 3.0	PLAN 1A ELEVATIONS	
A 4.0	PLAN 1B FLOOR AND ROOF PLANS	
A 5.0	PLAN 1B ELEVATIONS	
A 6.0	PLAN 2A FLOOR AND ROOF PLANS	
A 7.0	PLAN 2A ELEVATIONS	
A 8.0	PLAN 2B FLOOR AND ROOF PLANS	
A 9.0	PLAN 2B ELEVATIONS	
A 10.0	PLAN 3A FLOOR AND ROOF PLANS	
A 11.0	PLAN 3A ELEVATIONS	
A 12.0	PLAN 3B FLOOR AND ROOF PLANS	
A 13.0	PLAN 3B ELEVATIONS	
LANDSCAPE (4)		
L 1.0	CONCEPTUAL LANDSCAPE PLAN	
L 2.0	CONCEPTUAL LANDSCAPE PLAN	
L 3.0	CONCEPTUAL LANDSCAPE PLAN	
L 4.0	CONCEPTUAL LANDSCAPE PLAN	

*MINIMUM FRONT YARD SETBACK: 15'
MINIMUM SIDE YARD SETBACK: 0.08 X LOT WIDTH
MINIMUM STREET YARD SETBACK: 0.10 X LOT WIDTH
*MINIMUM REAR YARD SETBACK: 15'

*ENCROACHMENTS FOR GARAGES PERMITTED
PER SDMC 131.046(1)(2)
*0.1xLOT DEPTH WHERE LOT DEPTH < 100 FT
PER SDMC 131.044(2)(A)(i)

PROJECT TEAM

OWNER/DEVELOPER:
BURNAC PRODUCE, INC., A FLORIDA CORPORATION
44 ST. CLARE AVENUE WEST
TORONTO, ONTARIO, M4V1S3B, CA

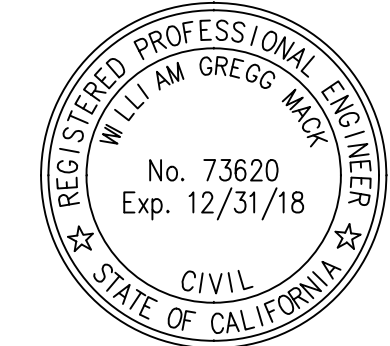
CIVIL ENGINEER:
PASCO LARET SUITER AND ASSOCIATES
535 N HWY 101, SUITE A
SOLANA BEACH, CALIFORNIA 92075
T: (858) 259-8212 FAX: (858) 259-4812

ARCHITECT:
MCKINLEY ASSOCIATES - ARCHITECTURE AND PLANNING
1818 FIRST AVENUE
SAN DIEGO, CALIFORNIA 92101
T: (619) 238-1134 FAX: (949) 851-5156

LANDSCAPE ARCHITECT:
GILLESPIE MOODY PATTERSON
4010 SORRENTO VALLEY BOULEVARD, SUITE 200
SAN DIEGO, CALIFORNIA 92121
T: (858) 558-8977

PREPARED BY:

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsaengineering.com



WILLIAM GREG MACK R.C.E. 73620
EXPIRATION: 12/31/2018

DATE

PROJECT NAME:

DEL CERRO RESIDENTIAL TENTATIVE MAP AND SITE DEVELOPMENT PERMIT

PROJECT ADDRESS:

NORTHEAST CORNER OF COLLEGE AVENUE & INTERSTATE 8
SAN DIEGO, CALIFORNIA 92120

PROJECT TRACKING SYSTEM NUMBER:

435483

INTERNAL ORDER NUMBER:

PENDING

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C 1.0 OF 23

DRAWN BY:

J. VAN RYN

CHECKED BY:

W. MACK

ORIGINAL DATE:

07-20-2015

REVISION 1: 11-12-2015

REVISION 2: 03-24-2016

REVISION 3: 10-26-2016

REVISION 4: 12-27-2016

REVISION 5: 02-09-2017

REVISION 6: 03-06-2017

REVISION 7: 04-12-2017

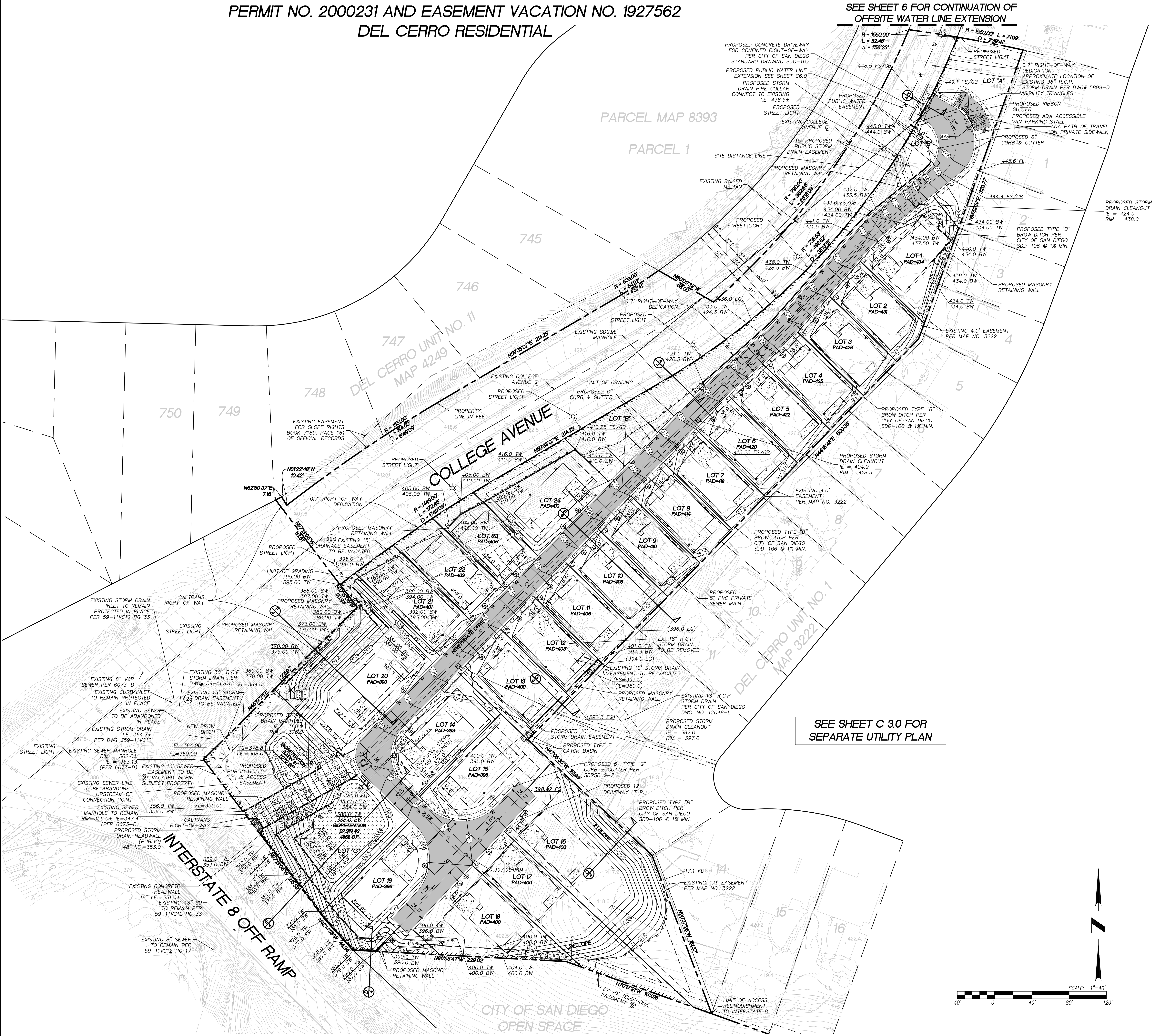
REVISION 8: 04-24-2017

REVISION 9: 05-02-2017

REVISION 10: 08-07-2017

REVISION 11: 08-23-2017

PRELIMINARY GRADING PLAN
TENTATIVE MAP NO. 1532103, SITE DEVELOPMENT PERMIT NO. 1532102, PLANNED DEVELOPMENT
PERMIT NO. 2000231 AND EASEMENT VACATION NO. 1927562
DEL CERRO RESIDENTIAL



LEGEND	
BOUNDARY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
RIGHT OF WAY	---
DEDICATION LINE	---
EXISTING LOT LINE	---
EXISTING STREET CENTERLINE	---
EXISTING IMPROVEMENTS	---
EXISTING CONTOUR	---
EXISTING CURB & GUTTER	---
EXISTING SEWER MAIN	---
EXISTING STORM DRAIN MAIN	---
EXISTING CURB INLET	---
EXISTING WATER MAIN	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING STREET LIGHT	---
EXISTING STRUCTURE	---
EXISTING VEGETATION	---
PROPOSED IMPROVEMENTS	---
PROPOSED LOT LINE	---
PROPOSED ROAD CENTERLINE	---
LIMIT OF WORK LINE	---
CURB AND GUTTER	---
AC PAVEMENT	---
P.C.C. PAVEMENT	---
RESIDENTIAL DRIVEWAY (WIDTH VARIES)	---
PROPOSED CONTOURS	---
PROPOSED SPOT ELEVATION	---
RETAINING WALL	---
TYPE "B" BROW DITCH	---
LOT DRAINAGE FLOW LINE	---
BIORETENTION BASIN	---
STORM DRAIN HEADWALL	---
PROPOSED STORM DRAIN PIPE	---
STORM DRAIN CLEANOUT	---
CURB INLET	---
CURB OUTLET	---
RIP RAP ENERGY DISSIPATOR PER SDD-104	---
4" DIA. PVC STORM DRAIN	---
8" SEWER MAIN (PRIVATE)	---
SEWER MANHOLE (PRIVATE)	---
SEWER CLEANOUT (PRIVATE)	---
SEWER LATERAL (PRIVATE)	---
WATER SERVICE (PRIVATE)	---
8" P.V.C. WATER MAIN (PRIVATE) UNLESS OTHERWISE NOTED	---
GATE VALVE	---
FIRE HYDRANT (PRIVATE)	---
12" DIA. ATRIUM GRATE	---
STREET LIGHT	---
ROOF DOWNSPOUT	---

BENCHMARK:
BRASS PLUG LOCATED AT THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF DEL CERRO
BOULEVARD AND COLLEGE AVENUE AS SHOWN IN THE CITY OF SAN DIEGO BENCH MARK BOOK,
ELEVATION 461.997 FEET. DATUM IS MEAN SEA LEVEL PER SAID BENCH MARK BOOK.

PREPARED BY:

PASCO LARET SUITER & ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

535 North Highway 101, Ste A, Solana Beach, CA 92075

ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

WILLIAM GREGG MACK R.C.E. 73620

EXPIRATION: 12/31/2018

DATE

PROJECT NAME:

DEL CERRO RESIDENTIAL TENTATIVE MAP AND SITE DEVELOPMENT PERMIT

PROJECT ADDRESS:

NORTHEAST CORNER OF COLLEGE AVENUE & INTERSTATE 8

SAN DIEGO, CALIFORNIA 92120

PROJECT TRACKING SYSTEM NUMBER:

435483

INTERNAL ORDER NUMBER:

PENDING

SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET NUMBER:

C 2.0 OF 23

DRAWN BY:

J. VAN RYN

CHECKED BY:

W. MACK

ORIGINAL DATE:

07-20-2015

REVISION 1:

11-12-2015

REVISION 2:

03-24-2016

REVISION 3:

10-26-2016

REVISION 4:

12-27-2016

REVISION 5:

02-09-2017

REVISION 6:

03-06-2017

REVISION 7:

04-12-2017

REVISION 8:

04-24-2017

REVISION 9:

05-02-2017

REVISION 10:

08-07-2017

REVISION 11:

08-23-2017

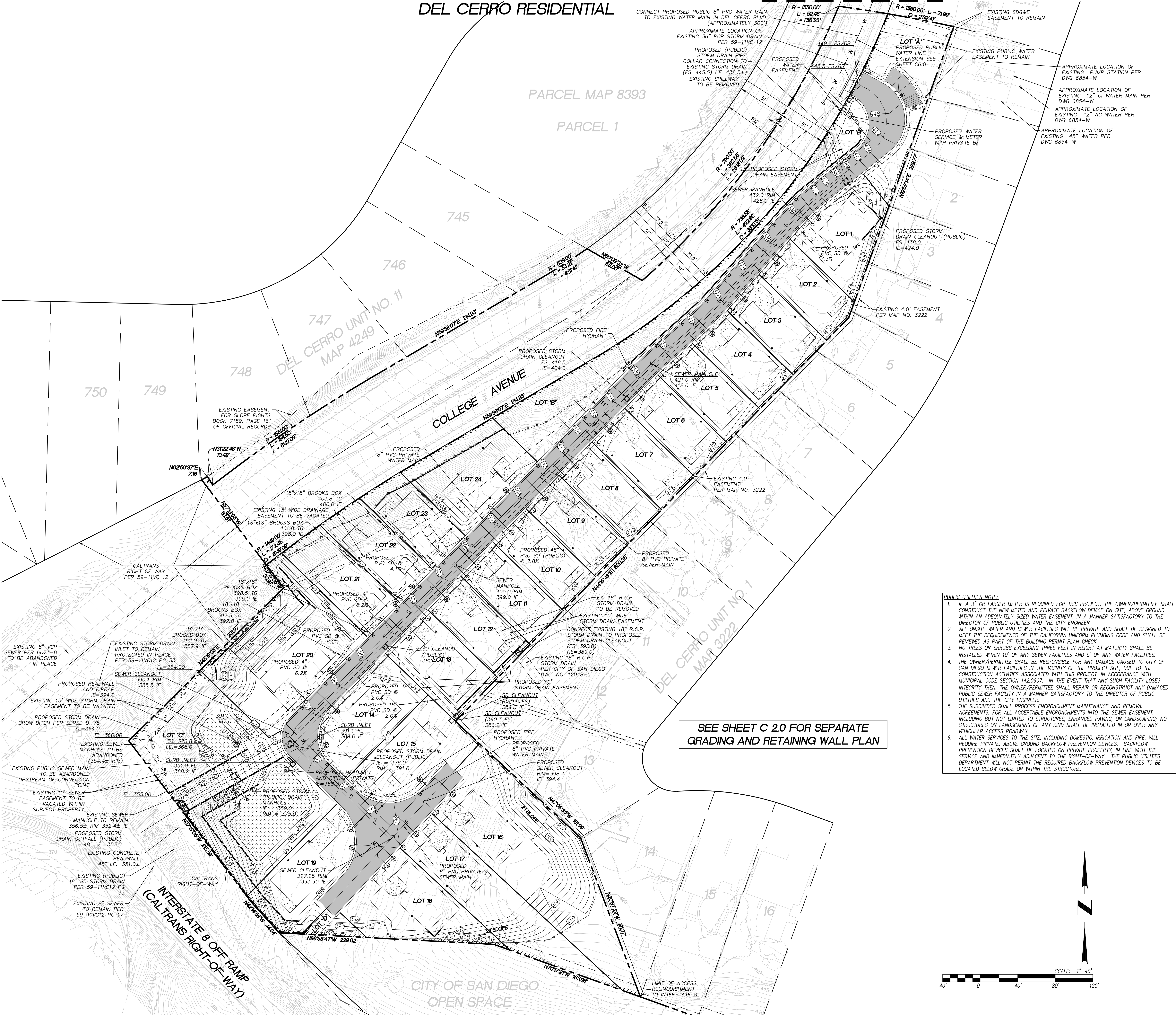
PRELIMINARY UTILITY PLAN

TENTATIVE MAP NO. 1532103, SITE DEVELOPMENT PERMIT NO. 1532102, PLANNED DEVELOPMENT

PERMIT NO. 2000231 AND EASEMENT VACATION NO. 1927562

DEL CERRO RESIDENTIAL

SEE SHEET 6 FOR CONTINUATION OF
OFFSITE WATER LINE EXTENSION



LEGEND

EXISTING IMPROVEMENTS	
BOUNDARY LINE	---
EXISTING CONTOURS	---f3.5p---
EXISTING CURB AND GUTTER	=====
EXISTING STREET CENTERLINE	-----S-----
EXISTING SEWER MAIN	-----SD-----
EXISTING STORM DRAIN MAIN	-----SD-----
EXISTING CURB INLET	[C]
EXISTING WATER MAIN	-----W-----
EXISTING WATER VALVE	[V]
EXISTING FIRE HYDRANT	[H]
EXISTING 48\" BONITA PIPELINE (RAW WATER LINE)	-----B-----
EXISTING STREET LIGHT	[L]
EXISTING STRUCTURE	[S]
EXISTING VEGETATION	[V]
PROPOSED IMPROVEMENTS	
SITE BOUNDARY	---
PROPOSED LOT LINE	---
PUBLIC RIGHT-OF-WAY CENTERLINE	-----P-----
LIMIT OF WORK LINE	-----L-----
CURB AND GUTTER	=====
AC PAVEMENT	[P]
P.C.C. PAVEMENT	[P]
RESIDENTIAL DRIVEWAY (WIDTH VARIES)	[P]
PROPOSED CONTOURS	---f14.5p---
PROPOSED SPOT ELEVATION	FS=145.0
RETAINING WALL	=====
TYPE \"B\" BROW DITCH	=====
STORM DRAIN HEADWALL	[H]
STORM DRAIN (SIZE PER PLAN)	=====
STORM DRAIN CLEANOUT	[C]
CURB INLET	[C]
8\" SEWER MAIN (PRIVATE)	-----S-----
SEWER MANHOLE (PRIVATE)	[M]
SEWER LATERAL (PRIVATE)	-----L-----
WATER SERVICE (PRIVATE)	-----W-----
8\" PVC WATER MAIN (PRIVATE) UNLESS OTHERWISE NOTED	-----W-----
GATE VALVE	[V]
FIRE HYDRANT (PRIVATE)	[H]
12\" DIA. ATRIUM GRATE	[G]
RIP RAP ENERGY DISSIPATOR PER SDD-104	[R]
4\" DIA. PVC STORM DRAIN	-----S-----
ROOF DOWNSPOUT	[D]

PUBLIC UTILITIES NOTE:

- IF A 3\" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.
- ALL ONSITE WATER AND SEWER FACILITIES WILL BE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER FACILITIES AND 5' OF ANY WATER FACILITIES.
- THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC SEWER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.
- THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING, NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
- ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REQUIRE PRIVATE, ABOVE GROUND BACKFLOW PREVENTION DEVICES. BACKFLOW PREVENTION DEVICES SHALL BE LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BACKFLOW PREVENTION DEVICES TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.

BENCHMARK:
BRASS PLUG LOCATED AT THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF DEL CERRO BOULEVARD AND COLLEGE AVENUE AS SHOWN IN THE CITY OF SAN DIEGO BENCH MARK BOOK, ELEVATION 461.997 FEET. DATUM IS MEAN SEA LEVEL PER SAID BENCH MARK BOOK.

SEE SHEET C 2.0 FOR SEPARATE
GRADING AND RETAINING WALL PLAN

PREPARED BY:

PASCO LARET SUITER
& ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plasengineering.com



PROJECT NAME:
DEL CERRO RESIDENTIAL TENTATIVE MAP AND SITE DEVELOPMENT PERMIT

PROJECT ADDRESS:
NORTHEAST CORNER OF COLLEGE AVENUE & INTERSTATE 8
SAN DIEGO, CALIFORNIA 92120

PROJECT TRACKING SYSTEM NUMBER:
435483

INTERNAL ORDER NUMBER:
PENDING

SHEET TITLE:
PRELIMINARY UTILITY PLAN

SHEET NUMBER:
C 30 OF 23

DATE

DRAWN BY: J. VAN RYN

CHECKED BY: W. MACK

ORIGINAL DATE: 07-20-2015

REVISION 1: 11-12-2015

REVISION 2: 03-24-2016

REVISION 3: 10-26-2016

REVISION 4: 12-27-2016

REVISION 5: 02-09-2017

REVISION 6: 03-06-2017

REVISION 7: 04-12-2017

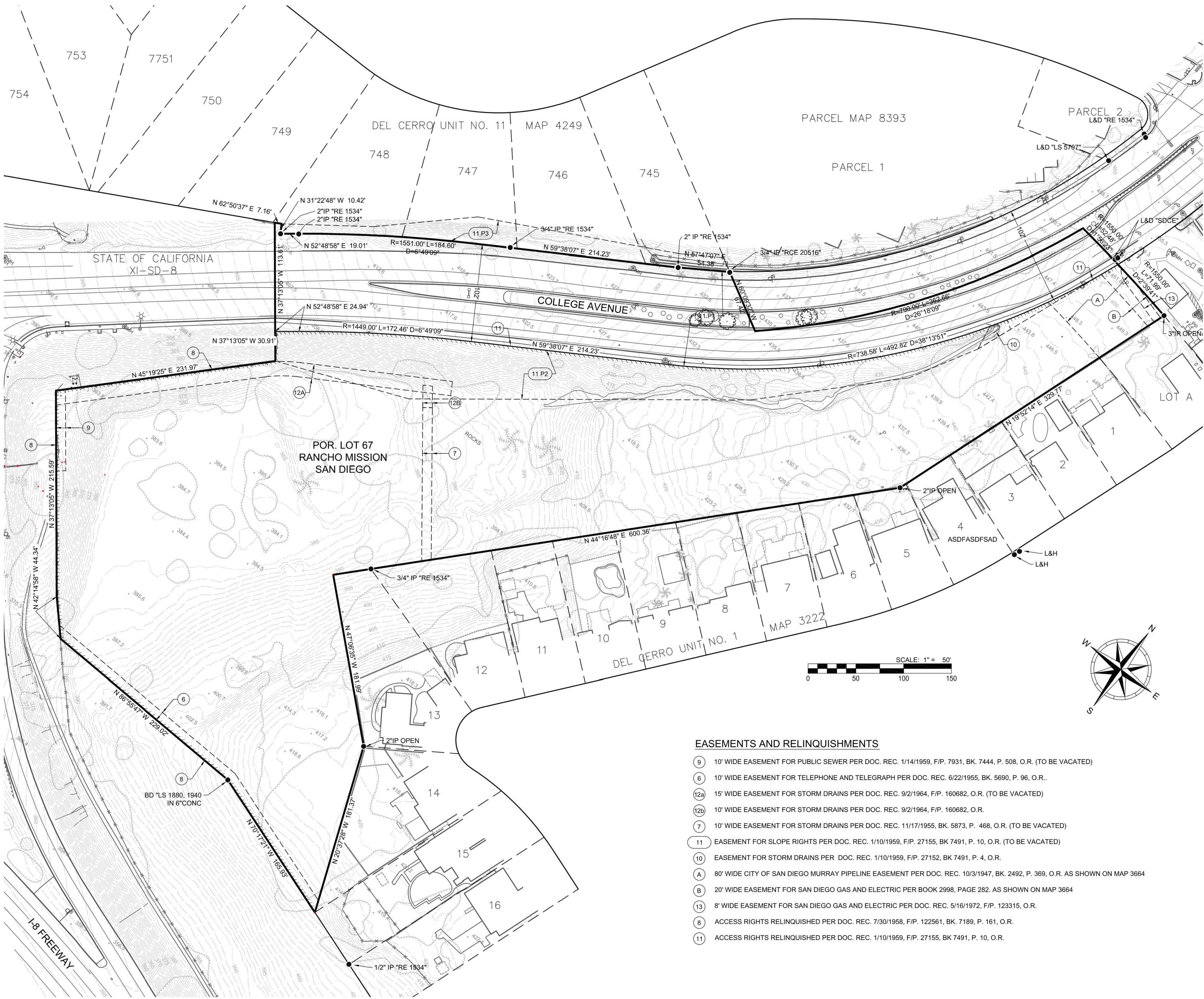
REVISION 8: 04-24-2017

REVISION 9: 05-02-2017

REVISION 10: 08-07-2017

REVISION 11: 08-23-2017

EXISTING CONDITIONS EXHIBIT
TENTATIVE MAP NO. 1532103, SITE DEVELOPMENT PERMIT NO. 1532102,
PLANNED DEVELOPMENT PERMIT NO. 2000231 AND EASEMENT VACATION NO. 1927562
DEL CERRO RESIDENTIAL



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON MARCH 16, 2015.

PAUL E. GOEBEL, PLS 8486 8-22-2017



PROJECT INFORMATION

CLIENT: DEL CERRO COMMUNITIES, LLC
ADDRESS: COLLEGE AVE AND I-8 FREEWAY, SAN DIEGO, CA
APN: 463-010-10

ABBREVIATED LEGAL DESCRIPTION

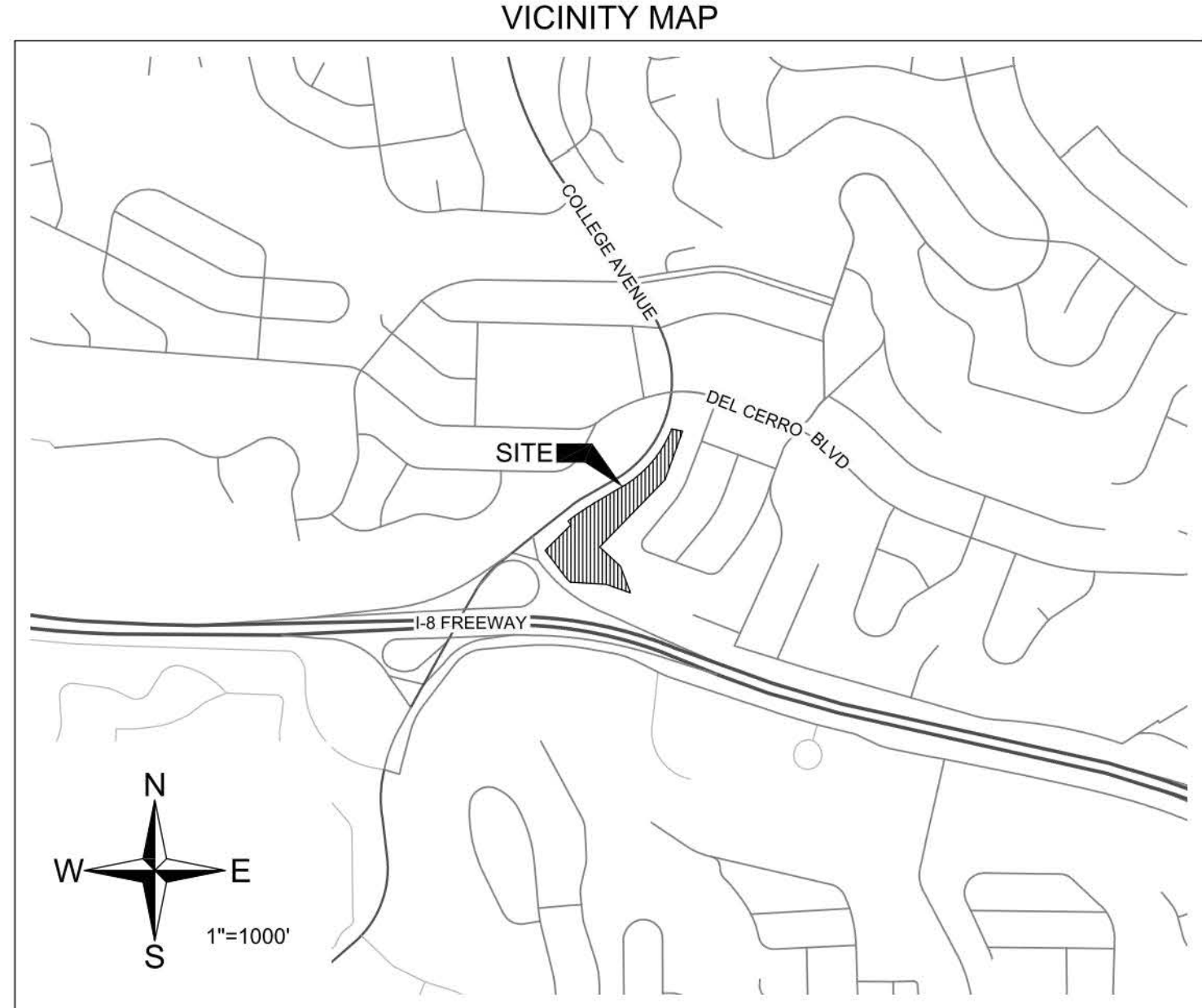
PORTION OF LOT 67 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DESCRIBED IN GRANT DEED RECORDED NOVEMBER 3, 1975 AS DOCUMENT NO. 75-306249, O.R.

