



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: August 24, 2017 REPORT NO. PC-17-071

HEARING DATE: August 31, 2017

SUBJECT: ARROYO SORRENTO ESTATES, PROCESS FOUR DECISION

PROJECT NUMBER: [366147](#)

OWNER/APPLICANT: John Dean Family Trust, Owner/Jorge Palacios, Engineer

### SUMMARY

Issue: Should the Planning Commission approve the subdivision of a 3.02-acre site into three parcels, with one dwelling unit on each parcel located at 3859 Arroyo Sorrento Road within the Carmel Valley Planning area?

### Staff Recommendations:

1. **Adopt** Mitigated Negative Declaration Project No. 366147, and **Adopt** the Mitigation, Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 1295353/Planned Development Permit No. 1280683 (Amending Hillside Review Permit/Resource Protection Ordinance Permit No. 88-1322); and
3. **Approve** Tentative Map No. 1295357 (including a waiver of the requirement to underground overhead utilities).

Community Planning Group Recommendation: The Carmel Valley Community Planning Board voted 10-2-0 to recommend approval of the proposed project with no suggested conditions on January 22, 2015.

Environmental Review: Mitigated Negative Declaration No. 366147 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented, which will reduce the potential impacts to Biological Resources, Historical Resources (Archaeology) and Paleontological Resources to a level of below significance.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit

account maintained by the applicant.

Code Enforcement Impact: None

Housing Impact Statement: The proposed project would provide two new market rate housing units within the density range established by the Carmel Valley Community Plan and Neighborhood 8b Precise Plan. The applicant will pay the Affordable Housing fee as required.

## BACKGROUND

The 3.02-acre project site is located along the south side of Arroyo Sorrento Road, east of El Camino Real and south of Highway 56 within the Neighborhood 8b Precise Plan area, within the Carmel Valley Community Plan area (Attachment 2). The project site is designated Rural Residential within the Carmel Valley Community Plan and is zoned AR-1-2. The project site is currently developed with one dwelling unit and a habitable accessory structure above a detached garage, approved under Hillside Review/Resource Protection Ordinance Permit No. 88-1322 on May 5, 1989. The construction of these structures occurred in 1991. The surrounding properties are developed rural residential properties within a rural area of Carmel Valley. The site contains steep hillsides and sensitive biological resources and therefore is subject to the Environmentally Sensitive Lands (ESL) regulations.

The project requires a Site Development Permit pursuant to the Land Development Code (Section 126.0502). A Tentative Map is required (Section 125.0410) for the proposed division of the property into three residential lots. This project proposes a zero-foot frontage deviation for two of the parcels where 100 feet is required pursuant to San Diego Municipal Code Sections 131.0331 – Table 131-03C and 1440211(a). Due to the existing flag lot configuration of the site, the two proposed interior parcels (Parcels 2 and 3) do not front on Arroyo Sorrento Road and therefore cannot provide street frontage as required. This deviation requires a Planned Development Permit, pursuant to the Land Development Code (Section 126.0602). The project proposes one common private road (private access easement) to provide access to all three parcels.

## DISCUSSION

### Project Description:

The project proposes to subdivide a 3.02-acre site into three residential parcels, Parcel 1 and 3 are 1.005 acres and Parcel 2 is 1.010 acres. An existing dwelling unit and detached garage with a second floor habitable accessory structure above will remain on Parcel 2. A single family dwelling unit is proposed to be constructed on both Parcels 1 and 3 (one unit on each lot). The Rural Residential designation allows a maximum of one dwelling unit per acre or 3 dwelling units on this site. The site is sloped, with the highest elevations along the eastern most and southern most portions of the property, sloping upward to the east and downward to the south. The project site is an elongated panhandle shaped lot with only 69 feet of street frontage along Arroyo Sorrento Road. All lots would take access from one common private road (private access easement) from Arroyo Sorrento Road.

While the project does not provide plans for the two future single dwelling units, the units will be evaluated through a Process Two Substantial Conformance Review for consistency with the Arroyo Sorrento Estate Design Guidelines.