SURVEY NOTES

- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. BENCHMARK: BRASS PLUG LOCATED AT THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF DEL CERRO BOULEVARD AND COLLEGE AVENUE AS SHOWN IN THE CITY OF SAN DIEGO BENCH MARK BOOK, ELEVATION 461.997 FEET. DATUM IS MEAN SEA LEVEL PER SAID BENCH MARK BOOK.
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- MAPPING DATA FLOWN ON FEBRUARY 26, 2015 AND PROVIDED BY AEROTECH MAPPING.
- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 996-23035459-PPI WITH AN EFFECTIVE DATE OF AUGUST 19, 2013.

LEGEND

●	FOUND MONUMENT	⊠	PEDESTRIAN SIGNAL
—	PROPERTY LINE	P	POST- MISC
—	RIGHT-OF-WAY LINE	X	SPOT ELEVATION
—	CENTER LINE	—	BRIDGE SIGNS
---	ADJOINING PROPERTY LINE	—	FIRE HYDRANT
---	TIE LINE / REFERENCE LINE	—	METER / UTILITY
---	FENCE LINE	—	MANHOLE
---	WALL	—	STREET LIGHT
---	INDEX CONTOUR LINE	—	LIGHT POLE
---	INTERMEDIATE CONTOUR LINE	—	SIGNS
---	CANOPY	—	GATE
---	VEGETATION LINE	—	TRAFFIC SIGNAL
---	ACCESS RIGHTS RELINQUISHED	—	VALVE
---	SWIMMING POOL	—	BUILDING ROOFLINE
---	PALM TREE		
---	SINGLE TREE		



EASEMENTS AND RELINQUISHMENTS

- 10' WIDE EASEMENT FOR PUBLIC SEWER PER DOC. REC. 1/14/1959, F/P. 7931, BK. 7444, P. 508, O.R. (TO BE VACATED)
- 10' WIDE EASEMENT FOR TELEPHONE AND TELEGRAPH PER DOC. REC. 6/22/1955, BK. 5690, P. 96, O.R..
- 15' WIDE EASEMENT FOR STORM DRAINS PER DOC. REC. 9/2/1964, F/P. 160682, O.R. (TO BE VACATED)
- 10' WIDE EASEMENT FOR STORM DRAINS PER DOC. REC. 9/2/1964, F/P. 160682, O.R.
- 10' WIDE EASEMENT FOR STORM DRAINS PER DOC. REC. 11/17/1955, BK. 5873, P. 468, O.R. (TO BE VACATED)
- EASEMENT FOR SLOPE RIGHTS PER DOC. REC. 1/10/1959, F/P. 27155, BK. 7491, P. 10, O.R. (TO BE VACATED)
- EASEMENT FOR STORM DRAINS PER DOC. REC. 1/10/1959, F/P. 27152, BK. 7491, P. 4, O.R.
- 80' WIDE CITY OF SAN DIEGO MURRAY PIPELINE EASEMENT PER DOC. REC. 10/3/1947, BK. 2492, P. 369, O.R. AS SHOWN ON MAP 3664
- 20' WIDE EASEMENT FOR SAN DIEGO GAS AND ELECTRIC PER BOOK 2998, PAGE 282. AS SHOWN ON MAP 3664
- 8' WIDE EASEMENT FOR SAN DIEGO GAS AND ELECTRIC PER DOC. REC. 5/16/1972, F/P. 123315, O.R.
- ACCESS RIGHTS RELINQUISHED PER DOC. REC. 7/30/1958, F/P. 122561, BK. 7189, P. 161, O.R.
- ACCESS RIGHTS RELINQUISHED PER DOC. REC. 1/10/1959, F/P. 27155, BK. 7491, P. 10, O.R.

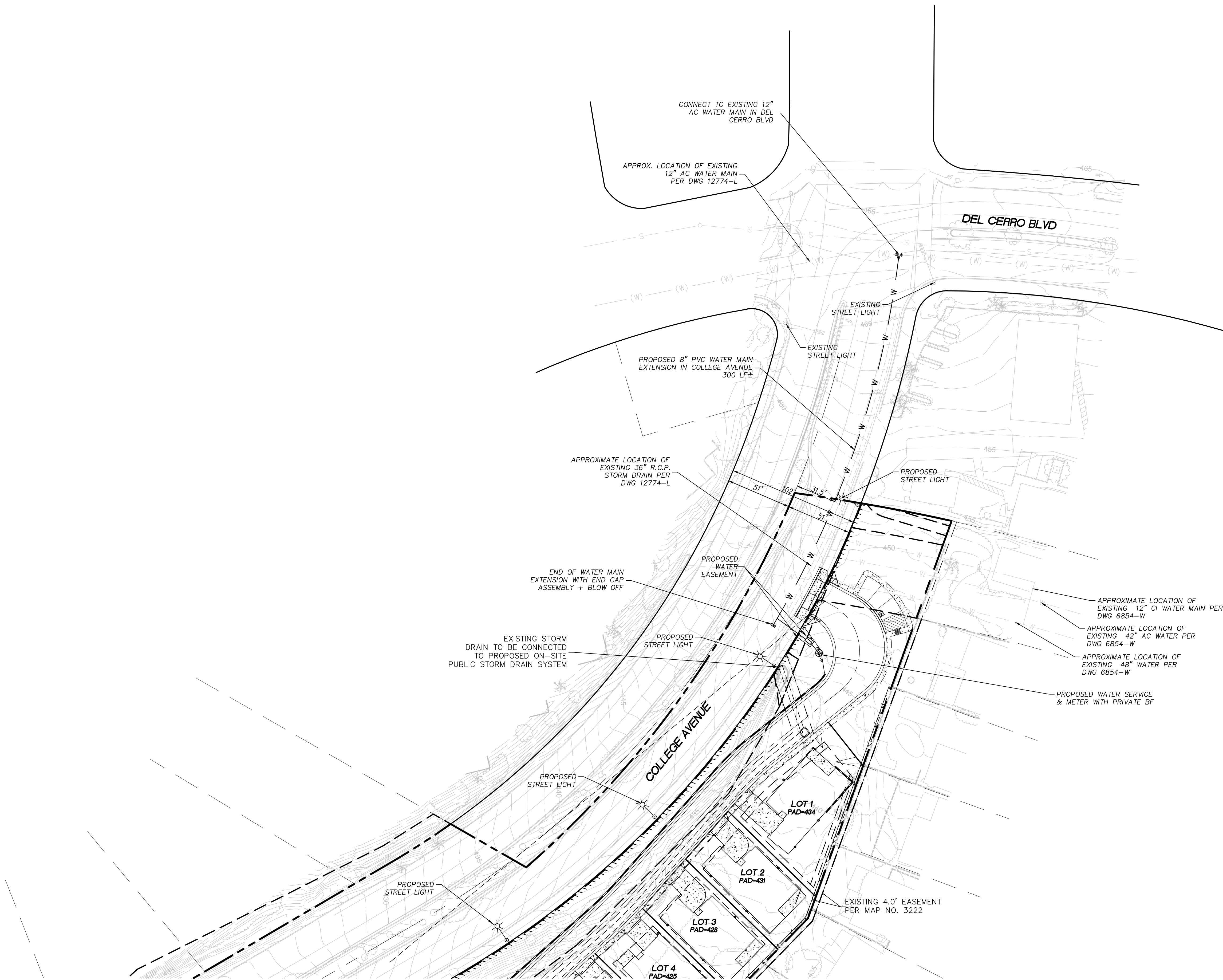
PLSA JOB # 2333

PASCO LARET SUITER
& ASSOCIATES
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858-259-4812 | plsengineering.com

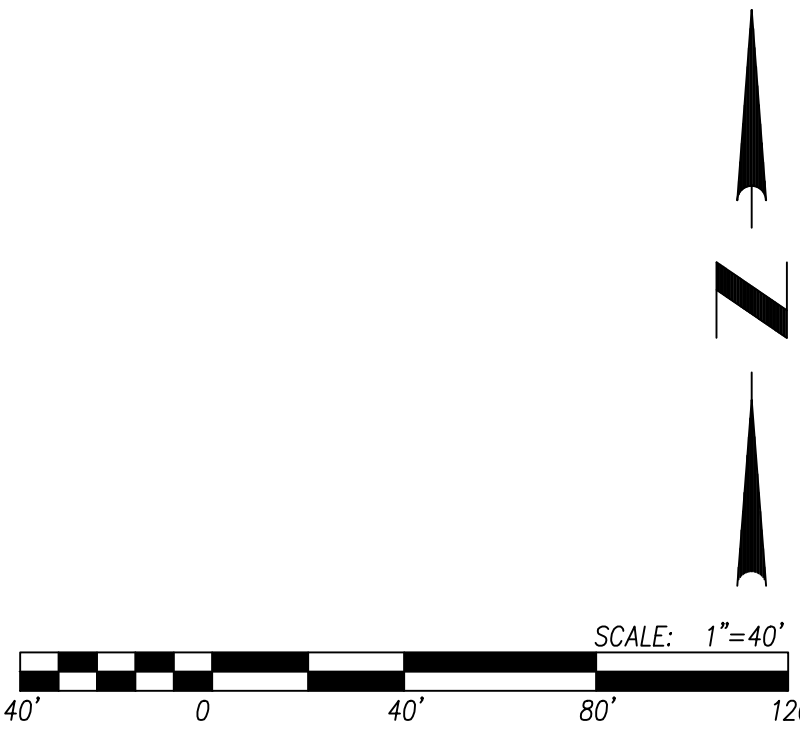
PROJECT NAME:	DEL CERRO RESIDENTIAL TENTATIVE MAP AND SITE DEVELOPMENT PERMIT
PROJECT ADDRESS:	NORTHEAST CORNER OF COLLEGE AVENUE & INTERSTATE 8 SAN DIEGO, CALIFORNIA 92120
PROJECT TRACKING SYSTEM NUMBER:	435483
INTERNAL ORDER NUMBER:	PENDING
SHEET TITLE:	EXISTING CONDITIONS EXHIBIT
SHEET NUMBER:	C 5.0 OF 23

ORIGINAL DATE:	07-20-2015
REVISION 1:	11-12-2015
REVISION 2:	03-24-2016
REVISION 3:	10-26-2016
REVISION 4:	12-27-2016
REVISION 5:	02-09-2017
REVISION 6:	03-06-2017
REVISION 7:	04-12-2017
REVISION 8:	04-24-2017
REVISION 9:	05-02-2017
REVISION 10:	08-07-2017
REVISION 11:	08-23-2017

OFFSITE IMPROVEMENTS
TENTATIVE MAP NO. 1532103, SITE DEVELOPMENT PERMIT NO. 1532102,
PLANNED DEVELOPMENT PERMIT NO. 2000231 AND EASEMENT VACATION NO. 1927562E
DEL CERRO RESIDENTIAL



LEGEND	
EXISTING IMPROVEMENTS	
BOUNDARY LINE	---
EXISTING CONTOURS	- - - - -
EXISTING CURB AND GUTTER	=====
EXISTING STREET CENTERLINE	----- S -----
EXISTING SEWER MAIN	----- S -----
EXISTING STORM DRAIN MAIN	----- S -----
EXISTING CURB INLET	[Symbol]
EXISTING WATER MAIN	----- W -----
EXISTING WATER VALVE	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
EXISTING WATER LINE	----- (W) ----- (W) -----
EXISTING STREET LIGHT	[Symbol]
EXISTING STRUCTURE	[Symbol]
EXISTING VEGETATION	[Symbol]
PROPOSED IMPROVEMENTS	
RIGHT OF WAY	---
LOT LINE	---
PUBLIC STREET CENTERLINE	----- C -----
CUT/FILL LINE	----- C -----
LIMIT OF WORK LINE	----- L -----
CURB AND GUTTER	=====
AC PAVEMENT	[Symbol]
P.C.C. PAVEMENT	[Symbol]
RESIDENTIAL DRIVEWAY (WIDTH VARIES)	[Symbol]
ADA ACCESSIBLE RAMP	[Symbol]
PROPOSED CONTOURS	- - - - -
PROPOSED SPOT ELEVATION	[Symbol]
RETAINING WALL	[Symbol]
TYPE "B" BROW DITCH	[Symbol]
LOT DRAINAGE FLOW LINE	[Symbol]
BIORETENTION BASIN	[Symbol]
STORM DRAIN HEADWALL	[Symbol]
18" HDPE STORM DRAIN	[Symbol]
STORM DRAIN CLEANOUT	[Symbol]
CURB INLET	[Symbol]
CURB OUTLET	[Symbol]
WATER SERVICE	[Symbol]
8" PVC WATER MAIN (PUBLIC)	----- W -----
GATE VALVE	[Symbol]



PREPARED BY:

PASCO LARET SUITER & ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

535 North Highway 101, Ste A, Solana Beach, CA 92075

ph 858.259.8212 | fx 858.259.4812 | pascoengineering.com

REGISTERED PROFESSIONAL ENGINEER

WILLIAM GREGG MACK

No. 73620

Exp. 12/31/18

CIVIL

STATE OF CALIFORNIA

WILLIAM GREGG MACK R.C.E. 73620

EXPIRATION: 12/31/2018

DATE

PROJECT NAME:

DEL CERRO RESIDENTIAL TENTATIVE MAP AND SITE DEVELOPMENT PERMIT

PROJECT ADDRESS:

NORTHEAST CORNER OF COLLEGE AVENUE & INTERSTATE 8

SAN DIEGO, CALIFORNIA 92120

PROJECT TRACKING SYSTEM NUMBER:

435483

INTERNAL ORDER NUMBER:

PENDING

SHEET TITLE:

OFFSITE IMPROVEMENTS

SHEET NUMBER:

C 6.0 OF 23

DRAWN BY:

J. VAN RYN

CHECKED BY:

W. MACK

ORIGINAL DATE:

07-20-2015

REVISION 1:

11-12-2015

REVISION 2:

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10-26-2016

REVISION 4:

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REVISION 6:

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REVISION 8:

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REVISION 9:

05-02-2017

REVISION 10:

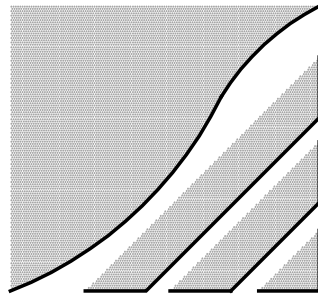
08-07-2017

REVISION 11:

08-23-2017

DEL CERRO
COLRICH DEVELOPMENT

ARCHITECTURAL DESIGN PACKAGE



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
NOVEMBER 9, 2015

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

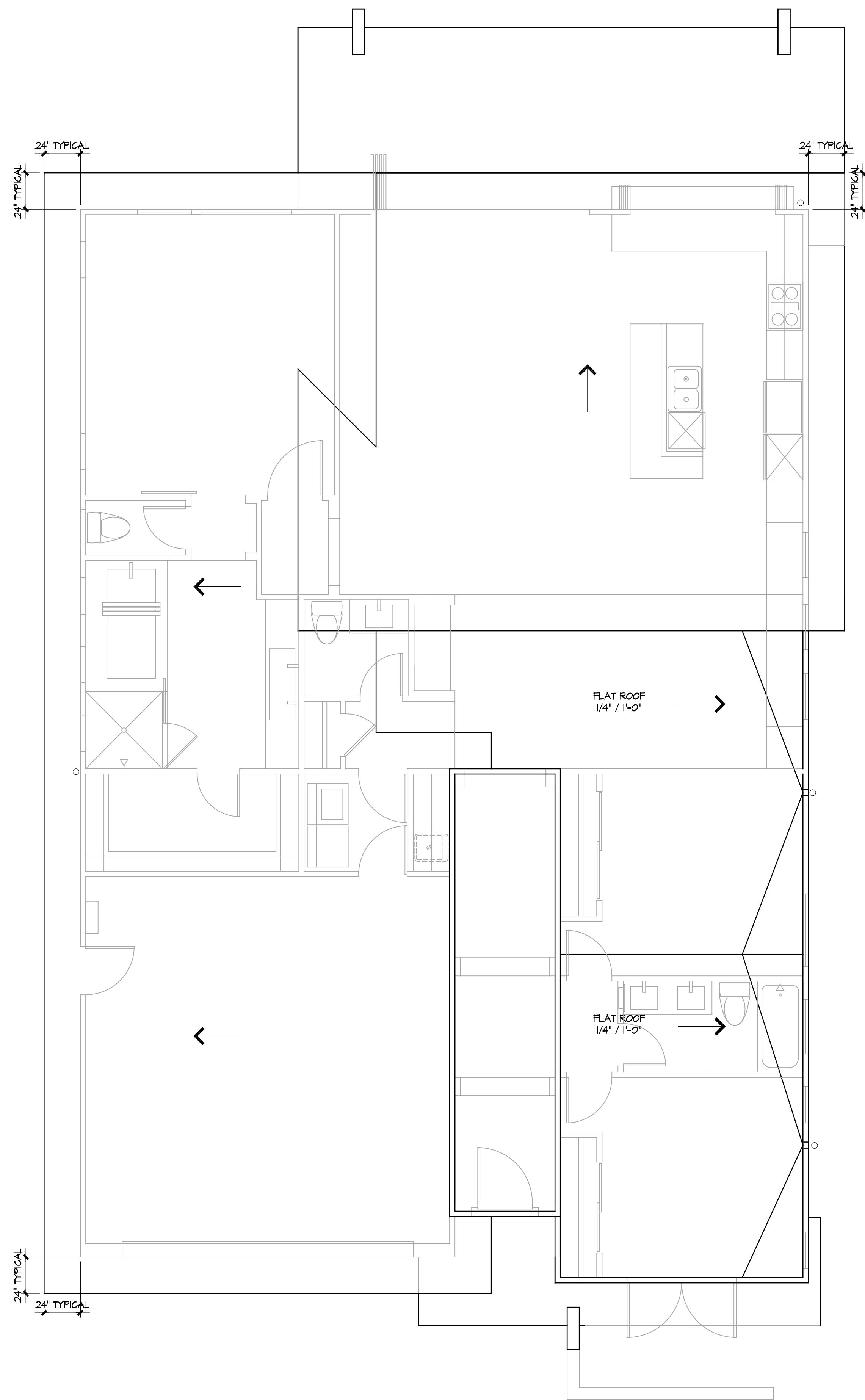
Project Address:
Northeast corner of College
Ave and Highway 8, San Diego
California

Project Name:
DEL CERRO

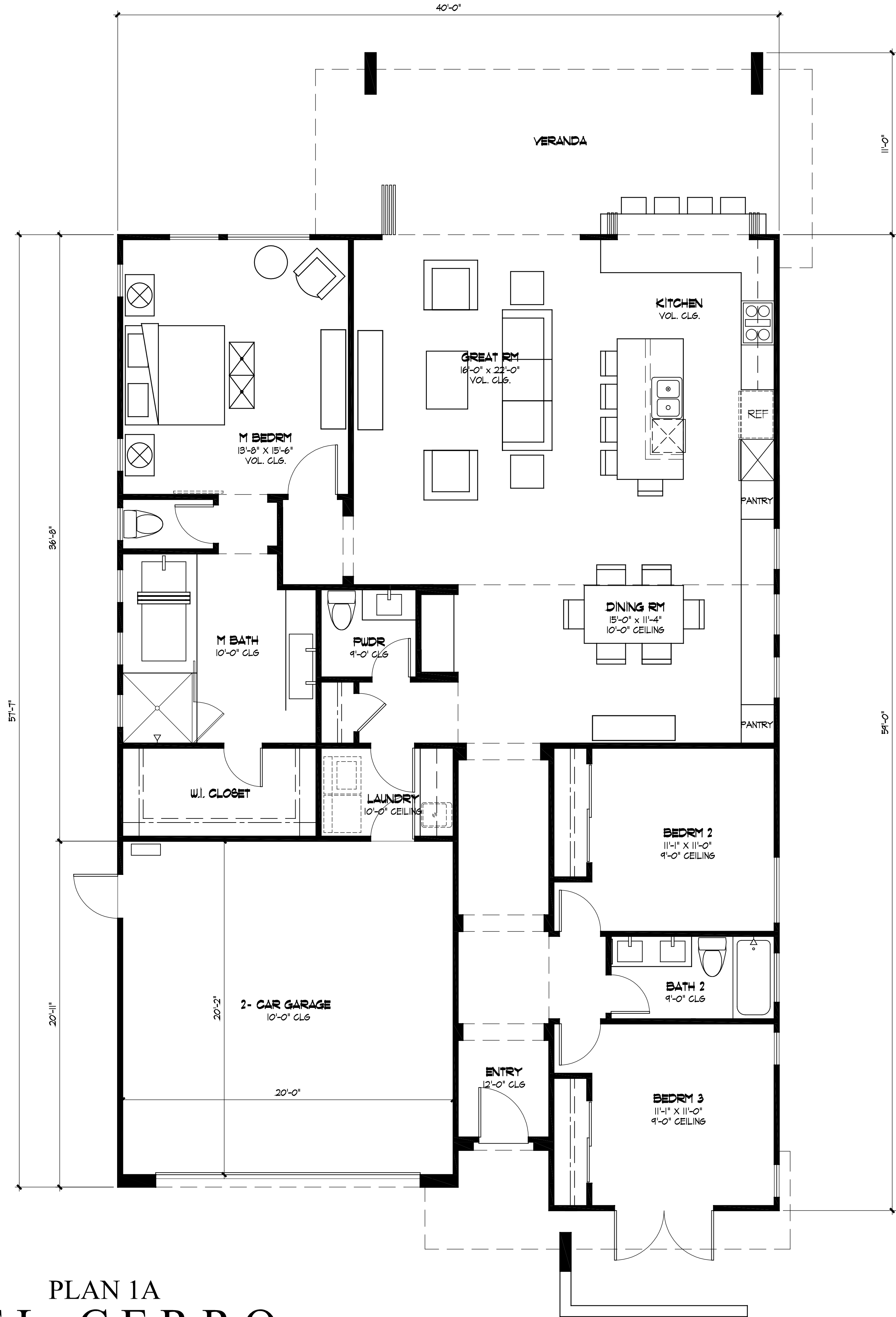
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Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: March 18, 2016

Original Date: Nov 9, 2015
Sheet 1 of 13
DEP#:

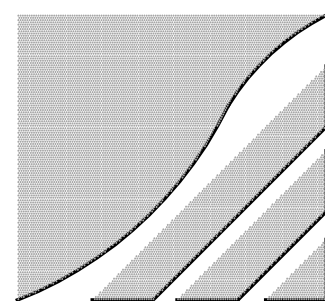


ROOF PLAN
SCALE: 1/4" = 1'-0"
○ DOWNSPOUTS FROM GUTTERS
ALL ROOF PITCHES 2:12



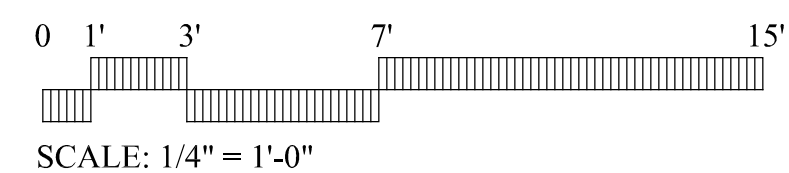
PLAN 1A
DEL CERRO
COLRICH DEVELOPMENT

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
NOVEMBER 9, 2015

FLOOR PLAN
SCALE: 1/4" = 1'-0"
1081 SF RESIDENCE
415 SF GARAGE

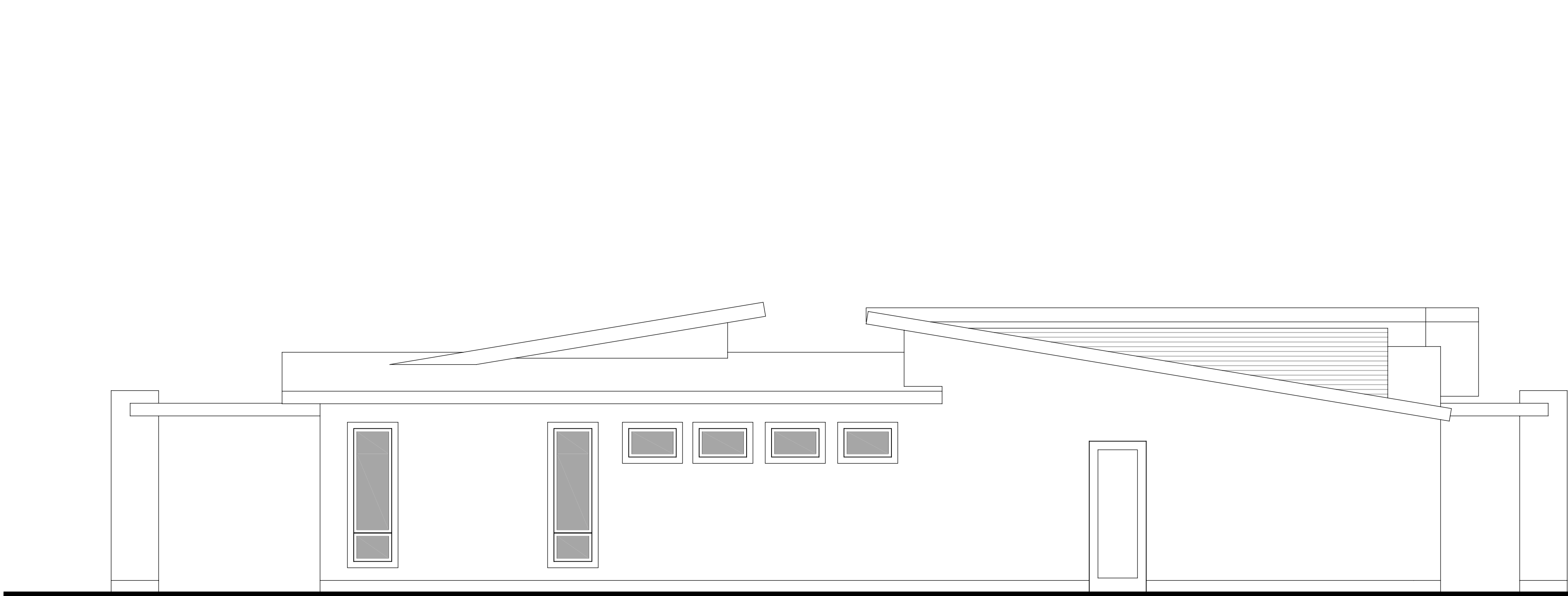


Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
Northeast corner of College
Ave and Highway 8, San Diego
California
Project Name:
DEL CERRO

Sheet Title:
Plan 1A 1/4" Floor & Roof Plans

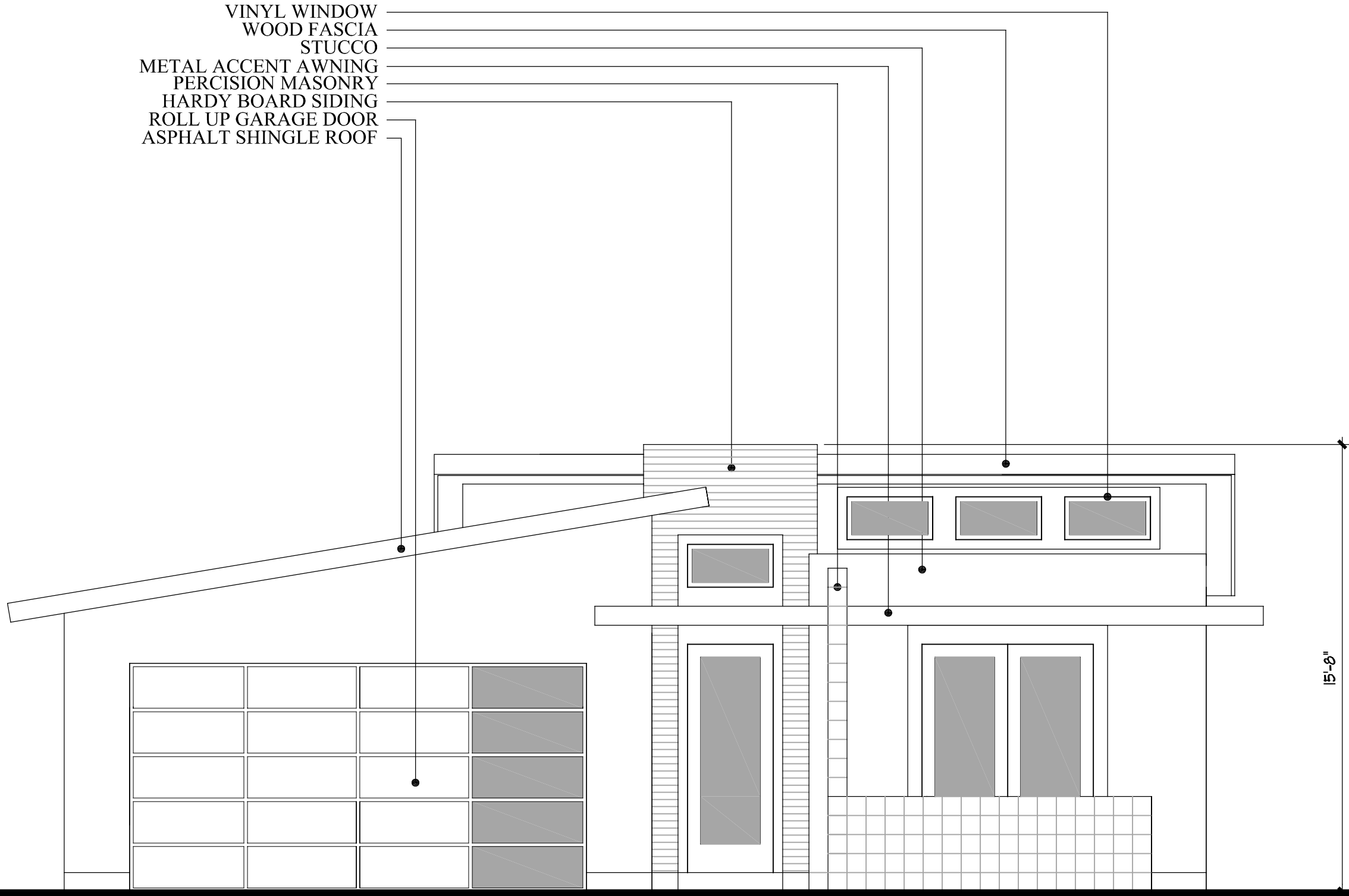
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Revision 2:	
Revision 1:	March 18, 2016

Original Date: Nov 9, 2015
Sheet 2 of 13
DEP#:



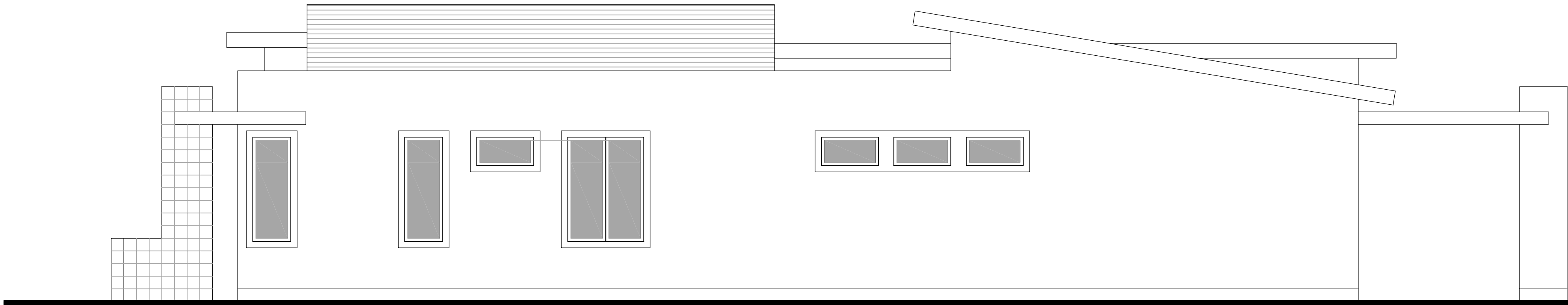
LEFT SIDE ELEVATION - ELEVATION 'A'

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



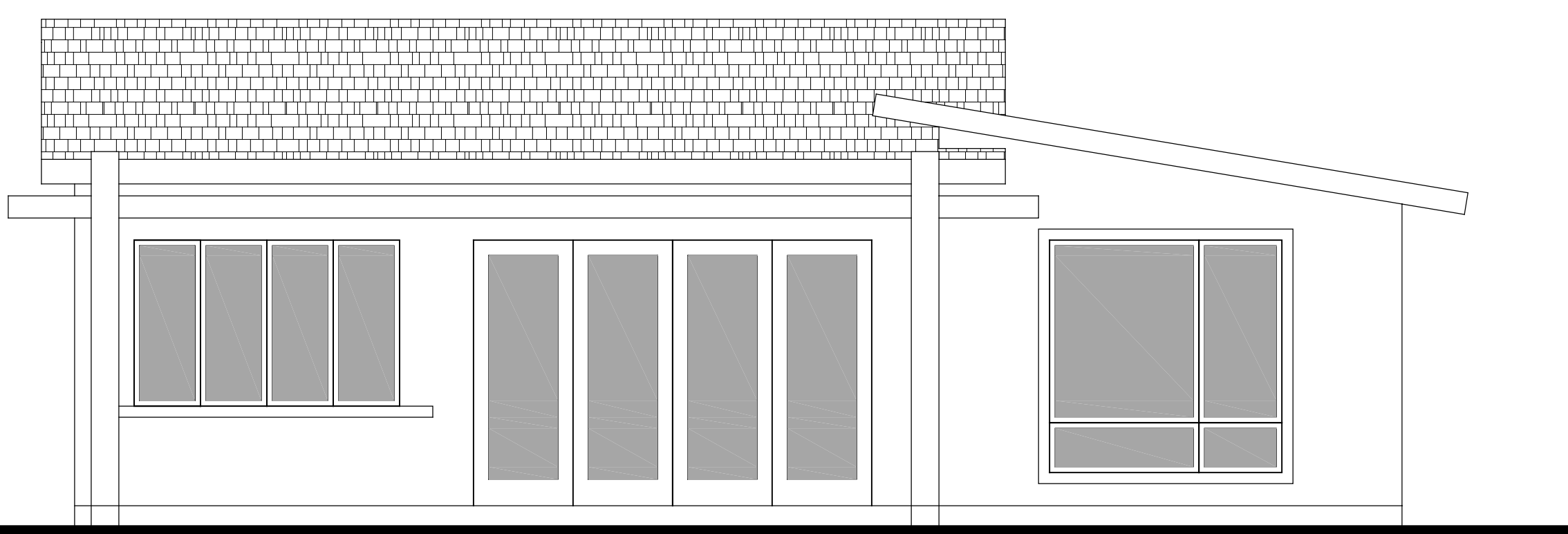
FRONT ELEVATION - ELEVATION 'A'

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



RIGHT SIDE ELEVATION - ELEVATION 'A'

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

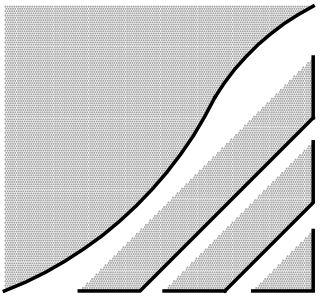


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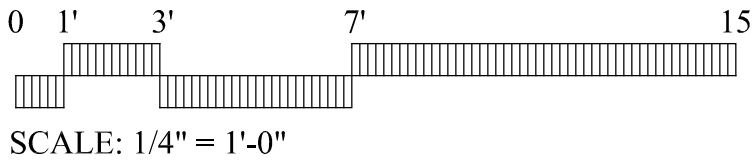
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PLAN 1A
DEL CERRO
COLRICH DEVELOPMENT

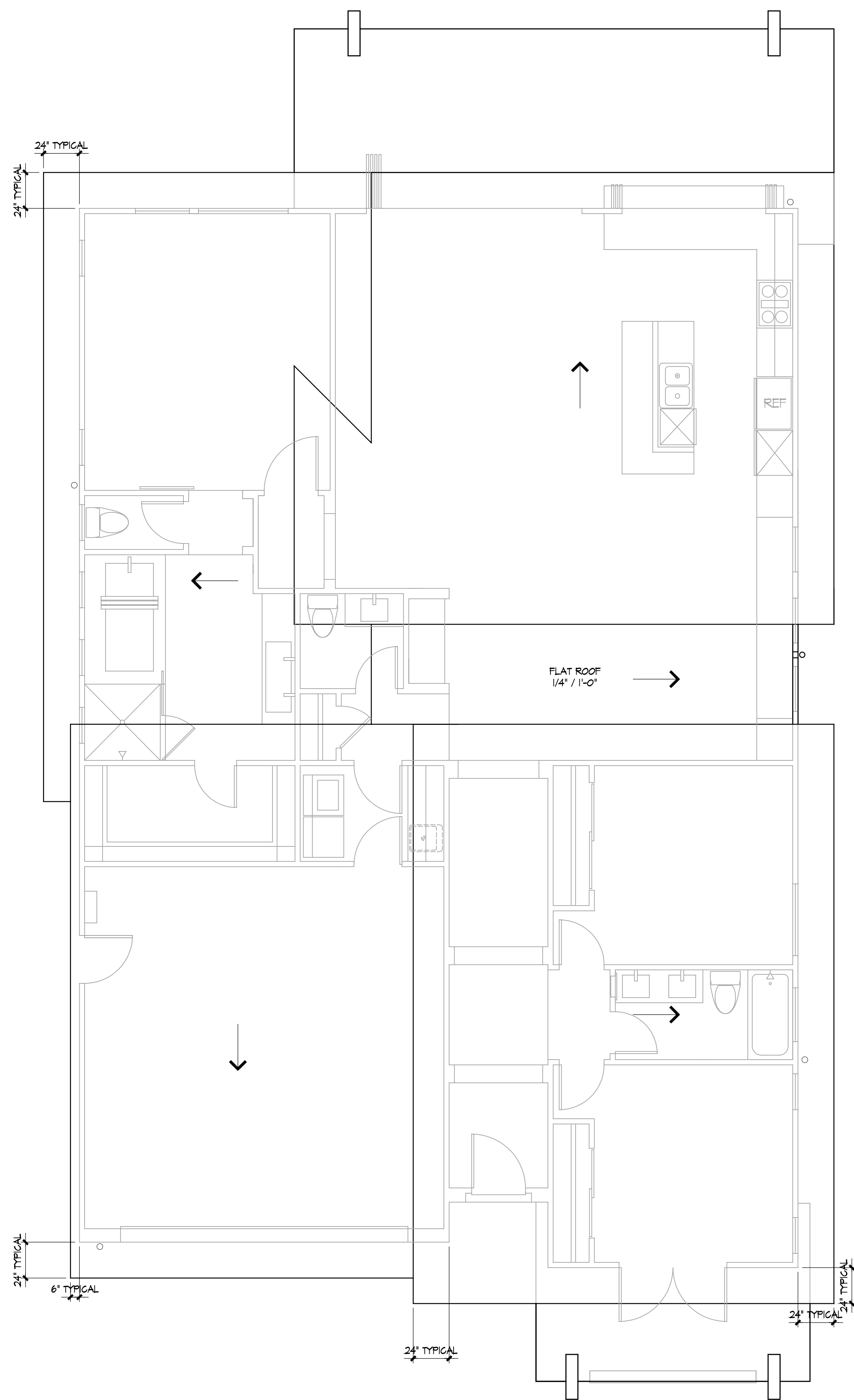
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THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
NOVEMBER 9, 2015



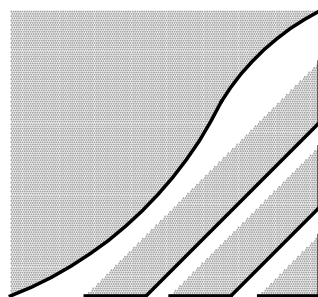
Prepared By:	Revision 14:
Name: The McKinley Associates, Inc.	Revision 13:
Address: 1818 First Avenue	Revision 12:
San Diego, California 92101	Revision 11:
Phone #: (619) 238-1134	Revision 10:
Project Address:	Revision 9:
Northeast corner of College	Revision 8:
Ave and Highway 5, San Diego	Revision 7:
California	Revision 6:
Project Name:	Revision 5:
DEL CERRO	Revision 4:
Sheet Title:	Revision 3:
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	Revision 1:
Original Date: Nov 9, 2015	
Sheet 3 of 13	
DEP#:	



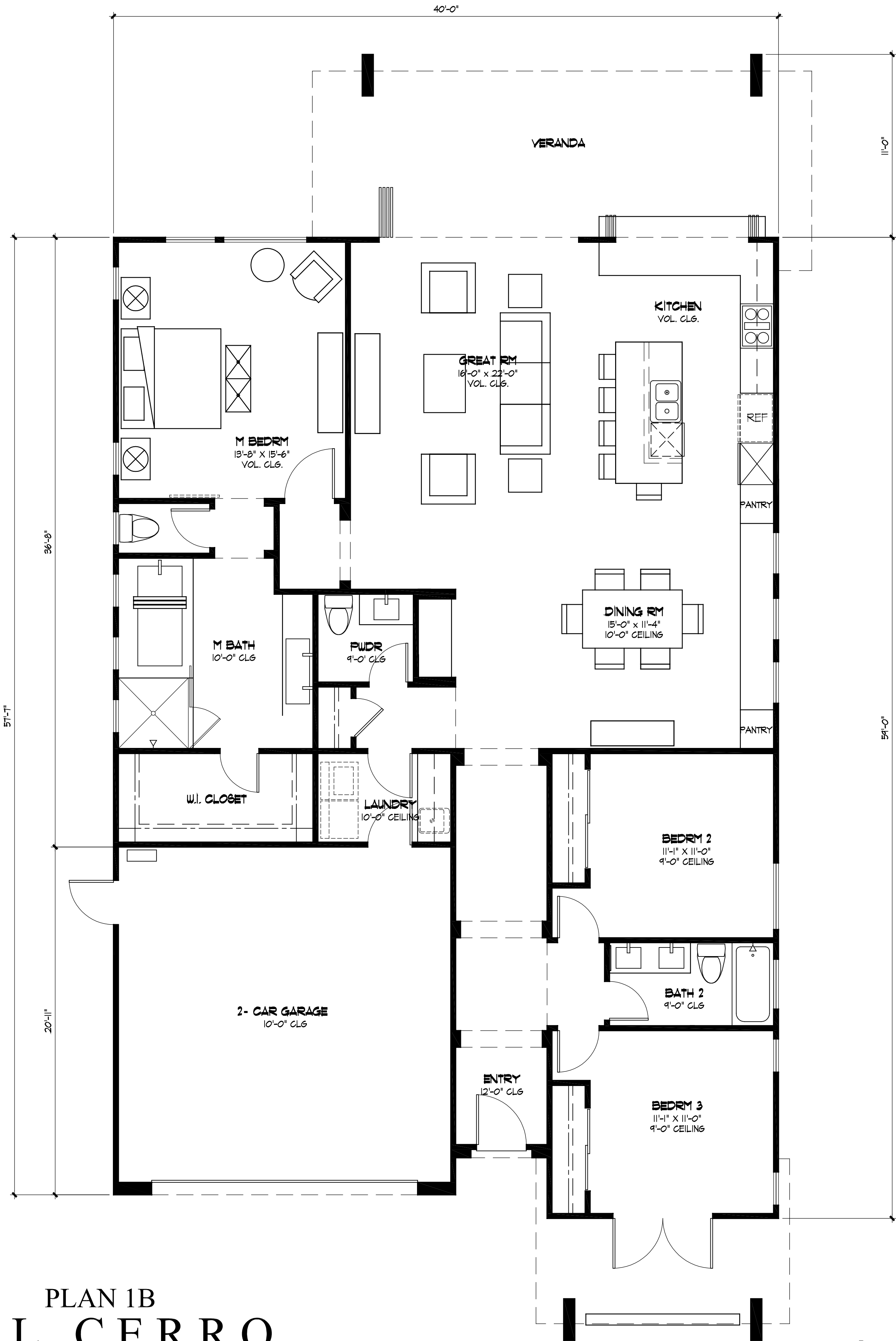
ROOF PLAN
SCALE: 1/4" = 1'-0"
ALL ROOF PITCHES 2:12
○ DOWNSPOUTS FROM GUTTERS

PLAN 1B
DEL CERRO
COLRICH DEVELOPMENT

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
NOVEMBER 9, 2015



FLOOR PLAN

SCALE: 1/4" = 1'-0"
1081 SF RESIDENCE
415 SF GARAGE



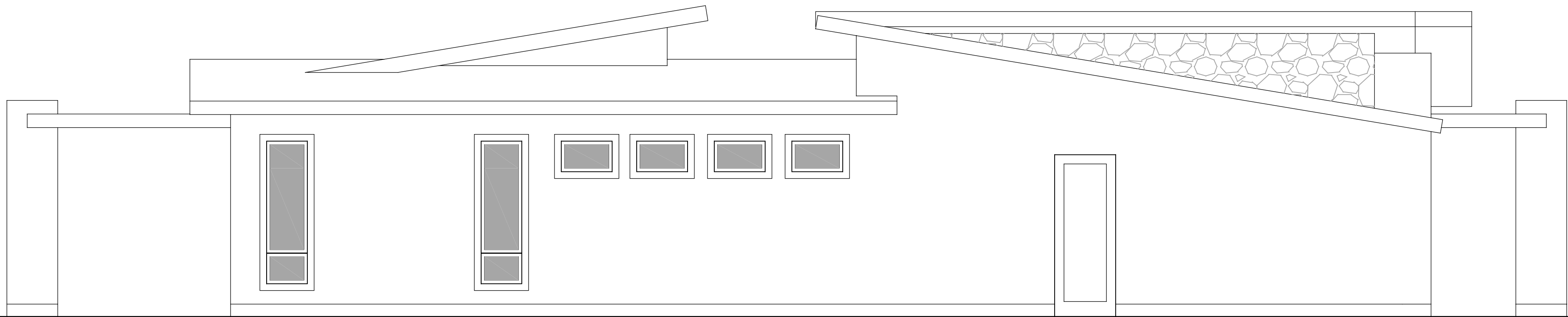
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Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
Northeast corner of College
Ave and Highway 8, San Diego
California
Project Name:
DEL CERRO

Sheet Title:
Plan 1B 1/4" Floor & Roof Plans

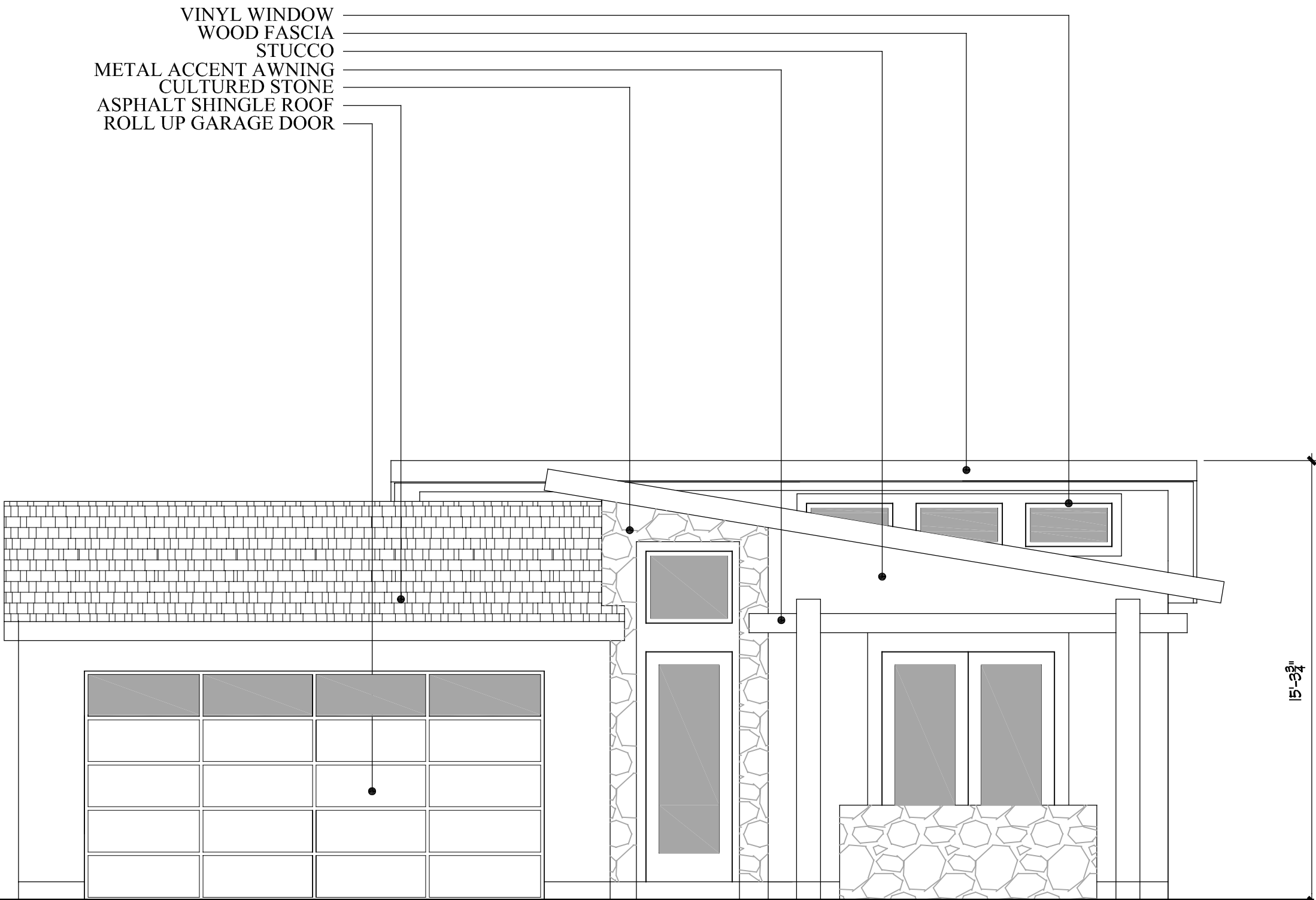
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Revision 2:	
Revision 1:	March 18, 2016

Original Date: Nov 9, 2015
Sheet 4 of 13
DEP#:



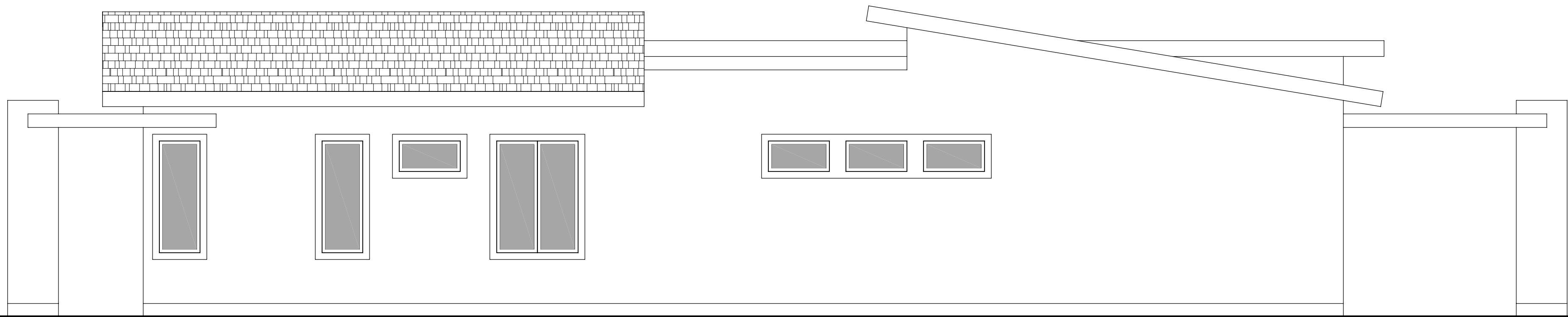
LEFT SIDE ELEVATION - ELEVATION 'B'