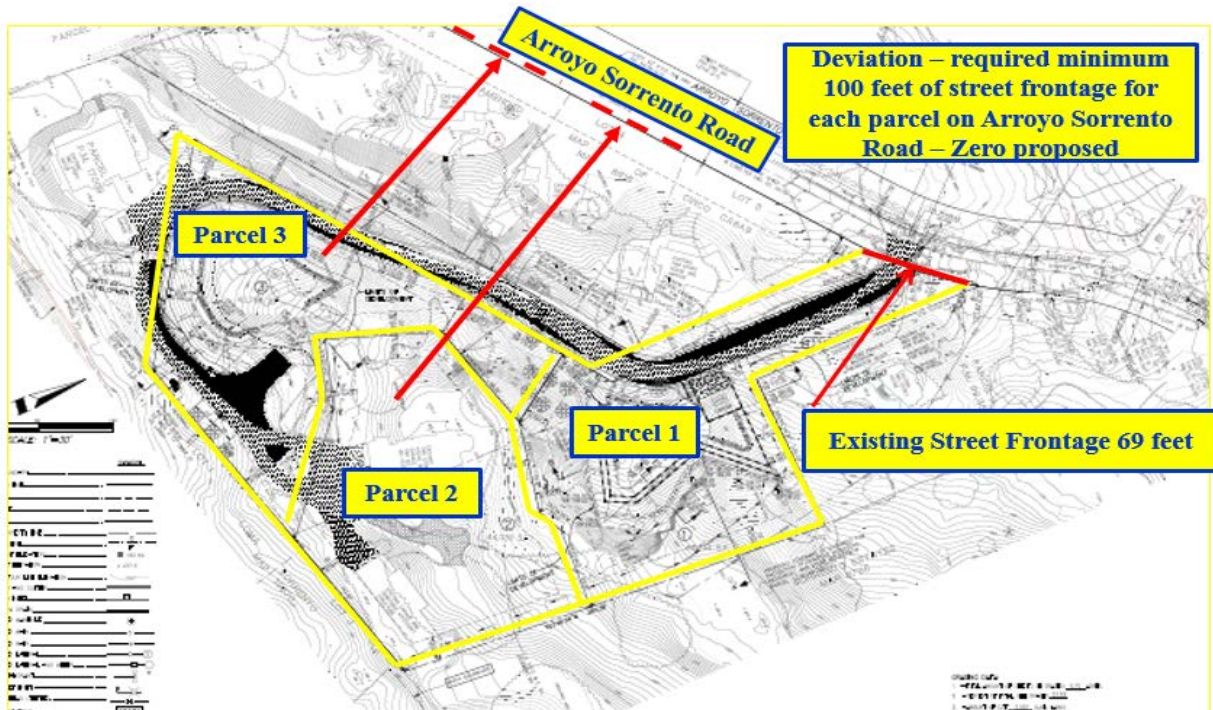
The project proposes grading of 0.70 acre or approximately 23% of the project site. The two new building sites will have 3,550 cubic yards of cut and 1,050 cubic yards of fill, with 2,500 cubic yards of export. The cut and fill portions of the proposed grading are located primarily within the proposed building footprint on Parcels 1 and 3, on the flatter more previously disturbed portions of the project site, resulting in minimal change to the natural landform.

#### Planned Development Permit - Deviation

The site contains both Steep Hillside and Sensitive Biological Resources on portions of the site. The project site is an elongated flag shaped lot with only 69 feet of street frontage along Arroyo Sorrento Road. The existing residence is accessed by a shared private road serving two homes. This proposal will continue to utilize the same private road with the two new residences/parcels taking access from the existing shared private road. The proposed development will be constructed on Parcels 1 and 3 on portions of each parcel containing either past disturbance to minimize impacts to these resources or the flattest portions of the parcel. A deviation is requested to reduce the minimum required street frontage of 100 feet to a proposed zero feet for Parcels 2 and 3:

Requested Deviations			
SDMC	Development Standard	Required	Proposed
131.0331; Table 131-03C	Minimum Street Frontage	100 feet min per AR-1-2 Zone	0 feet on Parcel 2 and Parcel 3
144.0211(a)	Minimum Street Frontage	Requires frontage on a public street open to and usable by vehicular traffic	None proposed for new Parcels 2 and 3; instead, new parcels will utilize a common private access road (via private access easement).

Since the project includes a Tentative Map, the lack of street frontage for Parcels 2 and 3 also results in a deviation to SDMC 144.0211(a), which requires that each lot have frontage on a street that is open to and usable by vehicular traffic. The existing lot has a street frontage of 69 feet, which will be maintained as part of Parcel 1 and is not considered a deviation request since it is an existing condition. Due to the flag lot configuration of the site, the two proposed interior parcels (Parcels 2 and 3) do not front on Arroyo Sorrento Road and therefore cannot provide the required street frontage. This project is proposing access to each parcel through a common private access road (private access easement). All three parcels will have frontage along the private road. This design pattern of providing access to three or four dwelling units via a private road is a common design pattern utilized in this area of Carmel Valley, Neighborhood Precise Plan 8b and is consistent with the rural character of this area.