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



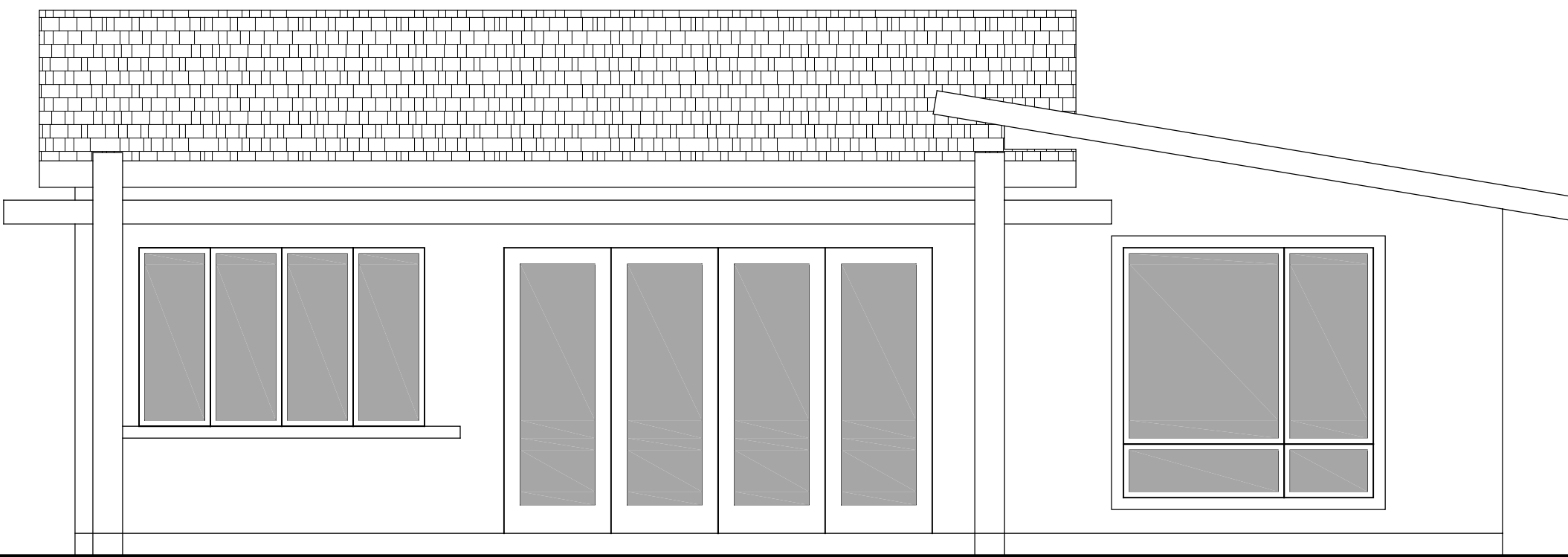
FRONT ELEVATION - ELEVATION 'B'

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



RIGHT SIDE ELEVATION - ELEVATION 'B'

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

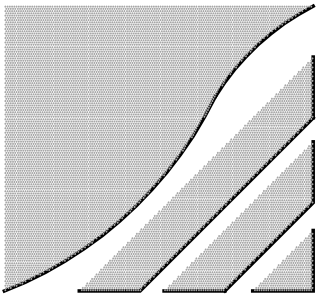


REAR ELEVATION - ELEVATION 'B'

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

PLAN 1B
DEL CERRO
COLRICH DEVELOPMENT

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



NOVEMBER 9, 2015

0 1' 3' 7' 15'

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

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

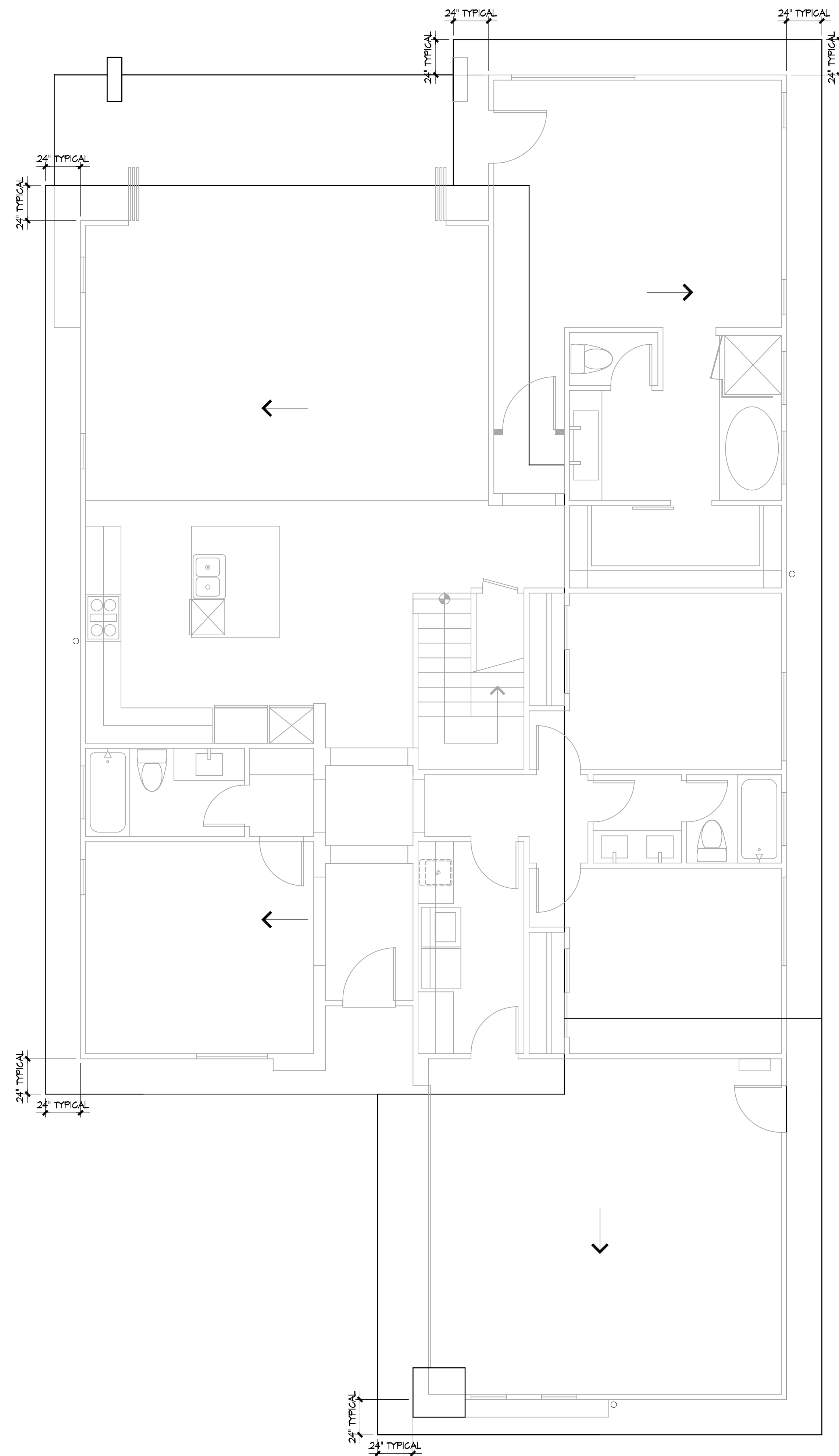
Project Address:
Northeast corner of College
Ave and Highway 8, San Diego
California

Project Name:
DEL CERRO

Sheet Title:
Plan 1B 1/4" Elevations

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Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
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Revision 1:	_____

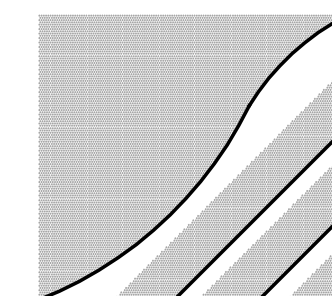
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Sheet 5 of 13
DEP#:



ROOF PLAN

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

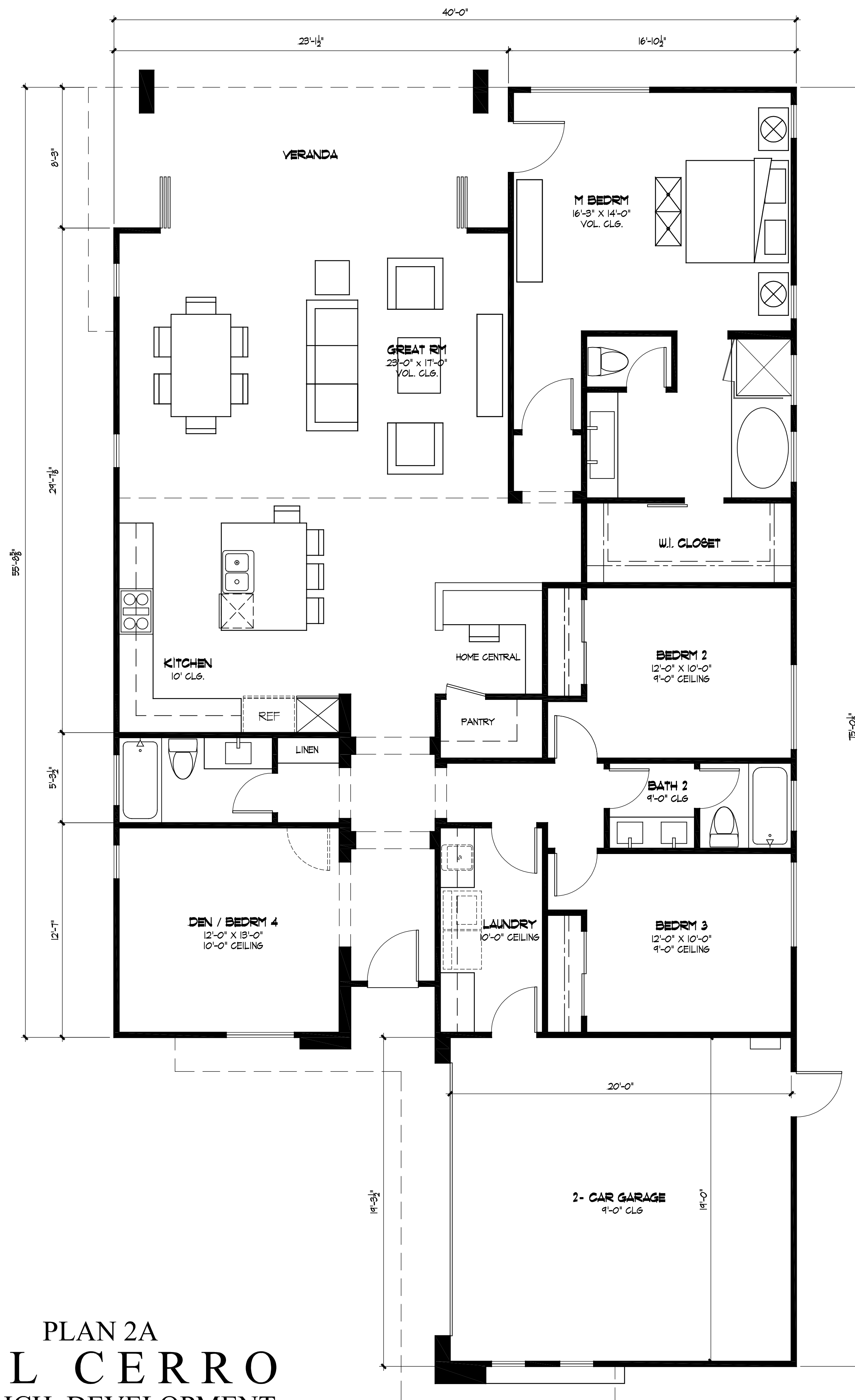
ALL ROOF PITCHES 2:12



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
NOVEMBER 9, 2015

PLAN 2A
DEL CERRO
COLRICH DEVELOPMENT

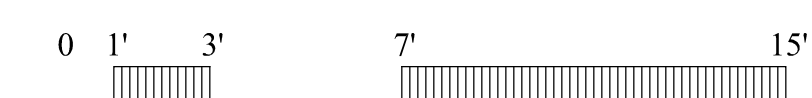
SCALE: 1/4" = 1'-0"



FLOOR PLAN

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

2,022 SF RESIDENCE
399 SF GARAGE



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

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

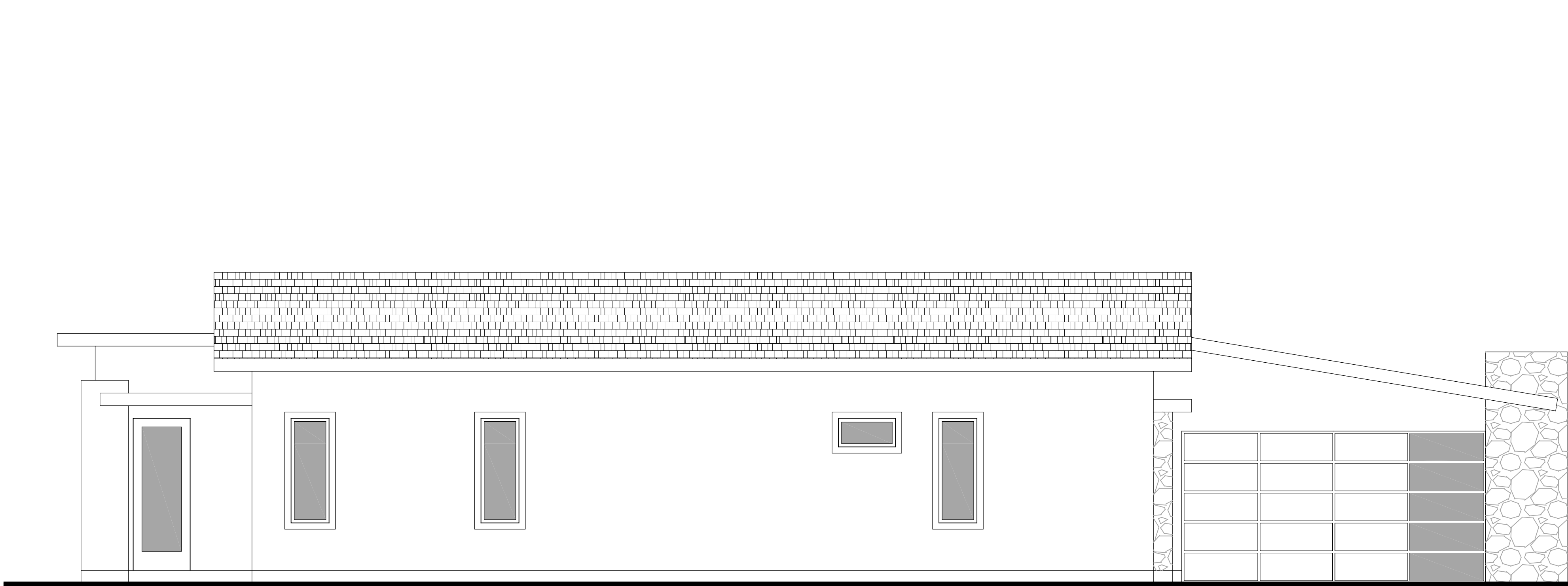
Project Address:
Northeast corner of College
Ave and Highway 8, San Diego
California.

Project Name: DEL CERRO

Sheet Title:
Plan 2A 1/4" Floor & Roof Plans

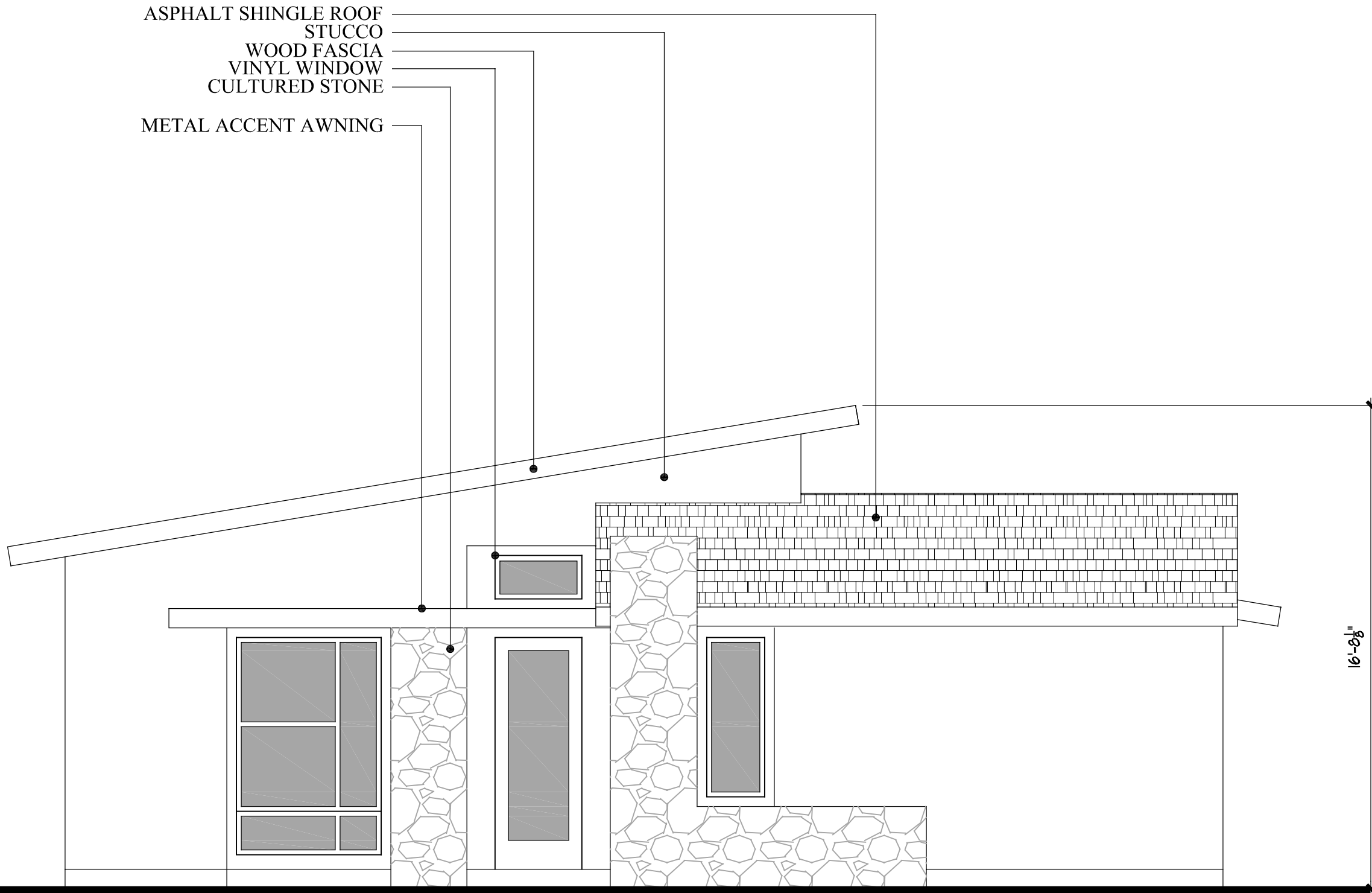
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Revision 12:	
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Revision 8:	
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Revision 2:	
Revision 1:	March 18, 2016

Original Date: Nov 9, 2015
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DEP#: _____



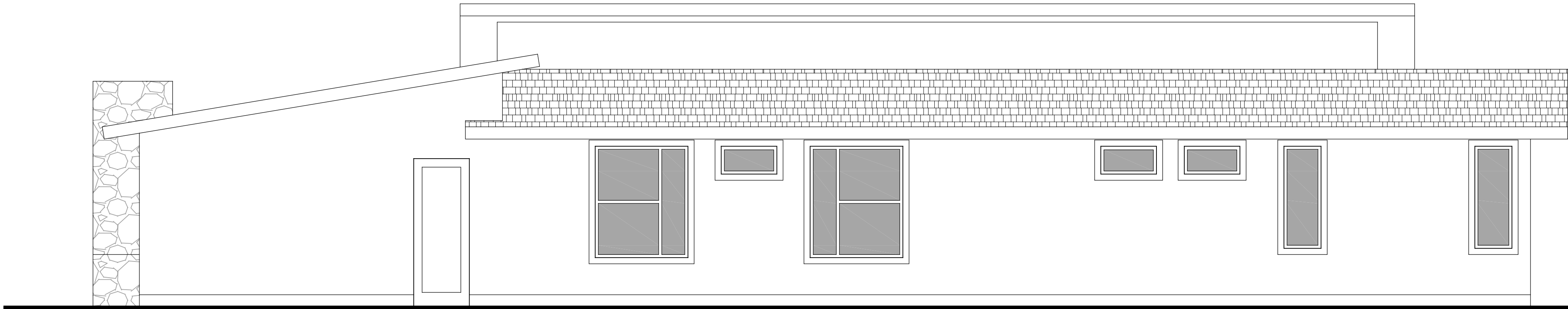
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SCALE: 1/4" = 1'-0"



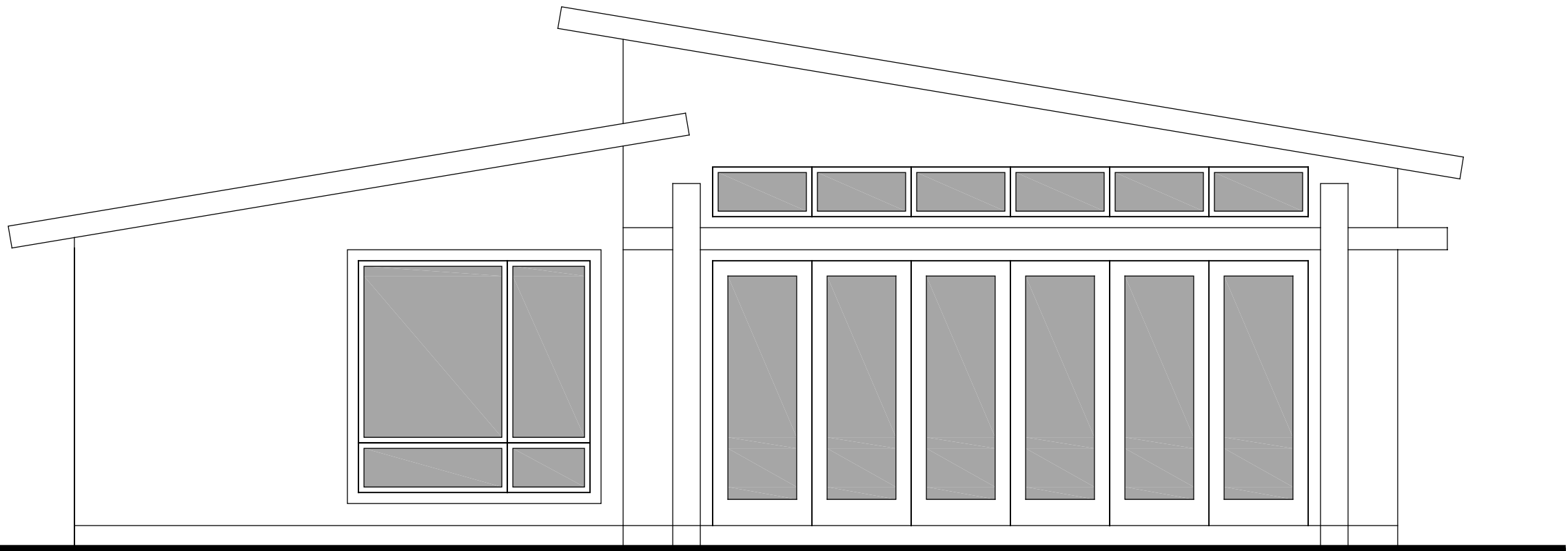
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RIGHT SIDE ELEVATION - ELEVATION 'A'

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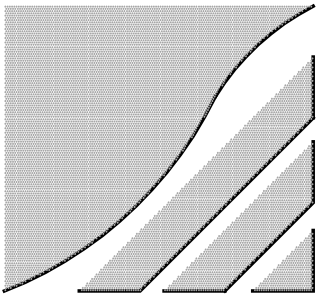


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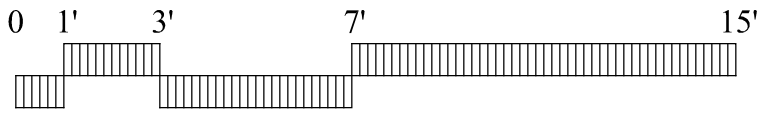
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PLAN 2A
DEL CERRO
COLRICH DEVELOPMENT

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

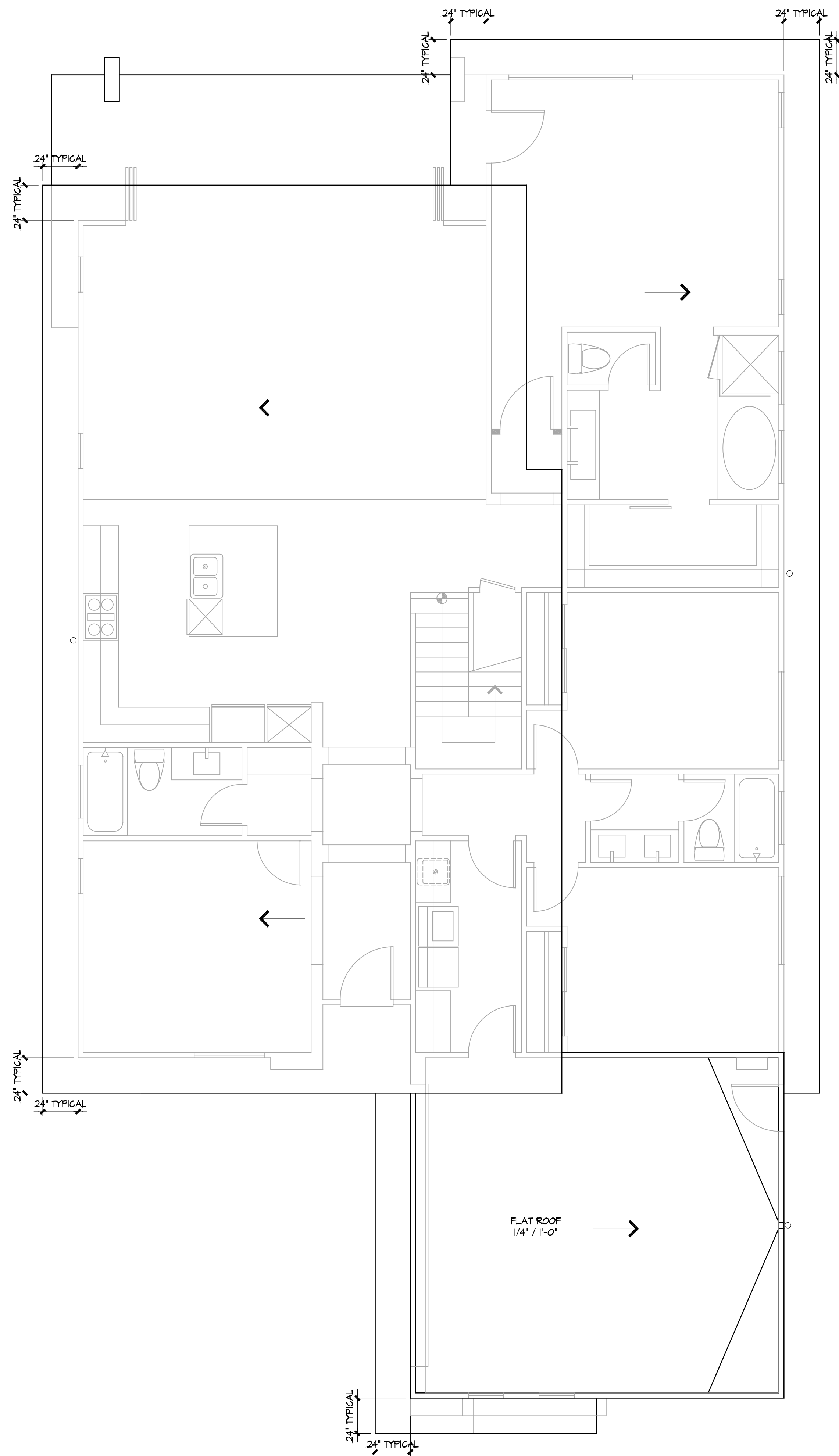


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NOVEMBER 9, 2015



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

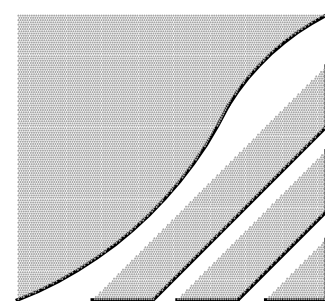
Prepared By:	Revision 14:
Name: The McKinley Associates, Inc.	Revision 13:
Address: 1818 First Avenue	Revision 12:
San Diego, California 92101	Revision 11:
Phone #: (619) 238-1134	Revision 10:
Project Address:	Revision 9:
Northeast corner of College	Revision 8:
Ave and Highway 8, San Diego	Revision 7:
California	Revision 6:
Project Name:	Revision 5:
DEL CERRO	Revision 4:
Sheet Title:	Revision 3:
Plan 2A 1/4" Elevations	Revision 2:
	Revision 1:
Original Date: Nov 9, 2015	
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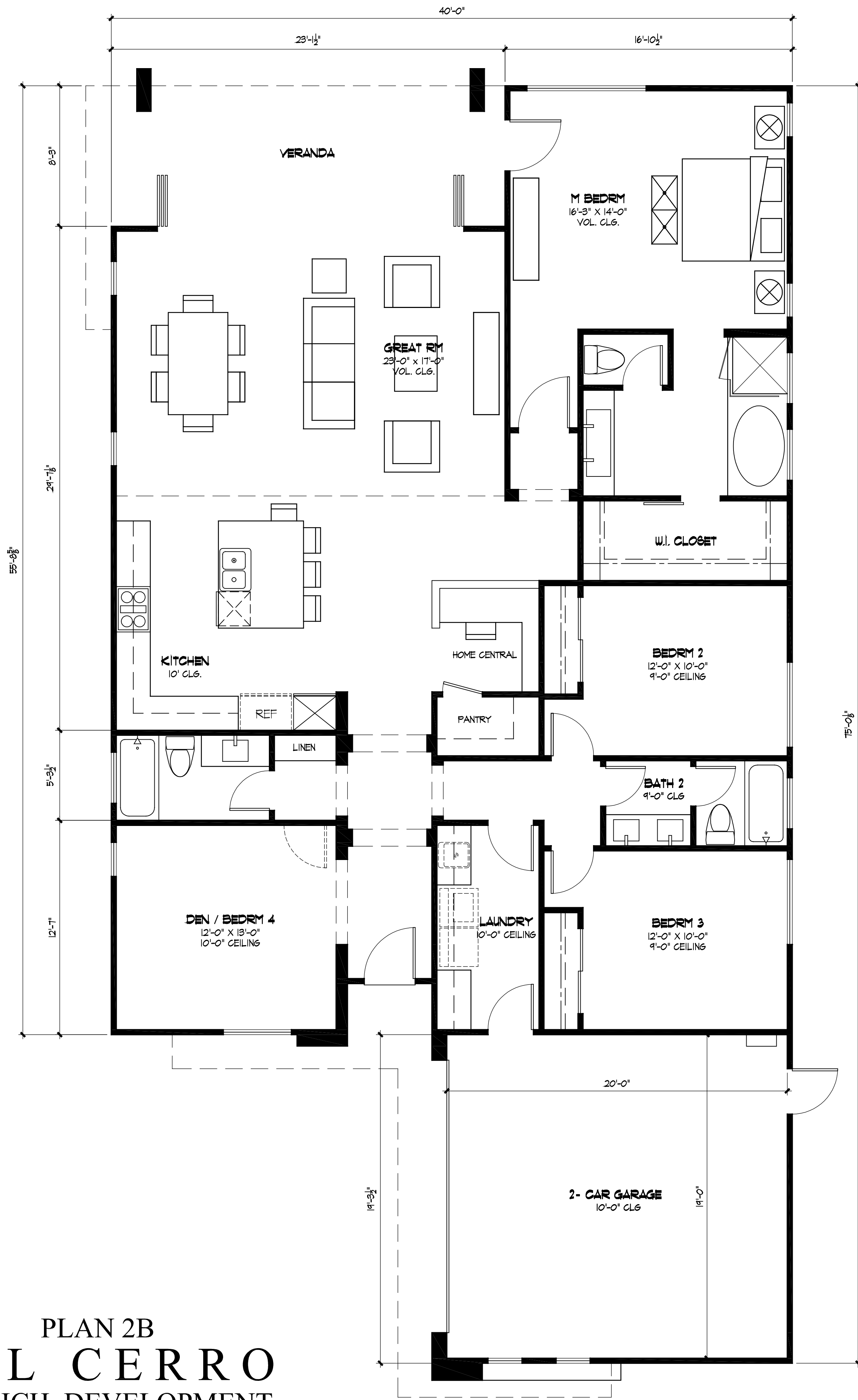
ROOF PLAN
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ALL ROOF PITCHES 2/12
○ DOWNSPOUTS FROM GUTTERS

PLAN 2B
DEL CERRO
COLRICH DEVELOPMENT

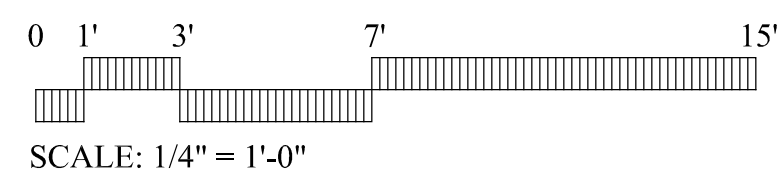
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NOVEMBER 9, 2015



FLOOR PLAN
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2022 SF RESIDENCE
344 SF GARAGE

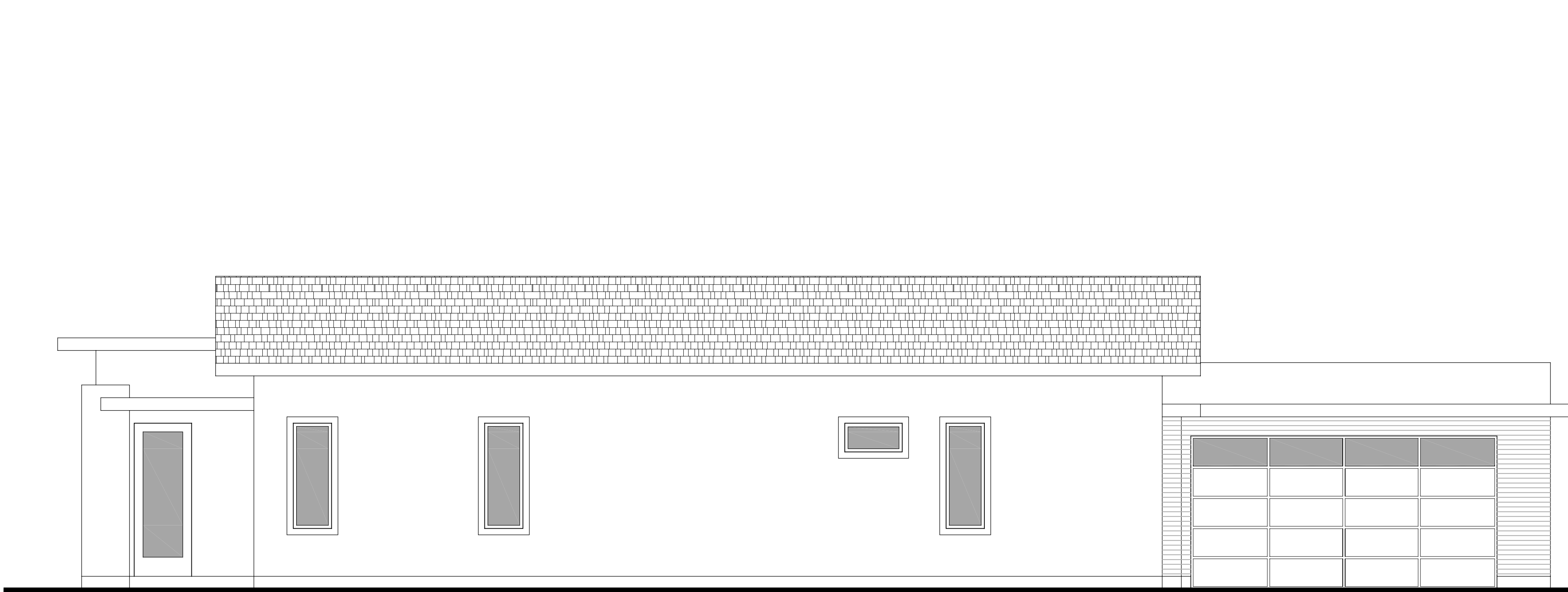


Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
Northeast corner of College
Ave and Highway 8, San Diego
California
Project Name:
DEL CERRO

Sheet Title:
Plan 2B 1/4" Floor & Roof Plans

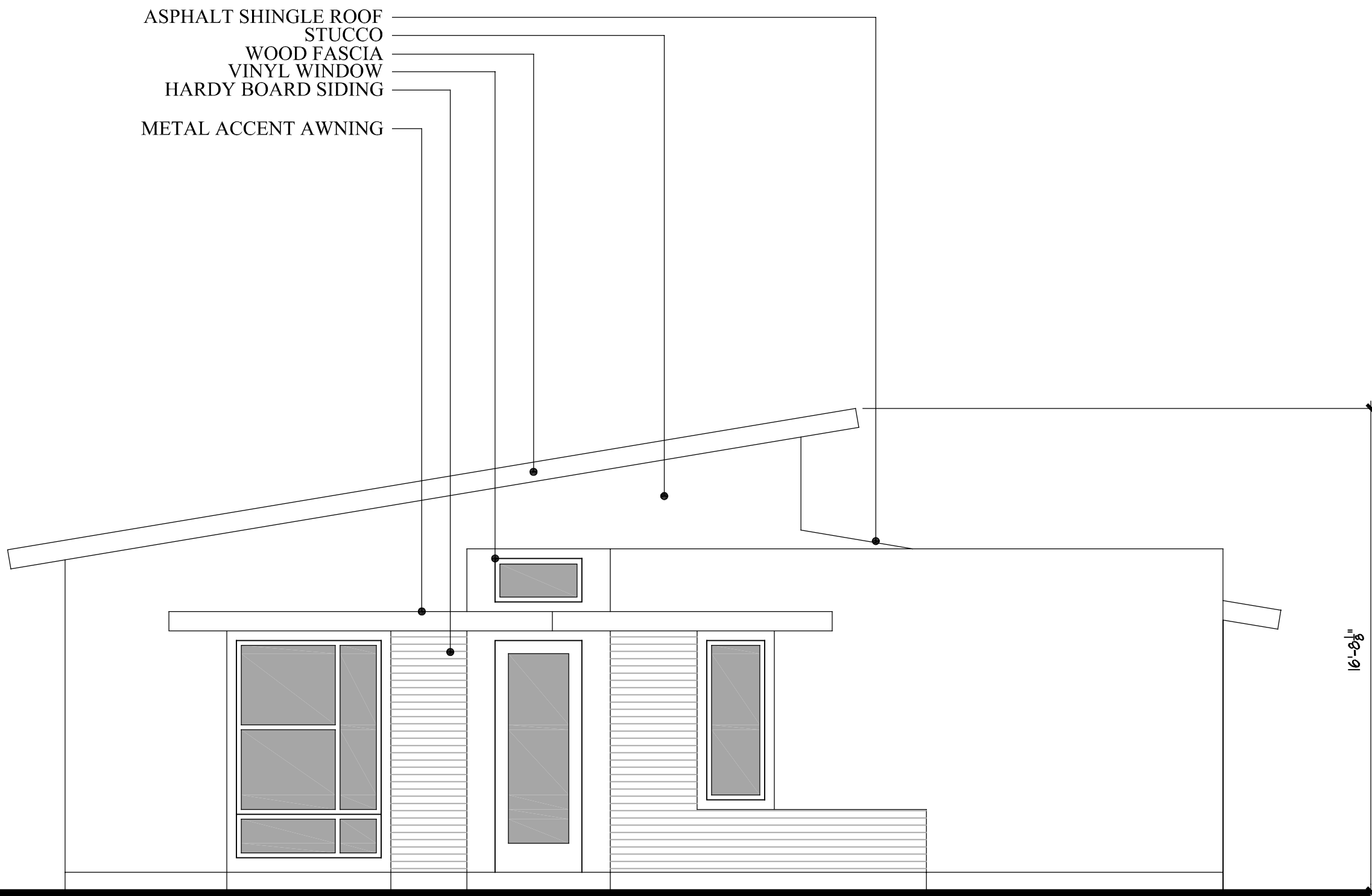
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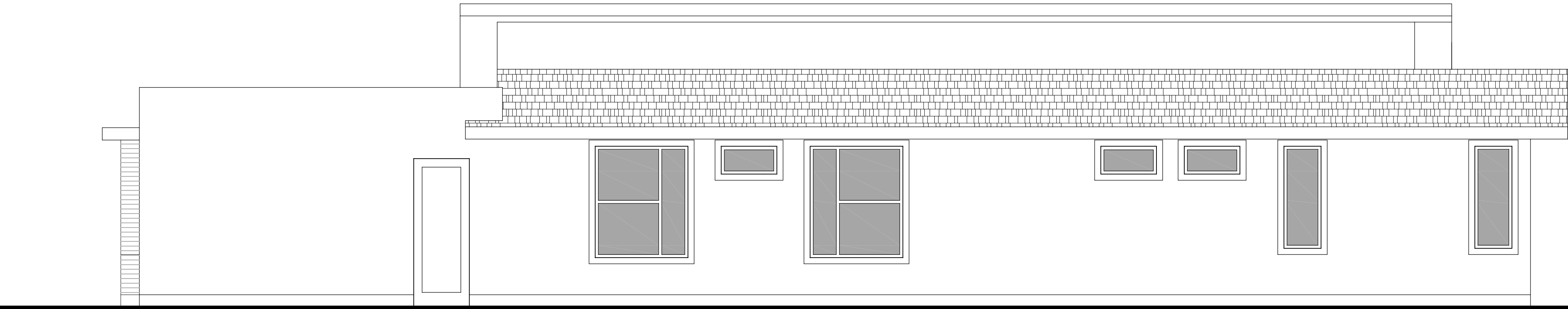
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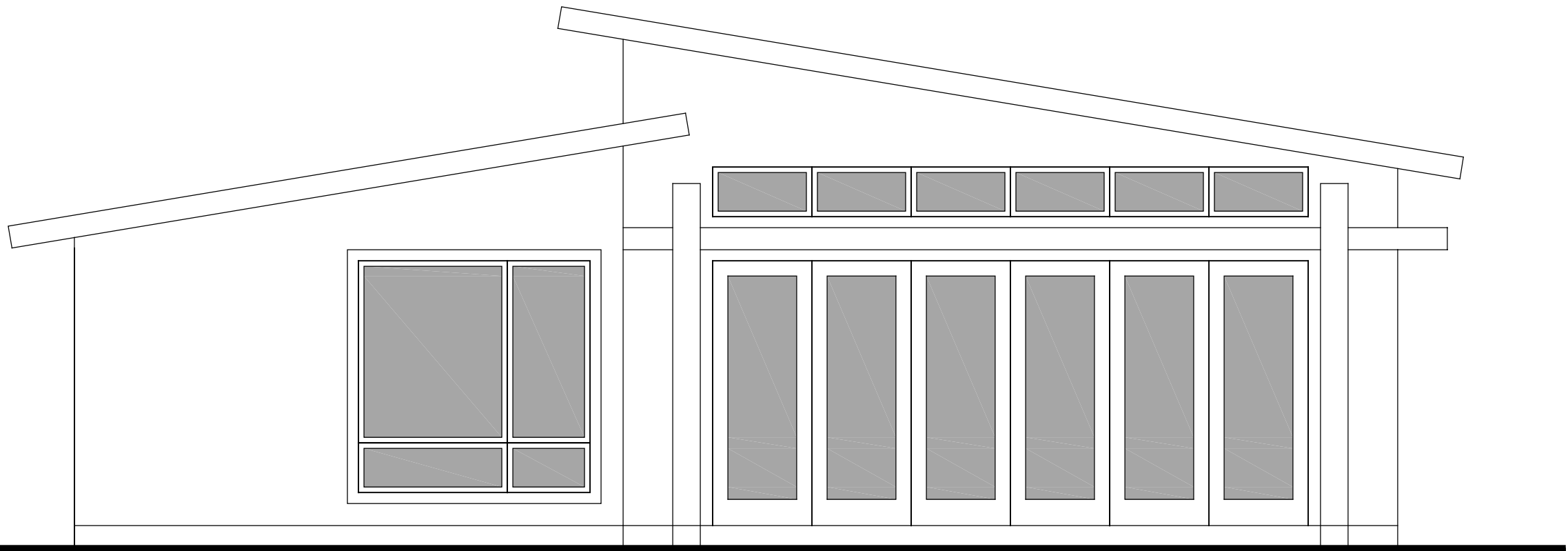
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RIGHT SIDE ELEVATION - ELEVATION 'B'

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

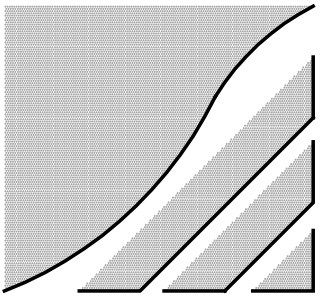


REAR ELEVATION - ELEVATION 'B'

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

PLAN 2B
DEL CERRO
COLRICH DEVELOPMENT

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

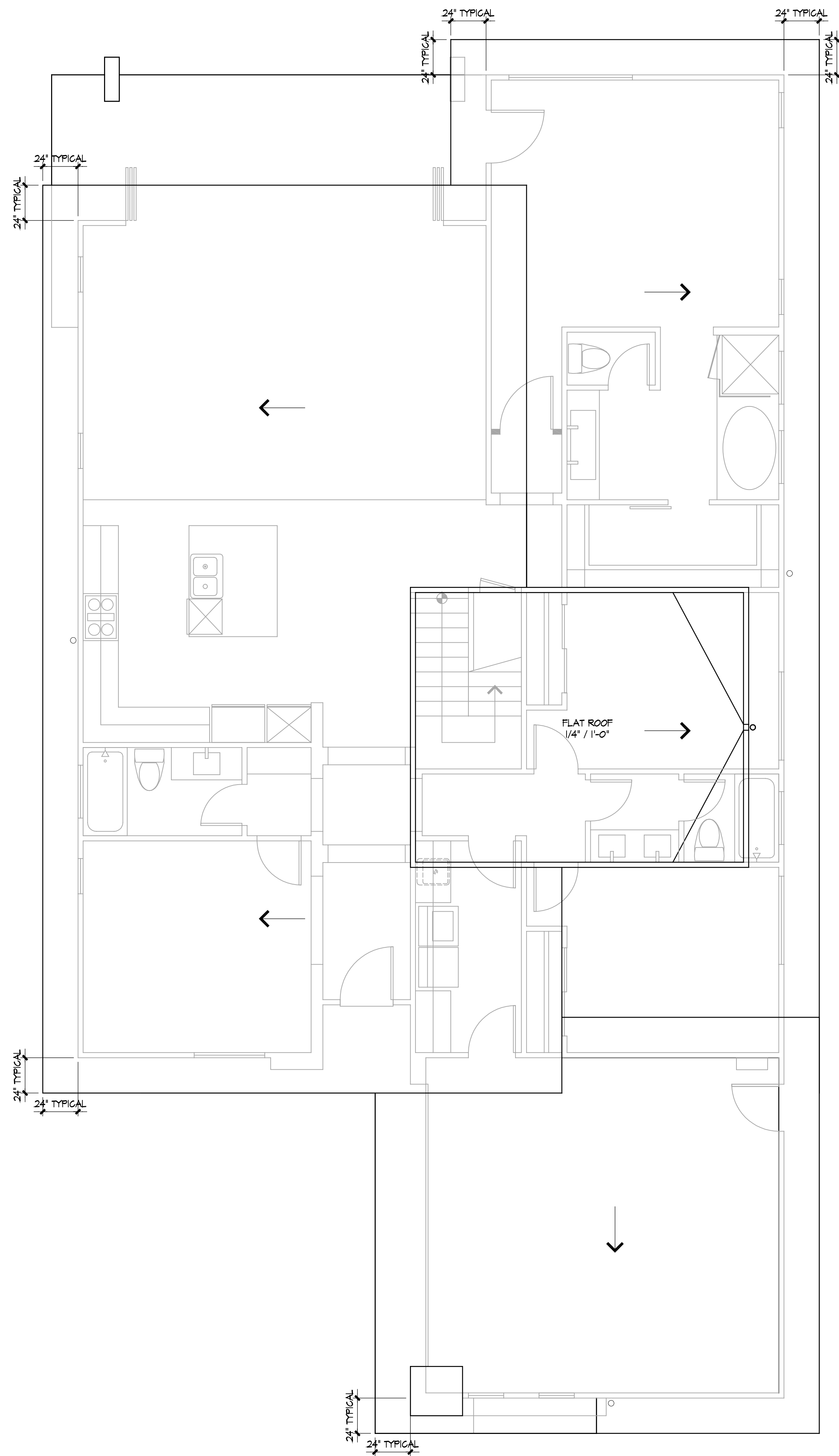


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NOVEMBER 9, 2015

0 1' 3' 7' 15'

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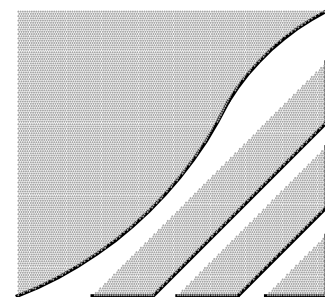
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Name: The McKinley Associates, Inc.	Revision 13:
Address: 1818 First Avenue	Revision 12:
San Diego, California 92101	Revision 11:
Phone #: (619) 238-1134	Revision 10:
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Project Name:	Revision 5:
DEL CERRO	Revision 4:
Sheet Title:	Revision 3:
Plan 2B 1/4" Elevations	Revision 2:
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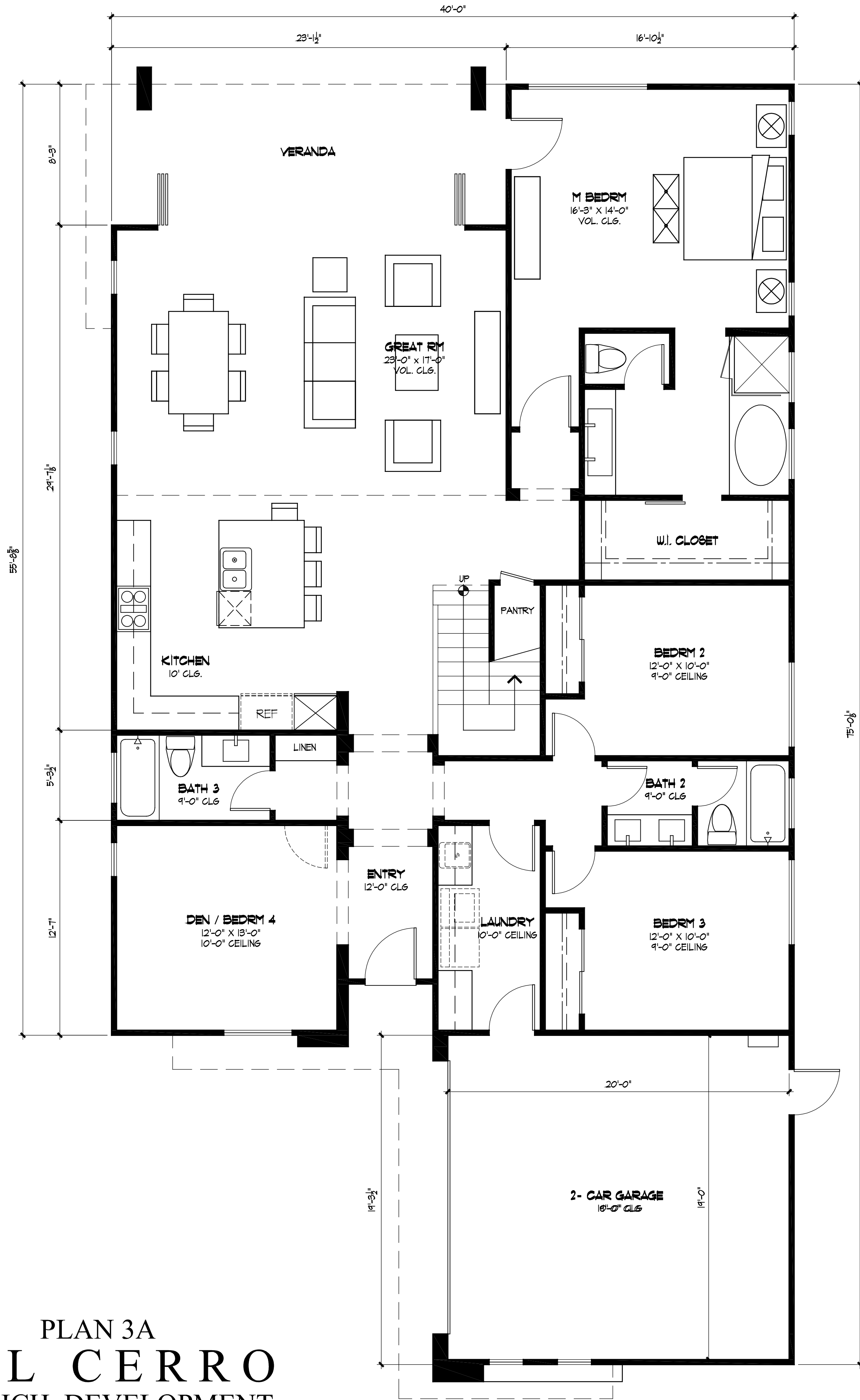
ROOF PLAN
SCALE: 1/4" = 1'-0"
○ DOWNSPOUTS FROM GUTTERS
ALL ROOF PITCHES 2:12

PLAN 3A
DEL CERRO
COLRICH DEVELOPMENT

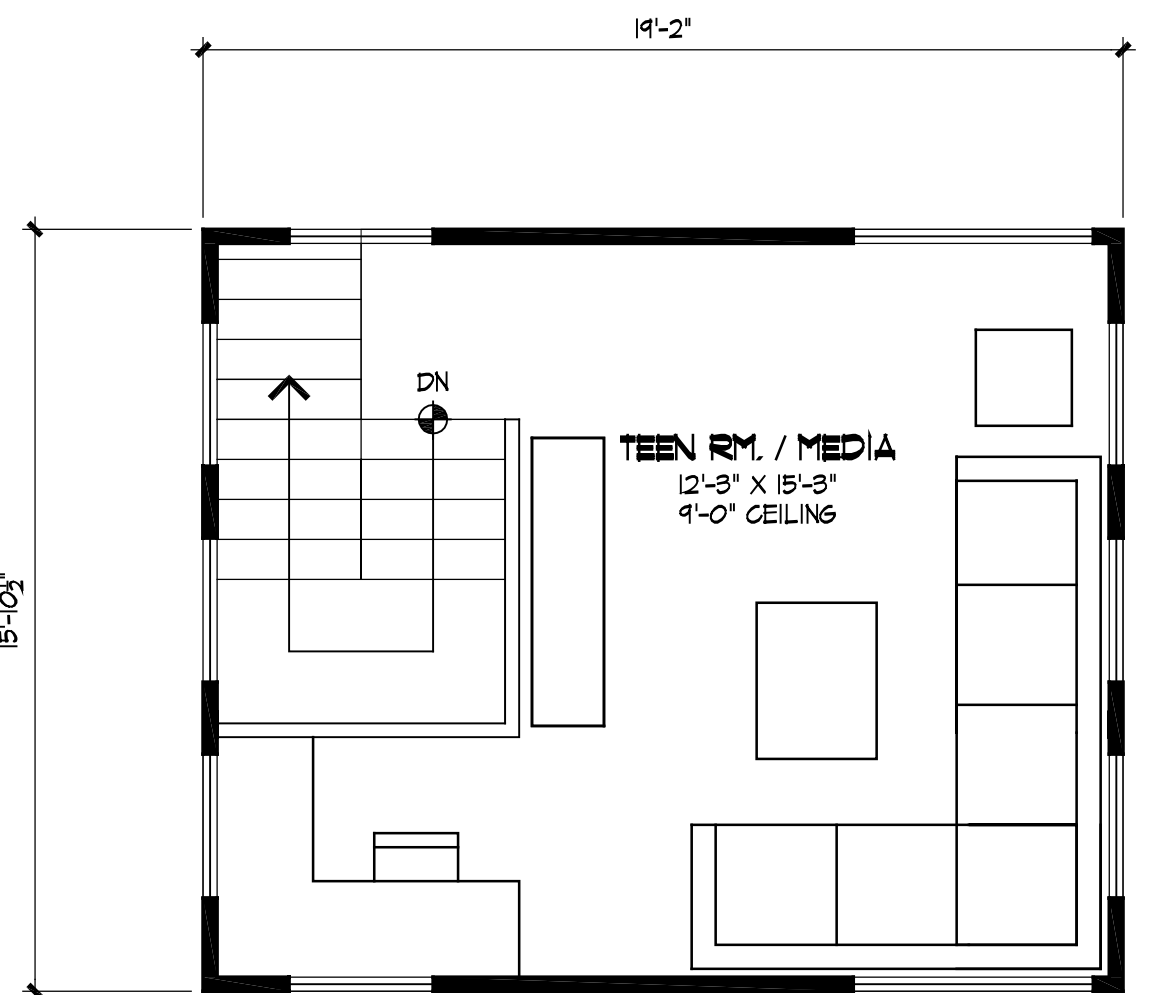
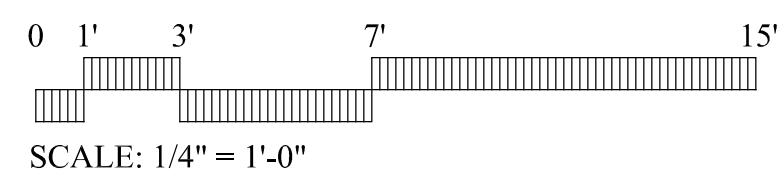
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NOVEMBER 9, 2015



FLOOR PLAN
SCALE: 1/4" = 1'-0"
2273 SF RESIDENCE
344 SF GARAGE

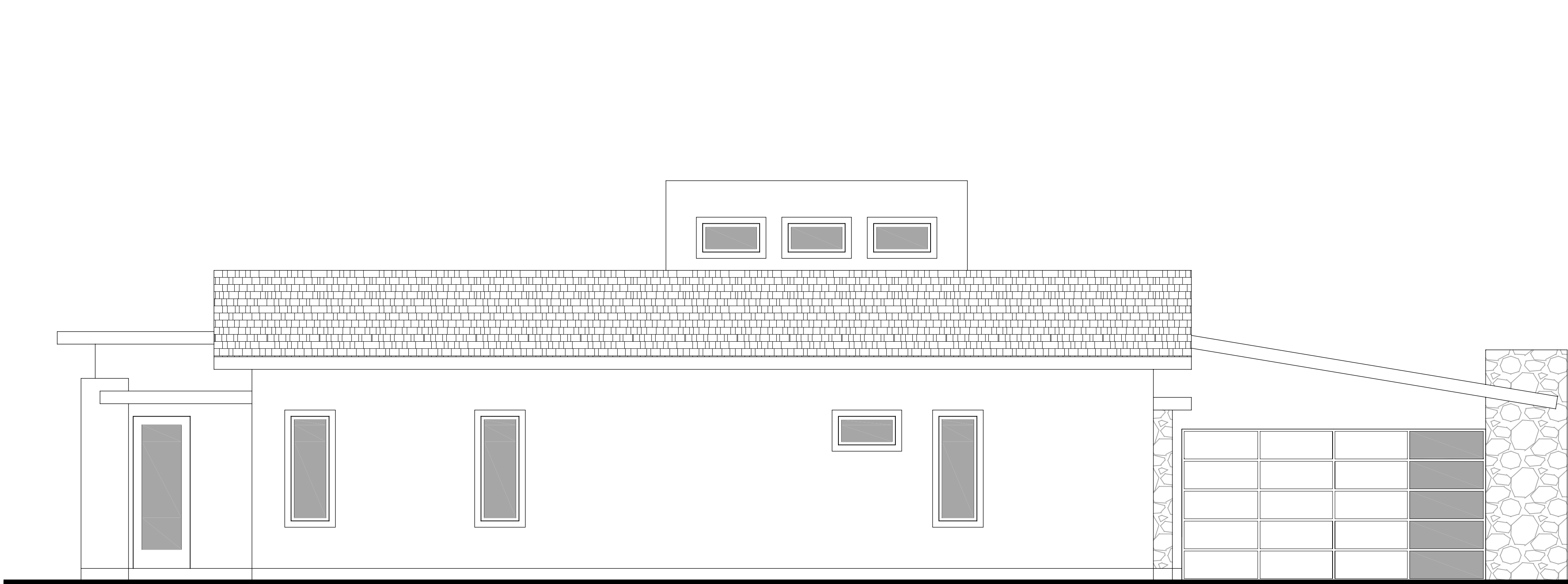


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Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
Northeast corner of College
Ave and Highway 8, San Diego
California
Project Name:
DEL CERRO

Sheet Title:
Plan 3A 1/4" Floor & Roof Plans

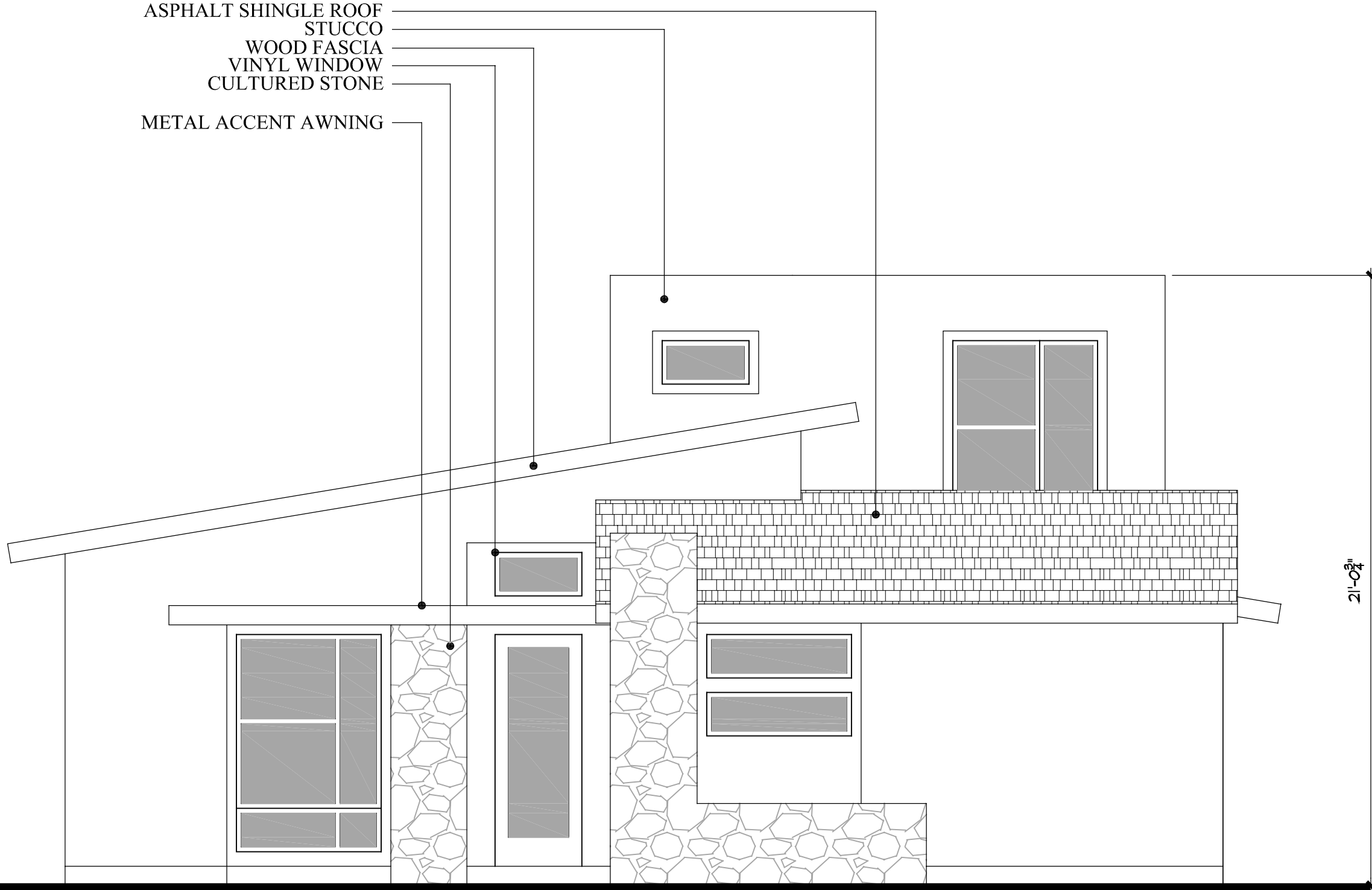
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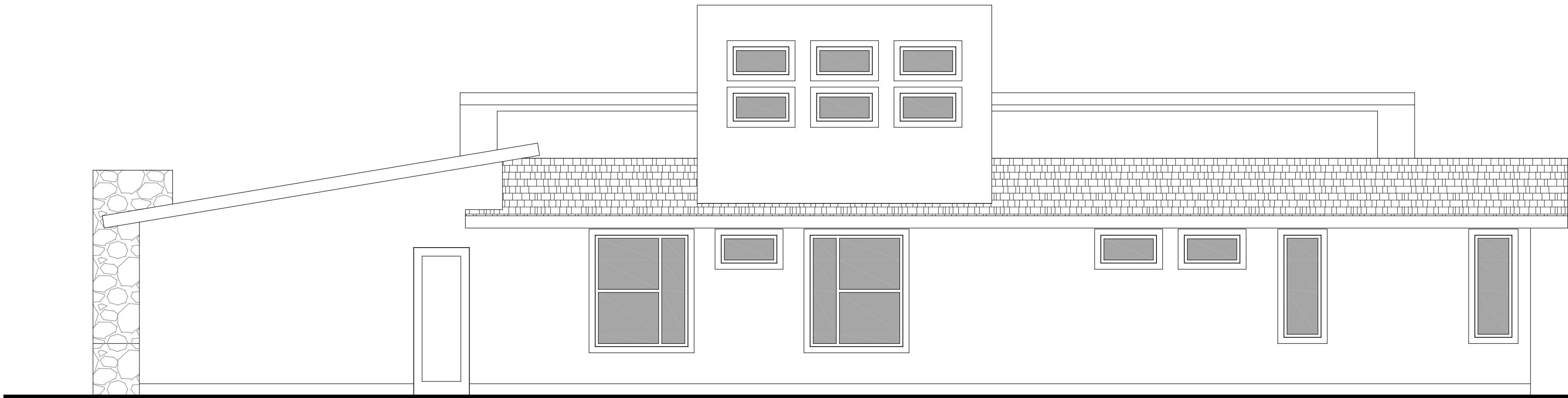
LEFT SIDE ELEVATION - ELEVATION 'A'

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



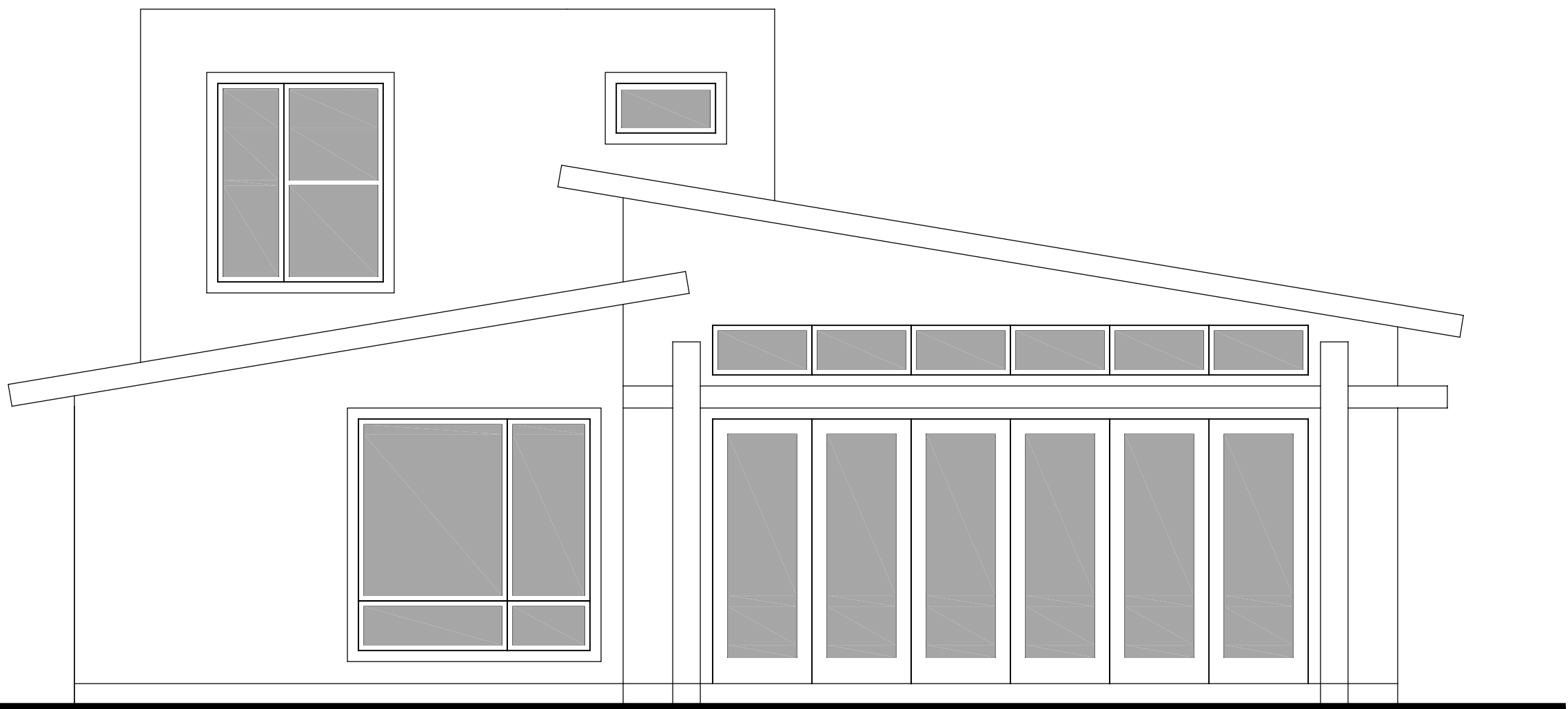
FRONT ELEVATION - ELEVATION 'A'

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



RIGHT SIDE ELEVATION - ELEVATION 'A'

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

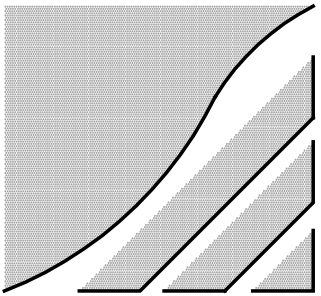


REAR ELEVATION - ELEVATION 'A'

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

PLAN 3A
DEL CERRO
COLRICH DEVELOPMENT

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

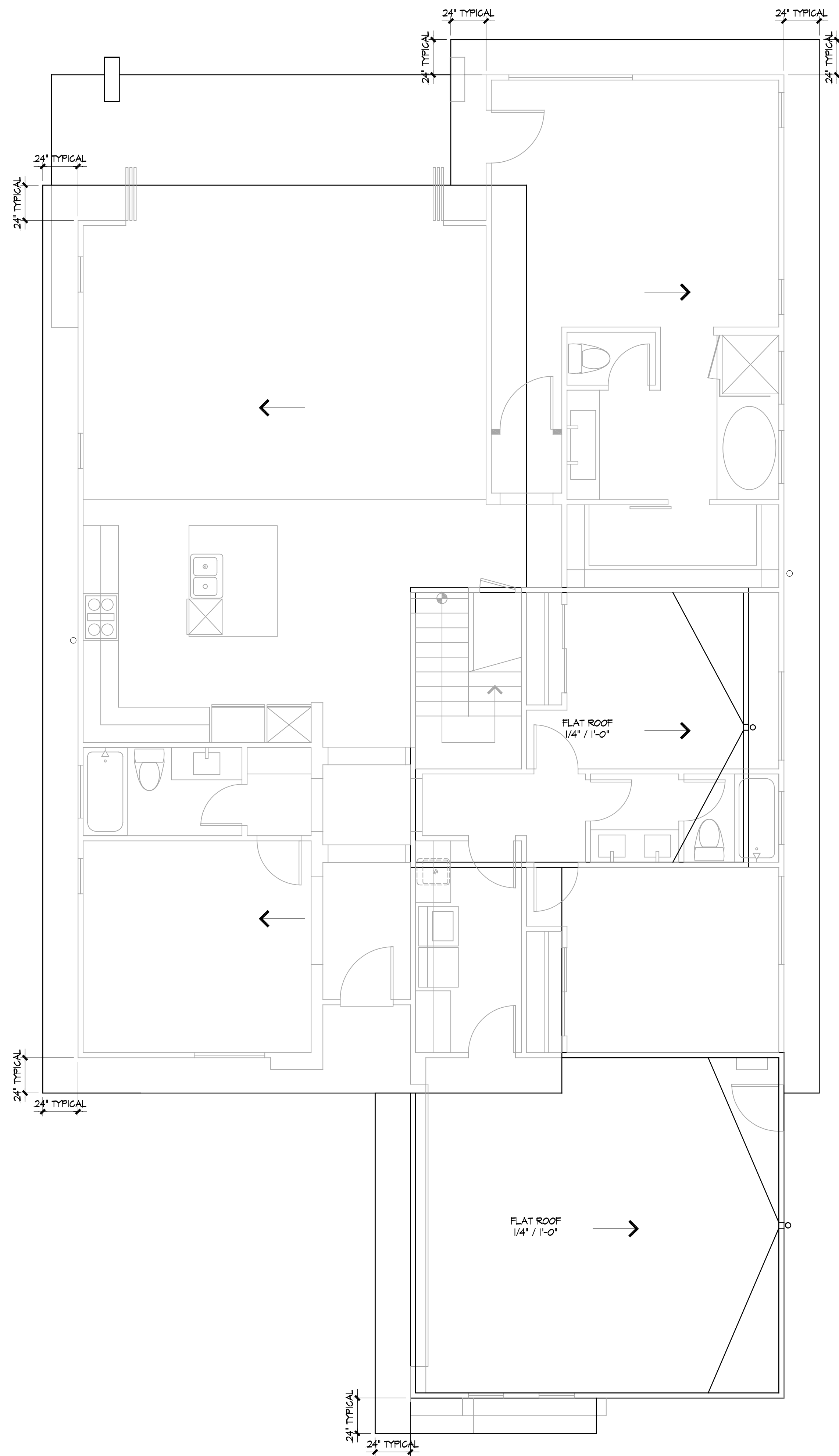


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NOVEMBER 9, 2015



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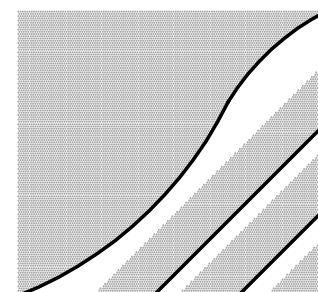
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Name: The McKinley Associates, Inc.	Revision 13:
Address: 1818 First Avenue	Revision 12:
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Project Name:	Revision 5:
DEL CERRO	Revision 4:
Sheet Title:	Revision 3:
Plan 3A 1/4" Elevations	Revision 2:
	Revision 1:
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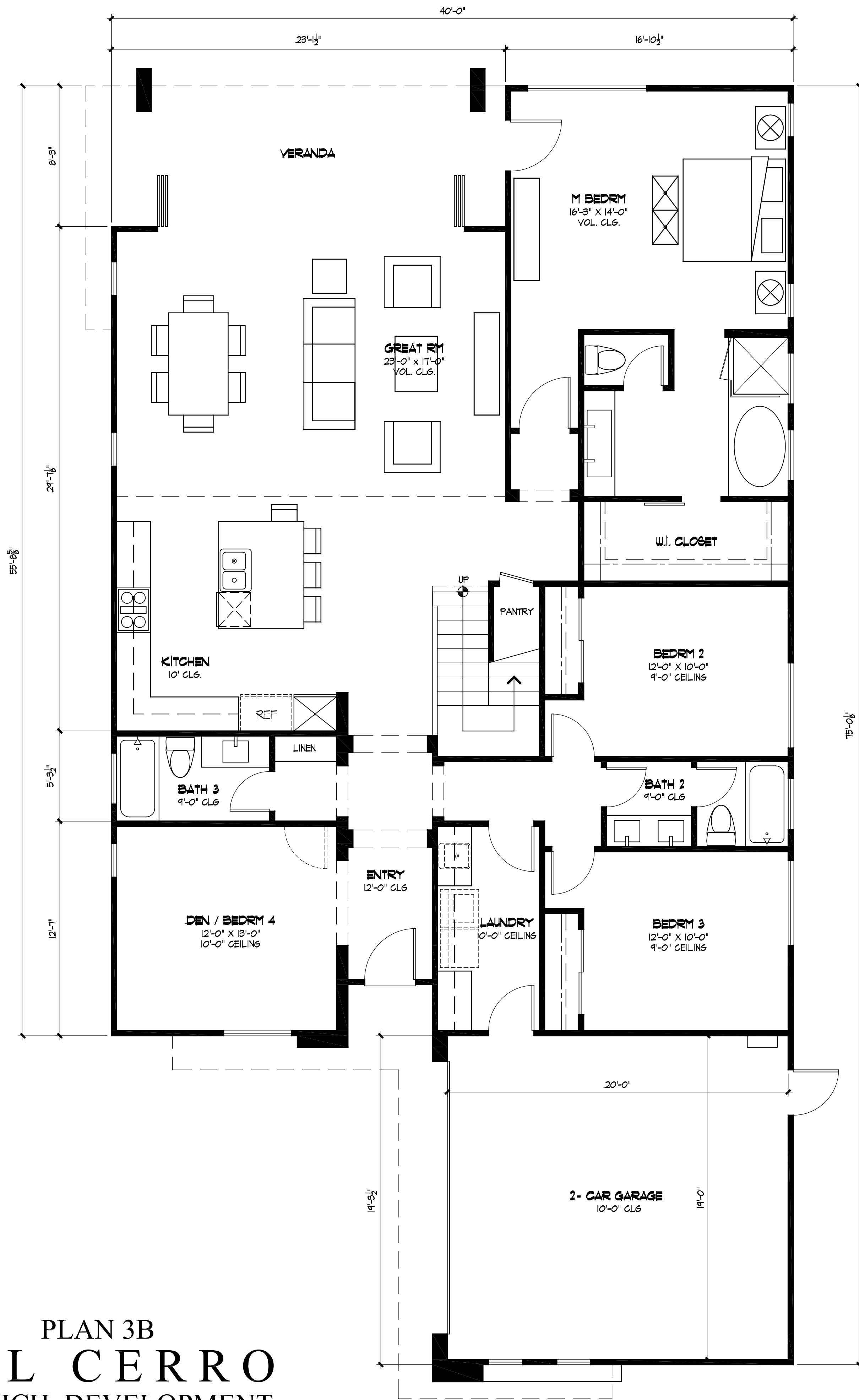
ROOF PLAN
SCALE: 1/4" = 1'-0"
○ DOWNSPOUTS FROM GUTTERS
ALL ROOF PITCHES 2:12

PLAN 3B
DEL CERRO
COLRICH DEVELOPMENT

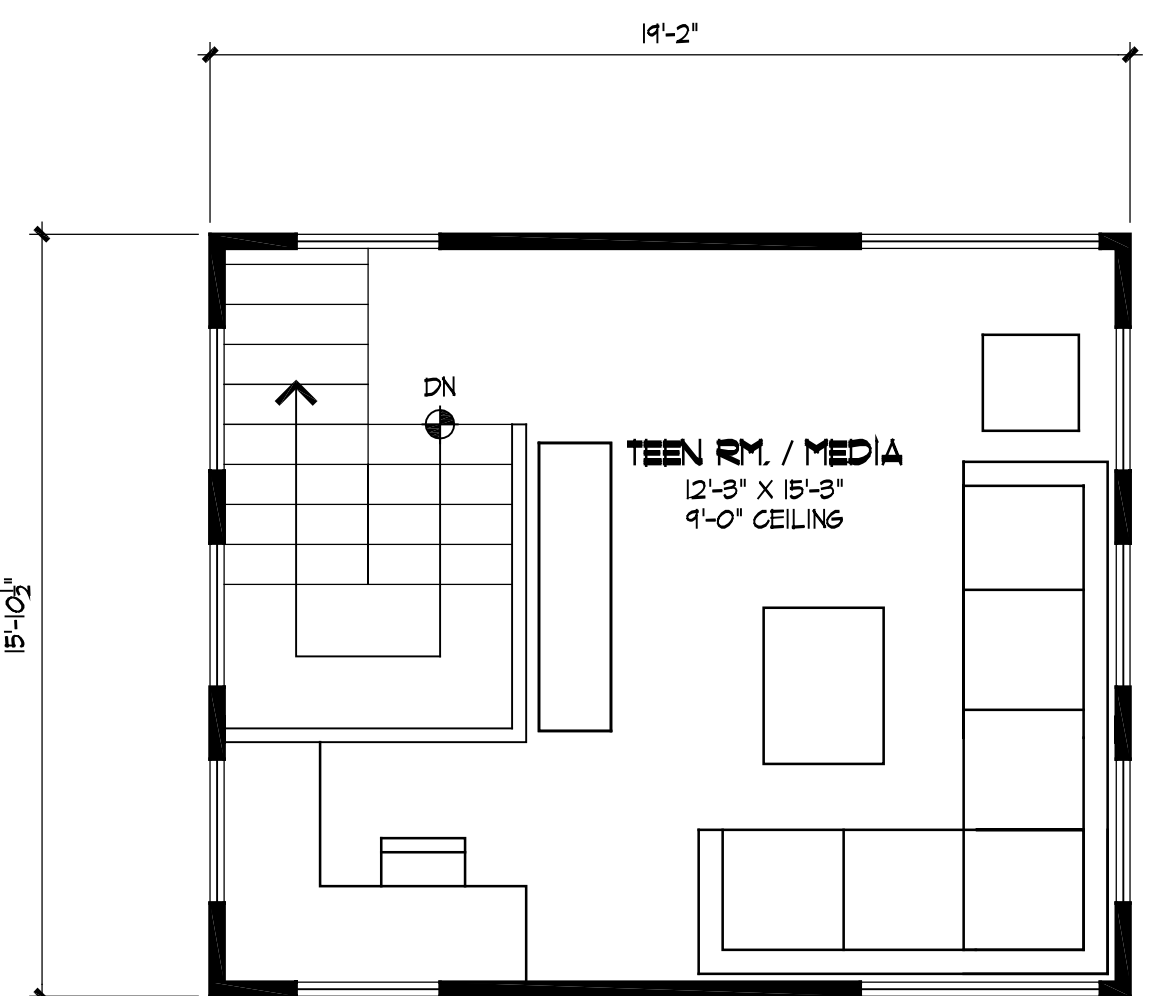
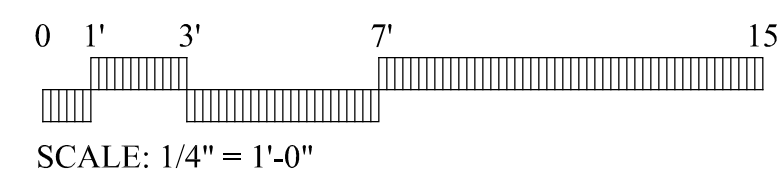
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NOVEMBER 9, 2015



FLOOR PLAN
SCALE: 1/4" = 1'-0"
2273 SF RESIDENCE
344 SF GARAGE

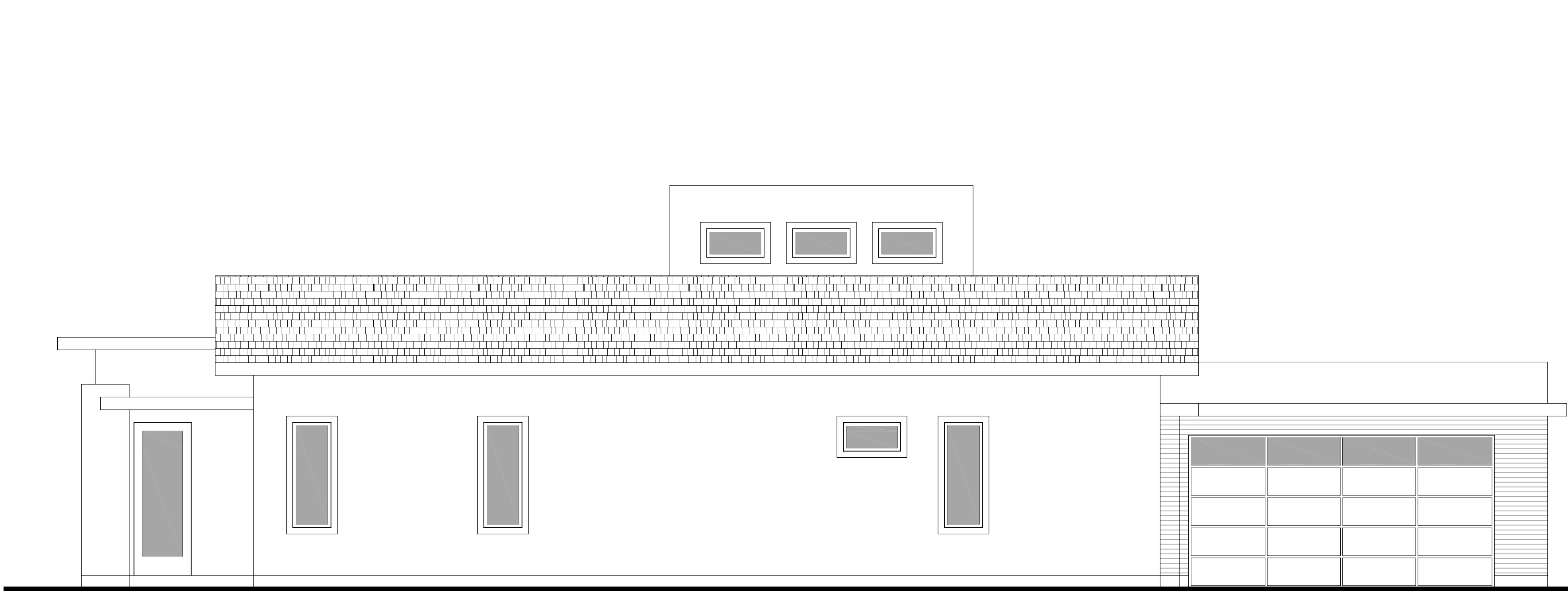


Prepared By: The McKinley Associates, Inc.
Name: 1818 First Avenue
Address: San Diego, California 92101
Phone #: (619) 238-1134
Project Address: Northeast corner of College Ave and Highway 8, San Diego, California
Project Name: DEL CERRO

Sheet Title: Plan 3B 1/4" Floor & Roof Plans

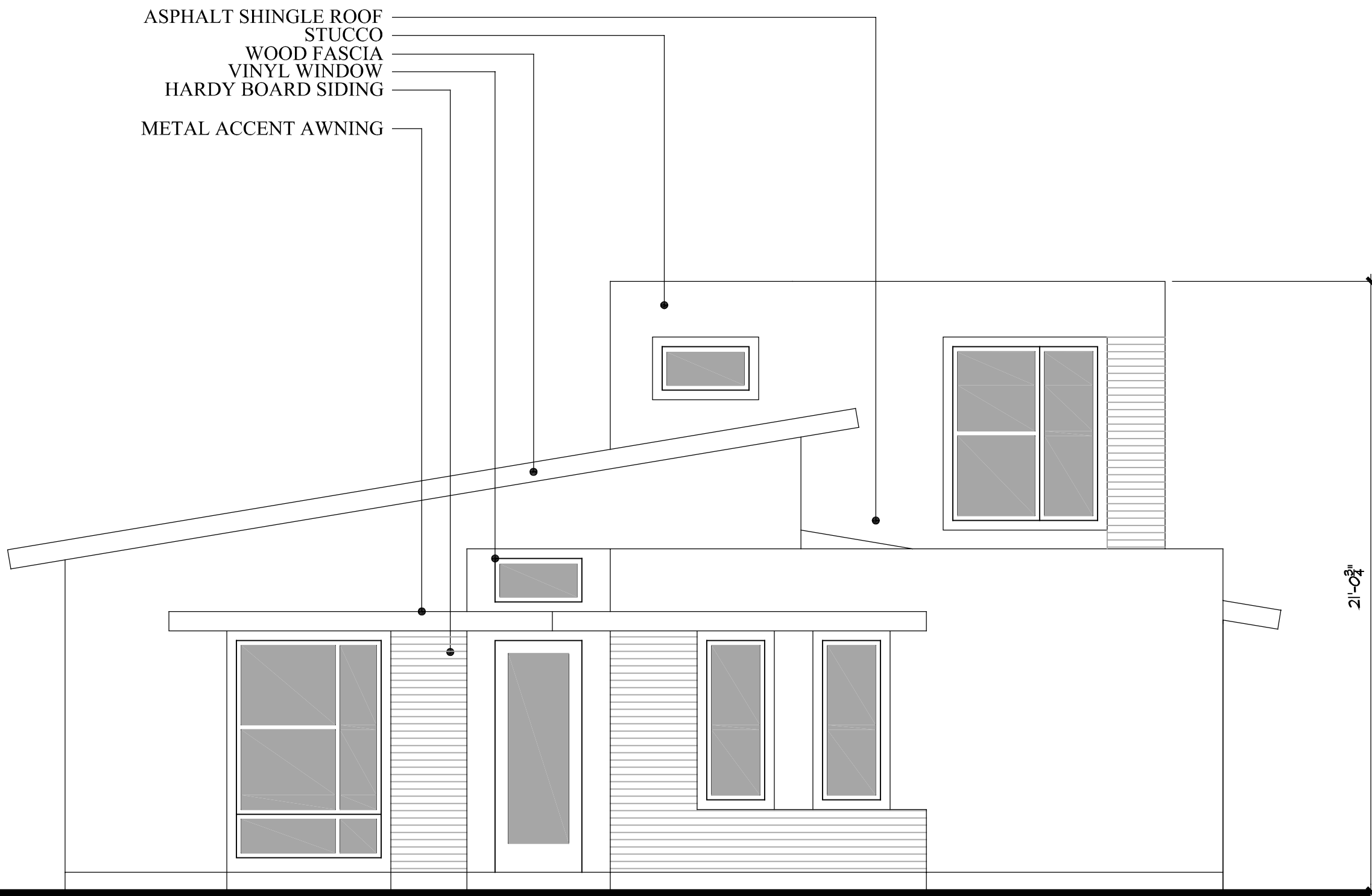
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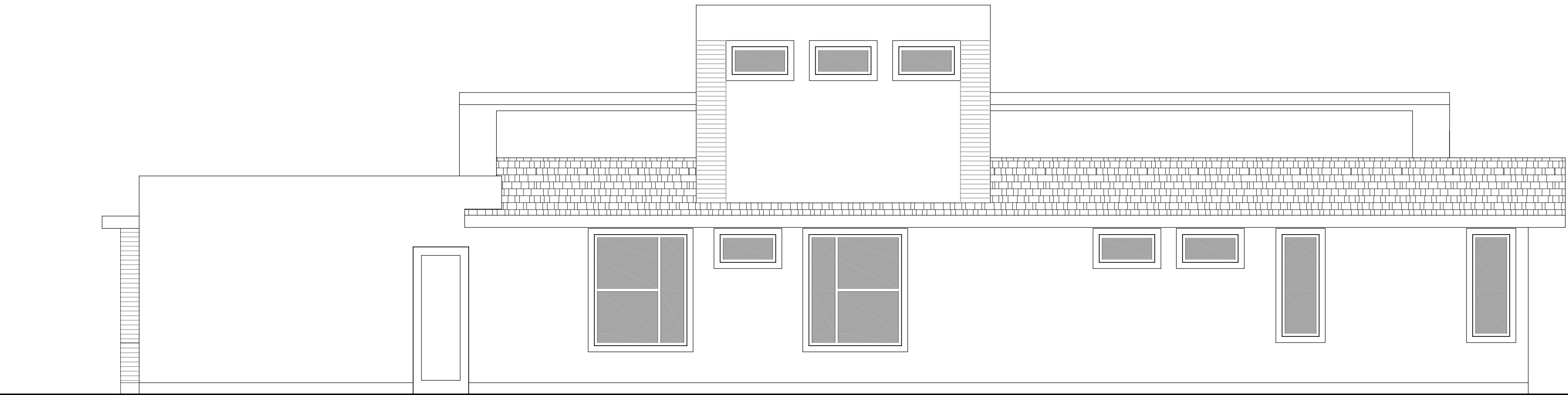
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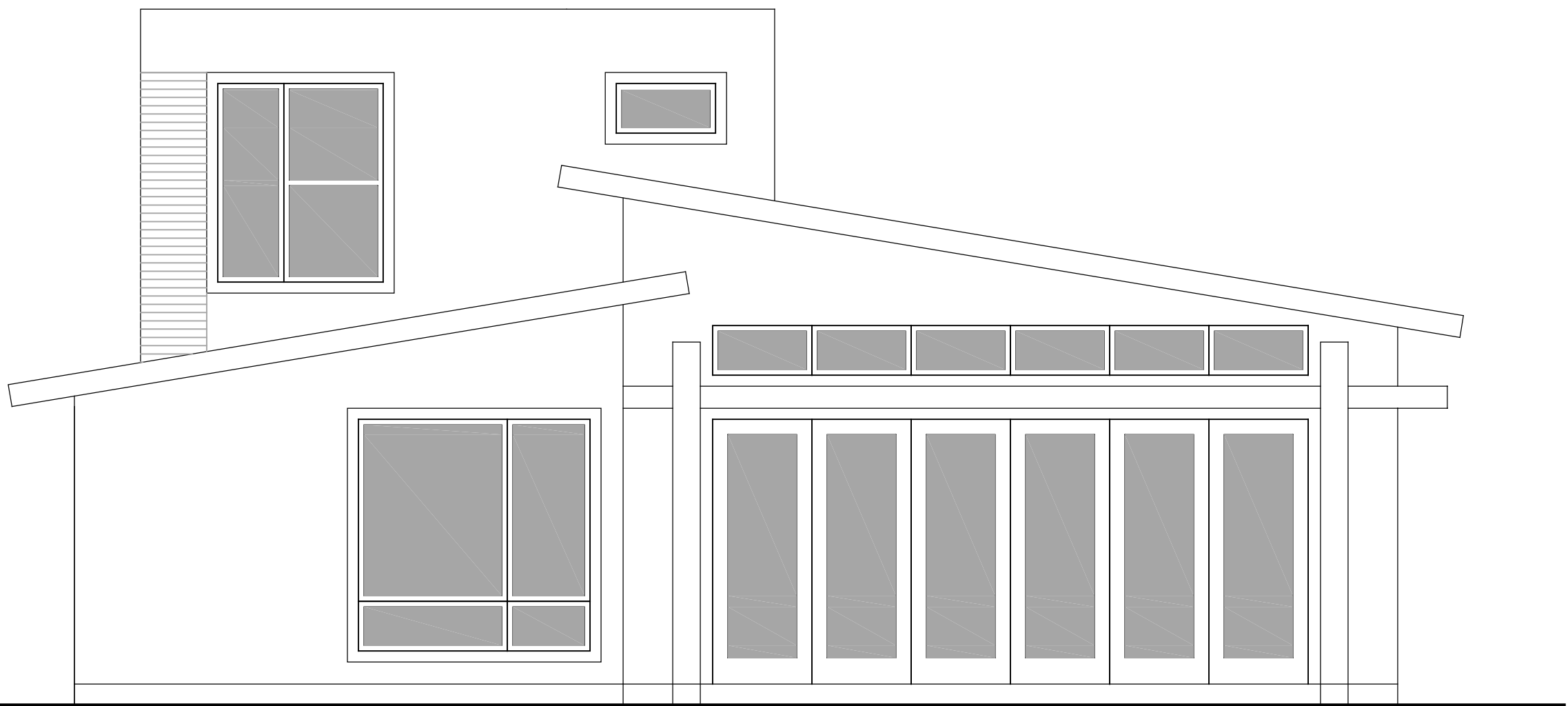
FRONT ELEVATION - ELEVATION 'B'

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RIGHT SIDE ELEVATION - ELEVATION 'B'

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

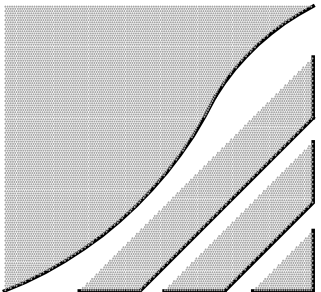


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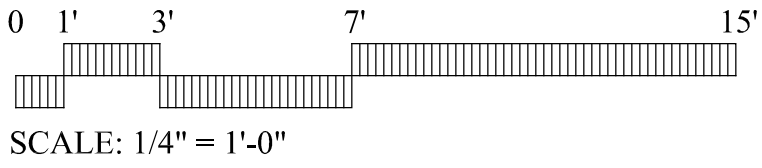
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PLAN 3B
DEL CERRO
COLRICH DEVELOPMENT

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
NOVEMBER 9, 2015



Prepared By:	Revision 14:
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Project Name:	Revision 5:
DEL CERRO	Revision 4:
Sheet Title:	Revision 3:
Plan 3B 1/4" Elevations	Revision 2:
	Revision 1:
Original Date: Nov 9, 2015	
Sheet 13 of 13	
DEP#:	



LOW SHRUBS & GROUNDCOVERS:

BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	ROOTED CUTTINGS	
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREeping MYOPORUM	ROOTED CUTTINGS	
SENECIO MANDRALISCAE	BLUE CHALK STICKS	ROOTED CUTTINGS	
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	
ROSMARINUS OFFICINALIS 'PROSTRATA'	PROSTRATE ROSEMARY	1 GALLON	

VINES

BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
BOUGAINVILLEA CULTIVAR	BOUGAINVILLEA CULTIVAR	15 GAL	
DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL	
PYROSTESIA VENUSTA	FLAME VINE	15 GAL	
FIGUS PUMILA	CREeping FIG	15 GAL	

BIORETENTION BASIN

BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	LINERS	
CAREX TUMULICOLA	FOOTHILL SEDGE	MIN. 1 GAL	
CHONDRPETALUM TECTORUM	CAFE RUSH	MIN. 1 GAL	
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	MIN. 1 GAL	
MUHLENBERGIA RIGENS	DEER GRASS	MIN. 1 GAL	

BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	

SLOPE PLANTING
- SEE SHEET 4 FOR ENLARGEMENT

NOTE:
DISTURBED AREAS DELINEATED ON SHEET I WILL BE REVEGETATED CONSISTENT WITH THE LDC LANDSCAPE REGULATIONS 142.0411 REVEGETATION AND EROSION CONTROL INCLUDING HYDROSEED AND TEMPORARY IRRIGATION TO THE SATISFACTION OF THE PARKS AND RECREATION OPENSAPCE DIVISION.

PLANT LEGEND

NOTE: ALL PLANTS SHOWN ON LEGEND MAY ULTIMATELY NOT BE USED AND ADDITIONAL PLANTS MAY BE ADDED ON CONSTRUCTION DOCUMENTS.

TREES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
	COLLEGE AVENUE ENTRY TREES, SUCH AS			
	SYRUS CALLERYANA	GALLERY PEAR	24" BOX	M
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	24" BOX	M
	EVERGREEN PRIVATE STREET TREES, SUCH AS			
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	L
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	M
	DECIDUOUS PRIVATE STREET TREES, SUCH AS			
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	L
	SYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	24" BOX	M
	PRIVATE HOMEOWNER FRONT YARD TREES, SUCH AS			
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	L
	LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX	M
	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	24" BOX	M
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	24" BOX	
	SLOPE TREES, SUCH AS			
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	L
	BIORETENTION TREES, SUCH AS			
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL

TALL SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
GEANOTHUS 'CONCHA'	CALIFORNIA LILAC	MIN. 5 GAL.	
LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	RED NEW ZEALAND TEA TREE		
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER		
PITTOSPORUM T. 'SILVER SHEEN'	SILVER SHEEN KOHUI		
PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE		
ROSA ICEBERG	ICEBERG SHRUB ROSE		
WESTRINGIA F. 'SMOKEY'	COAST ROSEMARY		

MEDIUM SHRUBS

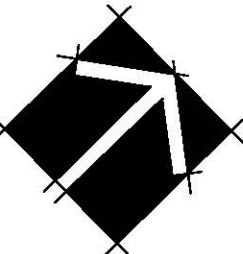
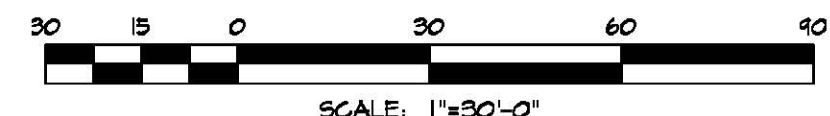
BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
ALSTROMERIA SPP.	PERUVIAN LILY	MIN. 1 GAL.	
ANGONANTHOS FLAVIDUS	KANGAROO PAW		
BOUGAINVILLEA ROSE	ROSENKA BOUGAINVILLEA		
GALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH		
CISTUS PURPUREUS	ROCKROSE		
EUPHORBIA CHARACIAS MULFENII	CHARTREUSE EUPHORBIA		
KNIPHOFIA UVARIA	RED HOT POKER		
LAVANDULA STOECHAS	SPANISH LAVENDER		
PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE		
SALVIA GREGGII	AUTUMN SAGE		

SLOPE SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
AGAVE AMERICANA	CENTURY PLANT	MIN. 1 GAL.	
AGAVE FRANZOSINII	AGAVE		
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH		
GEANOTHUS SPP.	CALIFORNIA LILAC		
CERCIS OCCIDENTALIS	WESTERN REDBUD		
HETEROMELES ARBUTIFOLIA	TOYON		
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE		
MUHLENBERGIA RIGENS	DEER GRASS		
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREeping MYOPORUM		
RHUS OVATA	SUGAR BUSH		

DEL CERRO
RESIDENCES
COLRICH COMMUNITIES
444 WEST BEECH STREET SUITE 300
SAN DIEGO, CA 92101

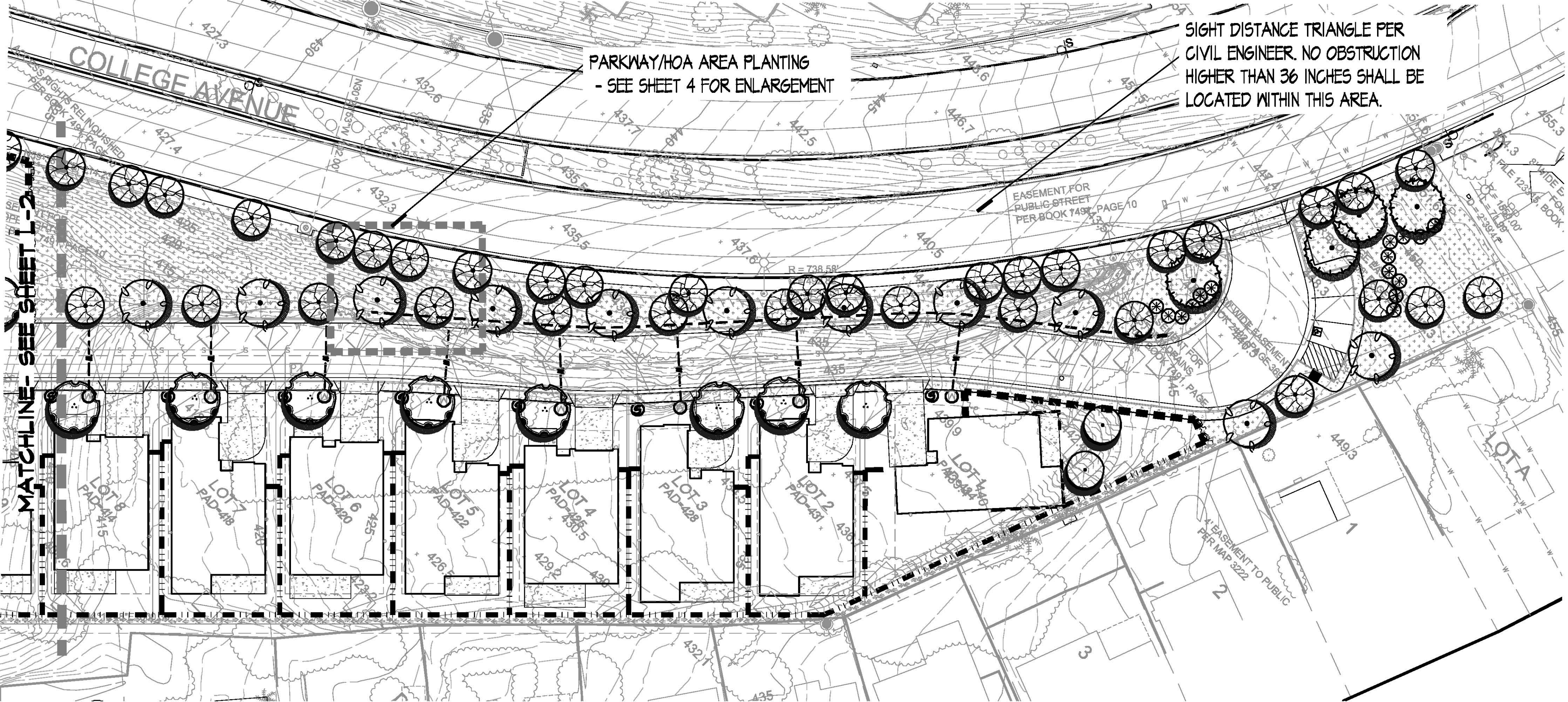
SAN DIEGO, CALIFORNIA



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Prepared By: GMP
Name: GMP
Address: 4010 SORRENTO VALLEY BLVD. SUITE 200
SAN DIEGO, CA 92121
Phone #: 858-558-8977
Job #: 15-011
Project Address: COLLEGE AVENUE & INTERSTATE 8
Project Name: DEL CERRO RESIDENCES
Legal Description:
Sheet Title: LANDSCAPE CONCEPT PLAN

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Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
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Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 03-06-17
Revision 2: 10-27-16
Revision 1: 03-24-16
Original Date: _____
Sheet 1 of 4 sheets
PCD/RPO# _____



PLANTING NOTES

NOTE:
A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER LDC 142.0403(B)(5)

NOTE:
NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.

MULCH
ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

INVASIVE SPECIES NOTE:
THE PERMITTEE OR SUBSEQUENT OWNER SHALL ENSURE THAT ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE DEVELOPMENT ARE OF THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

THE PERMITTEE OR SUBSEQUENT OWNER SHALL ENSURE THAT ALL PROPOSED LANDSCAPING, SHALL NOT INCLUDE EXOTIC PLANT SPECIES THAT MAY BE INVASIVE TO NATIVE HABITATS. PLANT SPECIES FOUND WITHIN THE CALIFORNIA INVASIVE PLANT COUNCIL'S (CAL-IPC) INVASIVE PLANT INVENTORY AND THE PROHIBITED PLANT SPECIES LIST FOUND IN "TABLE 1" OF THE LANDSCAPE STANDARDS SHALL NOT BE PERMITTED.

NOTE:
PROPERTY LINE SHALL BE LIMIT OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE REVEGETATED AND TEMPORARILY IRRIGATED.

NOTE:
DISTURBED AREAS DELINEATED ON SHEET 1 WILL BE REVEGETATED CONSISTENT WITH THE LDC LANDSCAPE REGULATIONS 142.0411 REVEGETATION AND EROSION CONTROL INCLUDING HYDROSEED AND TEMPORARY IRRIGATION TO THE SATISFACTION OF THE PARKS AND RECREATION OPENSOURCE DIVISION.

TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVENWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO USE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. OUTDOOR PEDESTRIAN SPACES WILL BE DESIGNED WITH CONSIDERATION FOR PERSONS WITH DISABILITIES BY CAREFUL SELECTION OF MATERIALS AND THE DESIGN OF ACCESSIBLE CIRCULATION ROUTES THROUGHOUT THE PROJECT. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE DONE SO FOR THEIR LOW WATER USE QUALITIES. ADDITIONALLY THE IRRIGATION SYSTEM PROVIDED WILL USE A RAIN SENSING CONTROLLER AND WILL BE DESIGNED TO BE HIGHLY EFFICIENT AND WILL BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

GENERAL NOTES

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.

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 - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (C) 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.

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

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

ALL FENCES AND RETAINING WALLS SHALL COMPLY WITH THE SAN DIEGO MUNICIPAL CODE SECTION 142.0301.

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.

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.

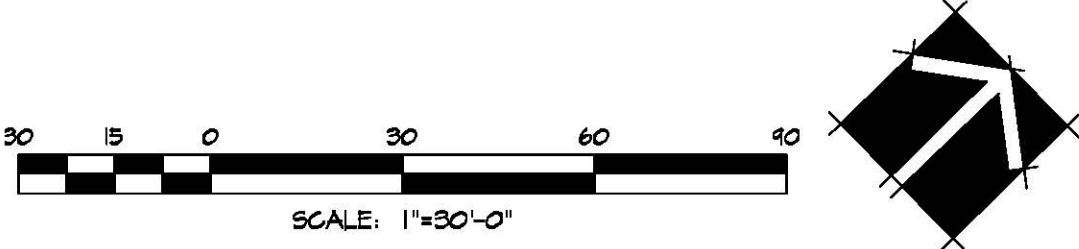
IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

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Project Name:
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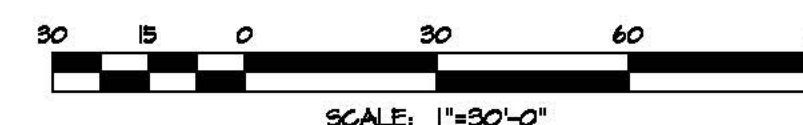
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Del Cerro Residences		METER 'x' / CONTROLLER 'x'	
<u>ESTIMATED WATER USE</u>			
EWU (GPD) = $\frac{ETO \times PF \times HA \times .62}{IE}$			
EtO	=	0.129	AVG. DAILY EtO
PF	=	0.5	SHRUBS & GROUND COVER (SPRAY&ROTOR)
		0.8	TURF (SPRAY & ROTOR)
		0.5	SHRUBS (POINT SOURCE & DRIPLINE)
HA	=	SEE BELOW FOR SQUARE FOOTAGE	
0.62	=	CONVERSION FACTOR OF UNITS TO GPD	
IE	=	0.85	ROTORS
		0.6	SPRAYS
		0.9	DRIIP
		0.85	BUBBLERS
ZONE TYPE:	AREA (SQ.FT.)	EWU =	
SHRUB ROTORS	23,555	1,106.19	GPD
		(EtO x 0.5 x HA x .62)/.85	
TURF ROTORS		EWU = 0.00	GPD
		(EtO x 0.8 x HA x .62)/.85	
SHRUB SPRAYS	0	EWU = 0.00	GPD
		(EtO x 0.5 x HA x .62)/.60	
TURF SPRAYS	0	EWU = 0.00	GPD
		(EtO x 0.8 x HA X .62)/.60	
SHRUB DRIP	32,413	EWU = 1,437.62	GPD
		(EtO x 0.5 x HA x .62)/.90	
TREE BUBBLER	0	EWU = 0.00	GPD
		(EtO x 0.5 x HA x .62)/.85	
TOTAL SQ. FEET:	55,968	EWU = 2543.81	
ACRE:	1.28	GPD	
		661,391	
		GPY*	
*EWU based on watering 5days per week, 52 weeks per year, with no effective rainfall.			
MAWA=EtO x 0.55 x AREA x 0.62		DAILY MAWA:	3,128
		YEARLY MAWA:	896,999
			GPY
			2.75
			AC/ET



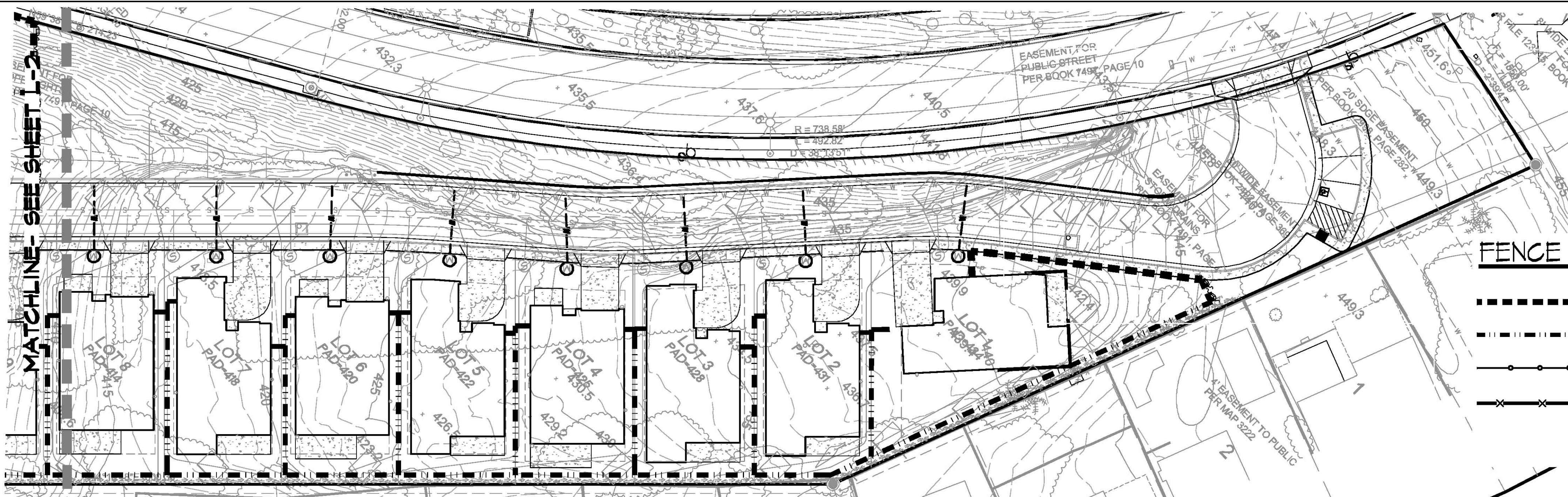
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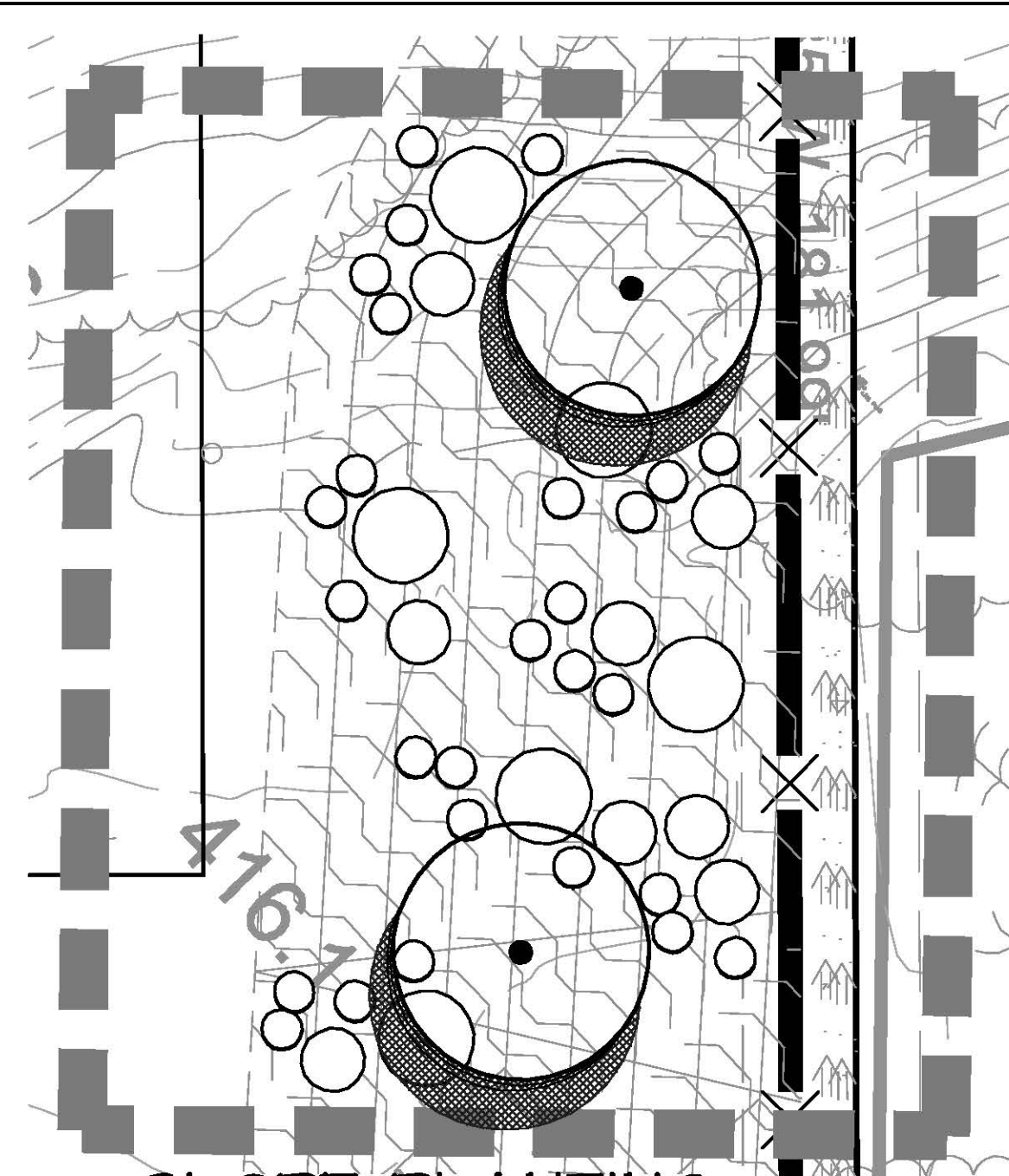
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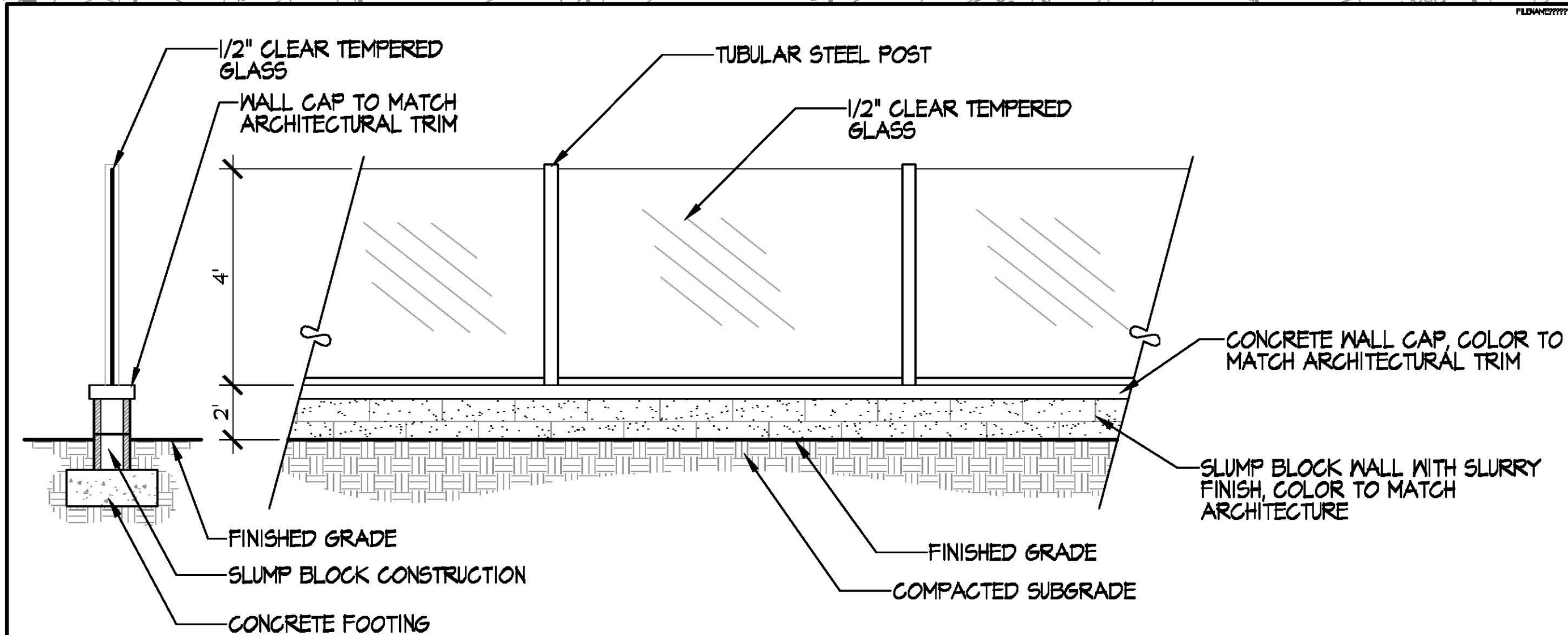


FENCE & WALL LEGEND

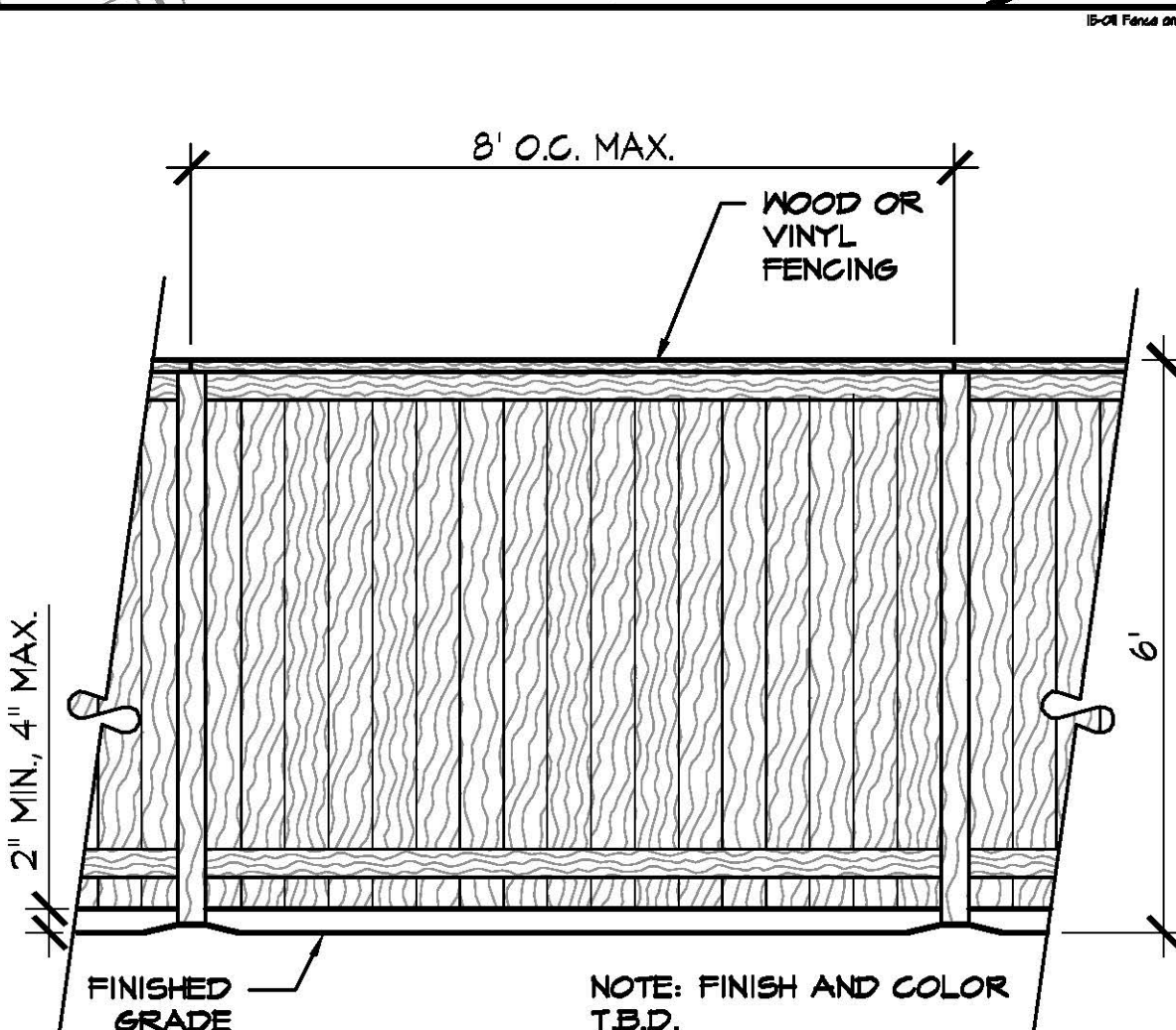
- 6' HT MASONRY SOUND WALL. SEE DETAIL A, SHT 3.
- 6' HT WOOD FENCE. SEE DETAIL B, SHT 3.
- 6' HT GLASS VIEW FENCE. SEE DETAIL C, SHT 3.
- 3' HT TUBULAR STEEL FENCE. SEE DETAIL D, SHT 3.



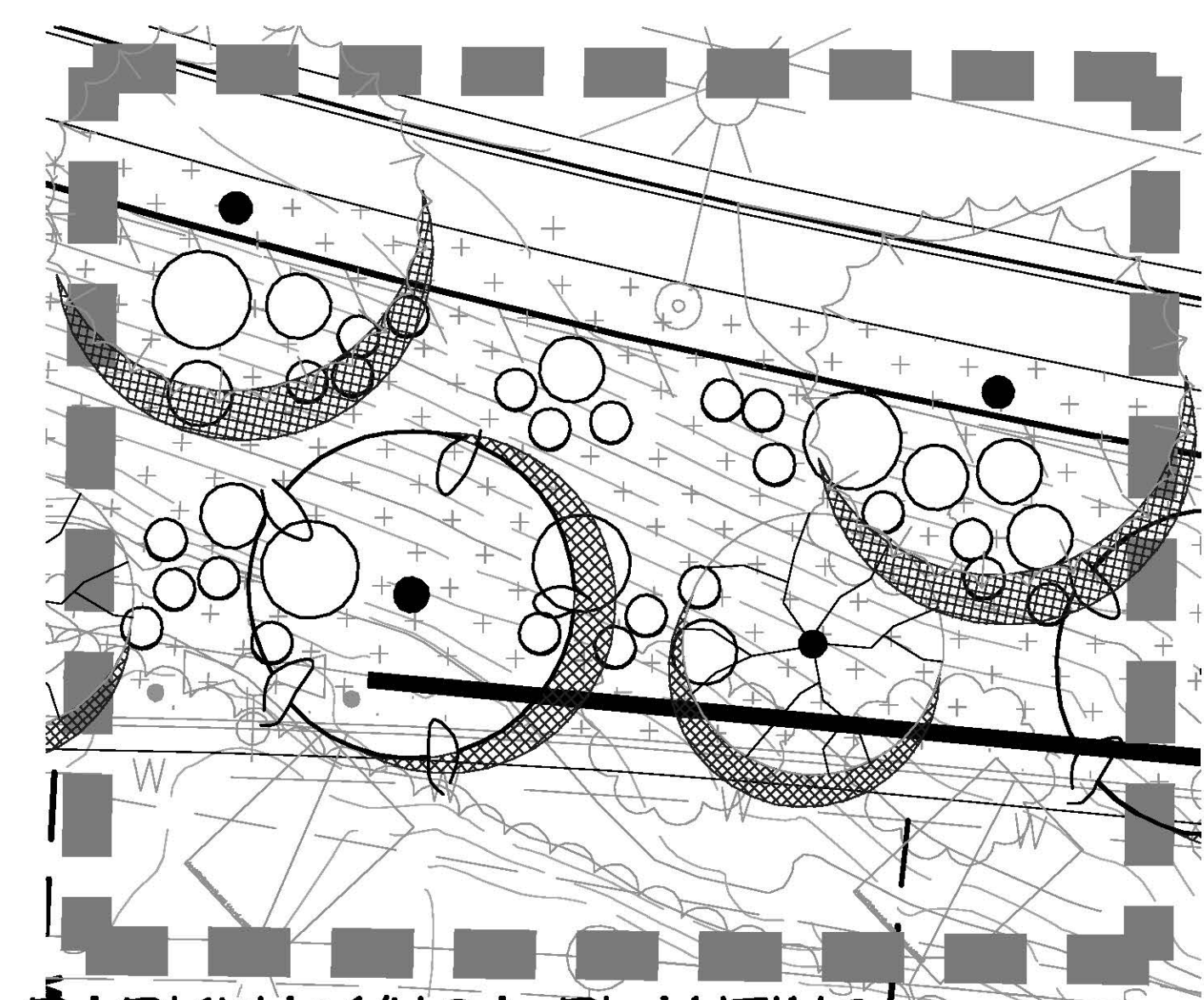
**SLOPE PLANTING
TYP. ENLARGEMENT**



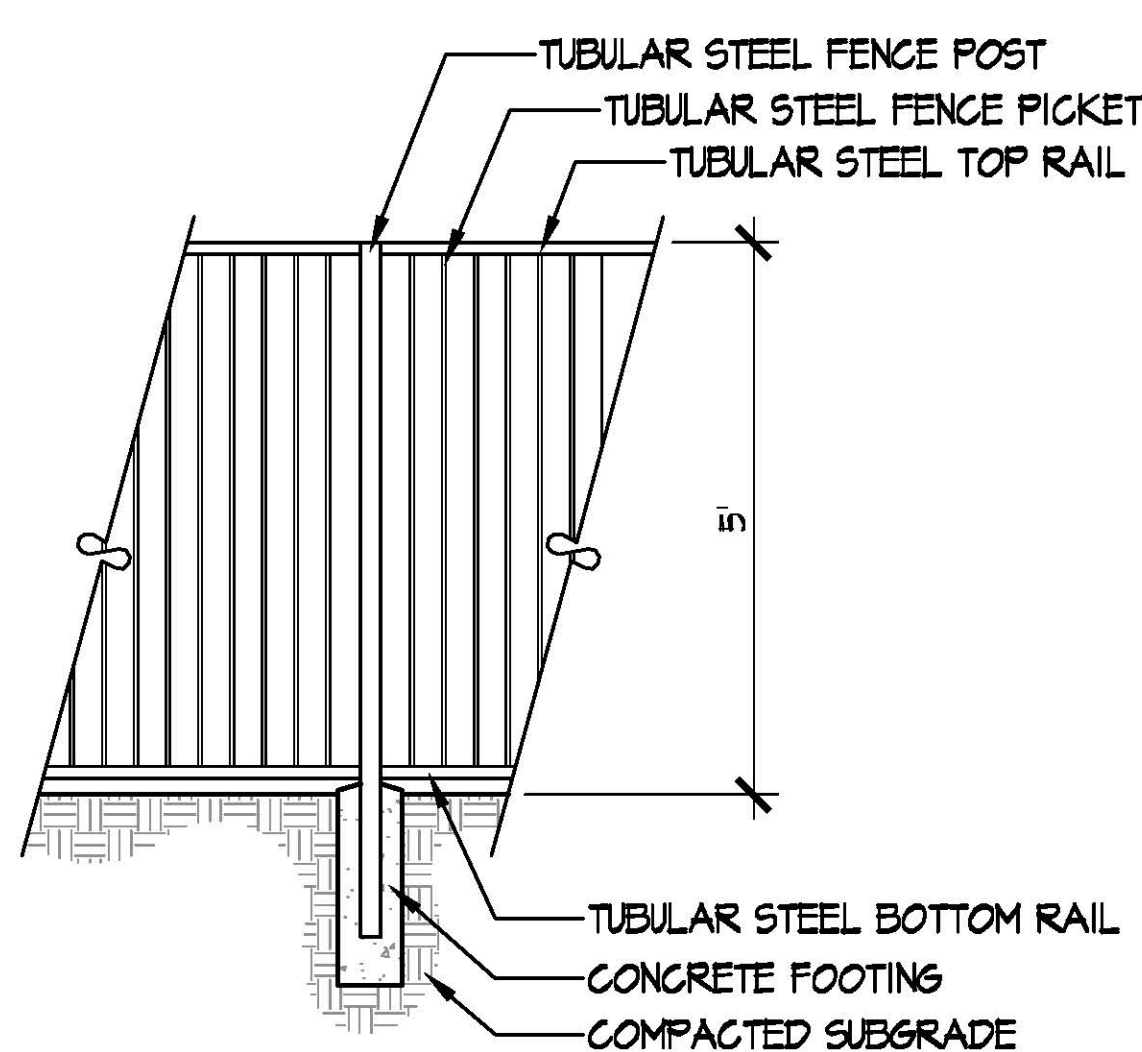
(B) GLASS VIEW FENCE



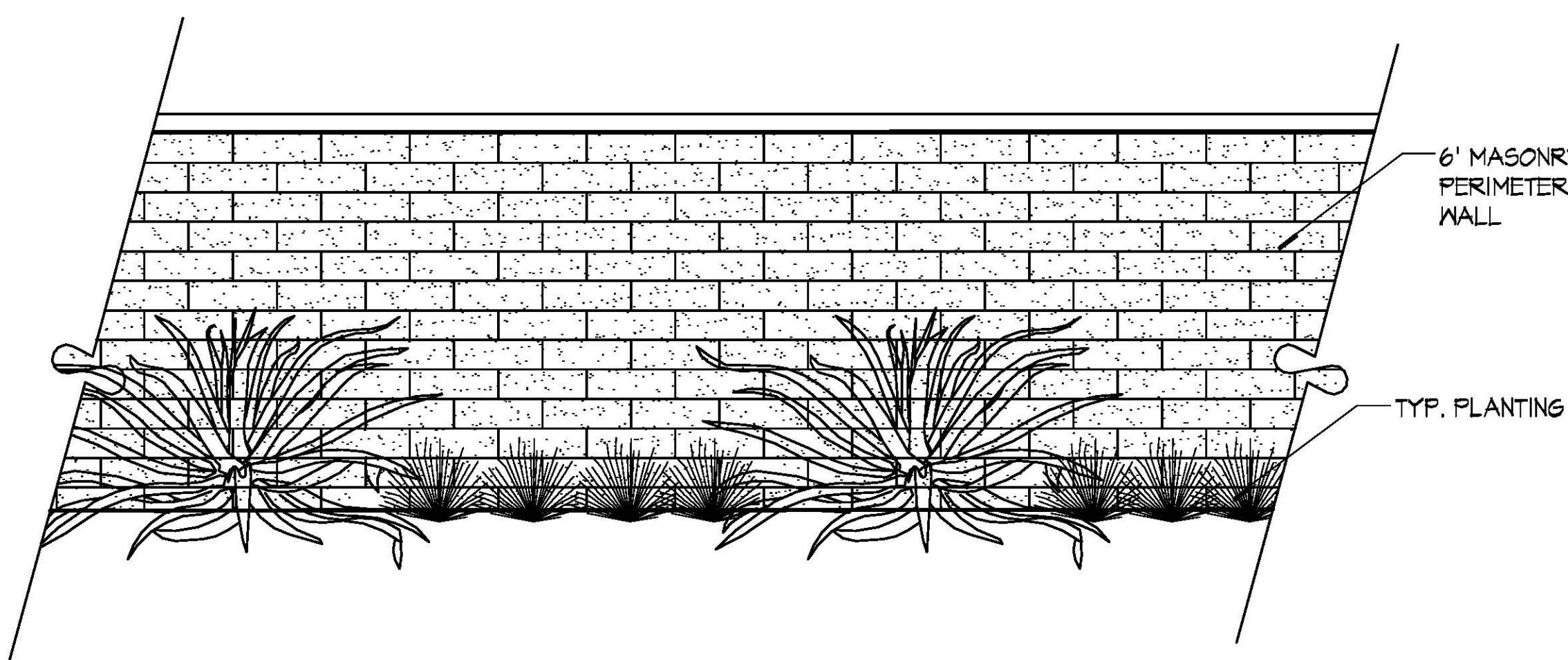
(C) 6' WOOD/VINYL FENCING



**PARKWAY/HOA PLANTING
TYP. ENLARGEMENT**



(D) TUBULAR STEEL FENCE

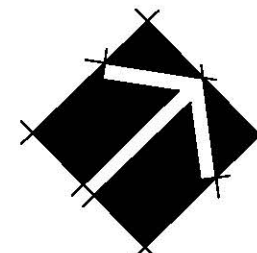


(E) MASONRY WALL ELEVATION

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