#### Site Development Permit

A Site Development Permit is required for projects containing Environmentally Sensitive Lands (ESL) as defined by the San Diego Municipal Code (SDMC) Section 143.0110. A Biological Resources Report prepared by Pacific Southwest Biological Services, Inc. dated January 6, 2016, determined the site contains sensitive biological resources in the form of southern maritime chaparral. The report identified three vegetation community types as southern maritime chaparral, disturbed habitat and urban/developed. The project's site specific Mitigation, Monitoring and Reporting Program (MMRP) delineates all potential impacts and mitigates for these impacts to below a level of significance. Grading has been minimized and occurs within the least sensitive portions of the site. Approximately .70 acre or approximately 23% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on the property. This Covenant of Easement will be placed on Parcel 1 in the amount of 18,164 square-feet and 4,821-square feet on Parcel 3. Parcel 2 will remain developed as is with no covenant of easement.

#### Community Plan Analysis:

The project site is within the Carmel Valley Community Plan, the City's adopted land use plan for this area. Carmel Valley Neighborhood 8b is one of the 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development unit within the planning area. This planning area comprises 820 acres south the SR-56 corridor, west of El Camino Real.



The project site is designated for Rural Residential Development at a density up to 1 dwelling unit per acre by the Carmel Valley Community Plan. The 3.02-acre site could accommodate up to 3 dwelling units per the Community Plan and the Precise Plan. The project site is identified by the Precise Plan for detached single-family residential use. Single-family dwelling unit sizes within Neighborhood 8b are intended to be larger than those within adjacent Neighborhood Eight, with the implication that lot sizes should be larger and density less. Recommended zoning for this site is AR-1-2 which allows single-family development with a minimum lot size of one acre. The proposed lot sizes, which range between 1.005 and 1.010 acres, exceed zone minimums and are similar to those within the surrounding neighborhood. The surrounding residential development was similarly approved at a density of approximately one dwelling unit per acre. Therefore, the overall development pattern conforms to the development parameters (including the development standards of the AR-1-2 zone) intended by the Precise Plan for establishing neighborhood form.

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns. Architecture is supposed to incorporate varied building forms and roof shapes to add variety, and to utilize earth tone building materials. The project includes design guidelines for the future homes that incorporate various Precise Plan recommendations and will also incorporate a condition requiring compliance with the Precise Plan's design standards.

#### Environmental Analysis:

The Mitigated Negative Declaration and Environmental Initial Study (Project No. 366147) were prepared for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. Based upon a review of the project, it was determined that the project could have significant environmental effects in the following areas: Biology, Historical Resources (Archaeology) and Paleontological Resources. However, mitigation measures were identified in the Mitigated Negative Declaration, under section V (Mitigation Monitoring Reporting Program) that mitigate the impacts to below a level of significance. The project as revised with the clustered design now avoids or mitigates the potentially significant environmental effects identified in the Environmental Initial Study, and the preparation of an Environmental Impact Report is not required.

#### Conclusion:

A Tentative Map, Site Development Permit and Planned Development Permit for the three lot subdivision may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed three lot subdivision and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and land use policies. The project conforms to the Carmel Valley Community Plan and the Neighborhood 8b Precise Plan with respect to maintaining the required rural character and design features established in the plan for rural residential development. The project design includes a deviation to the minimum lot frontage. Staff has determined that the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

## ALTERNATIVES

1. Approve Site Development Permit No. 1295353, Planned Development Permit No. 1280683 and Tentative Parcel Map No. 1295357, with modifications.
2. Deny Site Development Permit No. 1295353, Planned Development Permit No. 1280683 and Tentative Parcel Map No. 1295357, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe  
Deputy Director  
Development Services Department

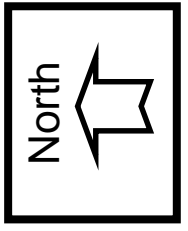


Glenn R. Gargas  
Development Project Manager  
Development Services Department

## Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Draft Environmental Resolution with MMRP
10. Copy of Recorded Permit – HRP/RPO No. 88-1322
11. Draft Design Guidelines
12. Map Exhibit-Tentative Parcel Map
13. Project Plans
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement



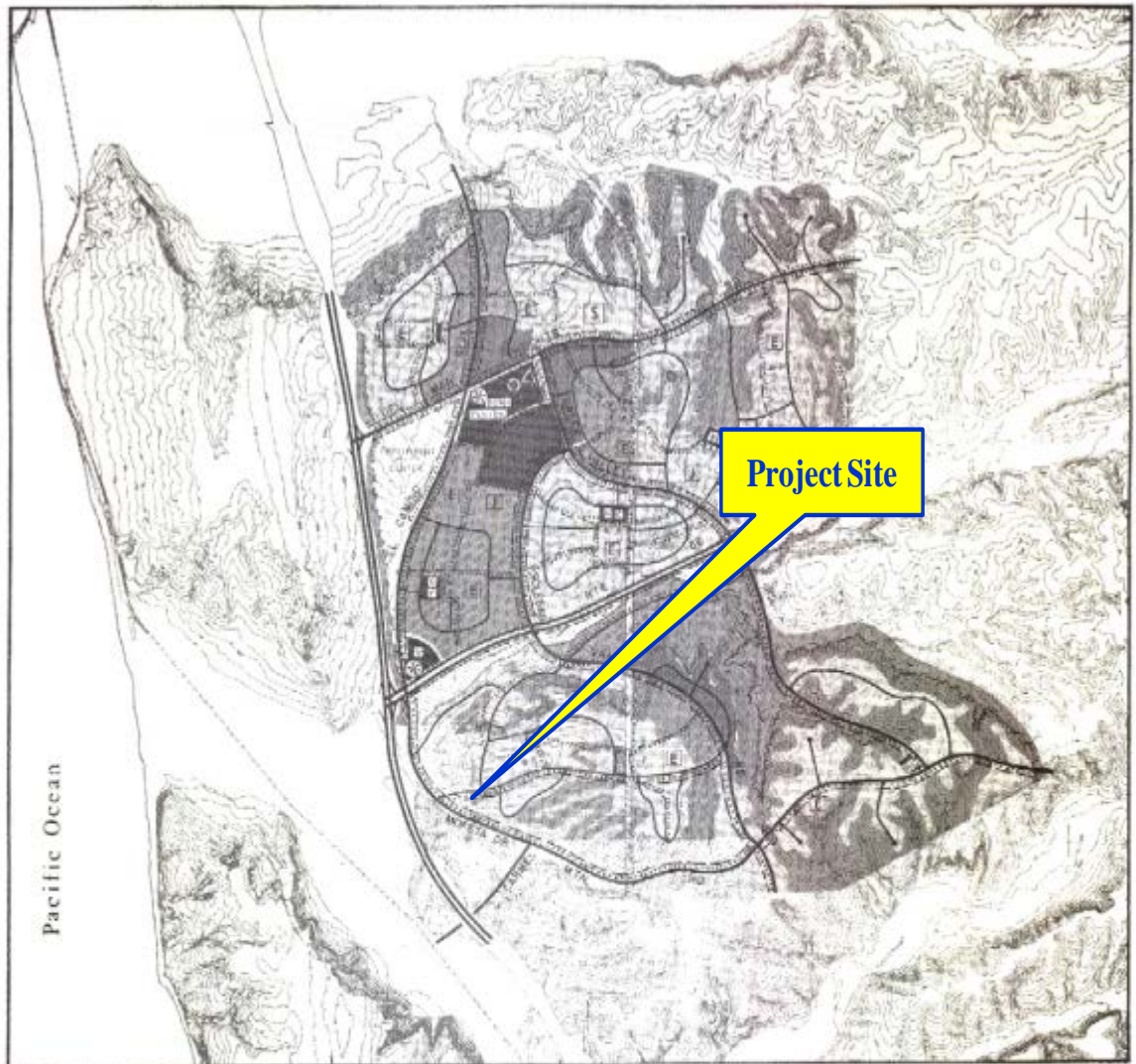


# Aerial Photo

ARROYO SORRENTO ESTATES SDP/PDP/TM - 3859 ARROYO SORRENTO ROAD  
PROJECT NO. 366147







## NORTH CITY WEST

### RESIDENTIAL

- VERY LOW DEN. 5 DU/AC.
- LOW DEN. 10 DU/AC.
- LOW MED. DEN. 20 DU/AC.
- MEDIUM DEN. 40 DU/AC.

### COMMERCIAL

- ALL CATEGORIES N-NEIGHBORHOOD V-VISITOR

### PUBLIC FACILITIES

- SCHOOLS E-ELEM. J-JR. S-SR.
- P-PARK N-NEIGHBORHOOD C-COMM.
- LIBRARY ▲ FIRE STATION

### TRANSPORTATION

- FREEWAY
- MAJOR STREET
- COLLECTOR STREET

— BICYCLE PATH

..... PEDESTRIAN

\* TRANSPORTATION TERMINAL

OPEN SPACE

FLOOD PLAIN

0 1,600 3,200 4,800 FEET

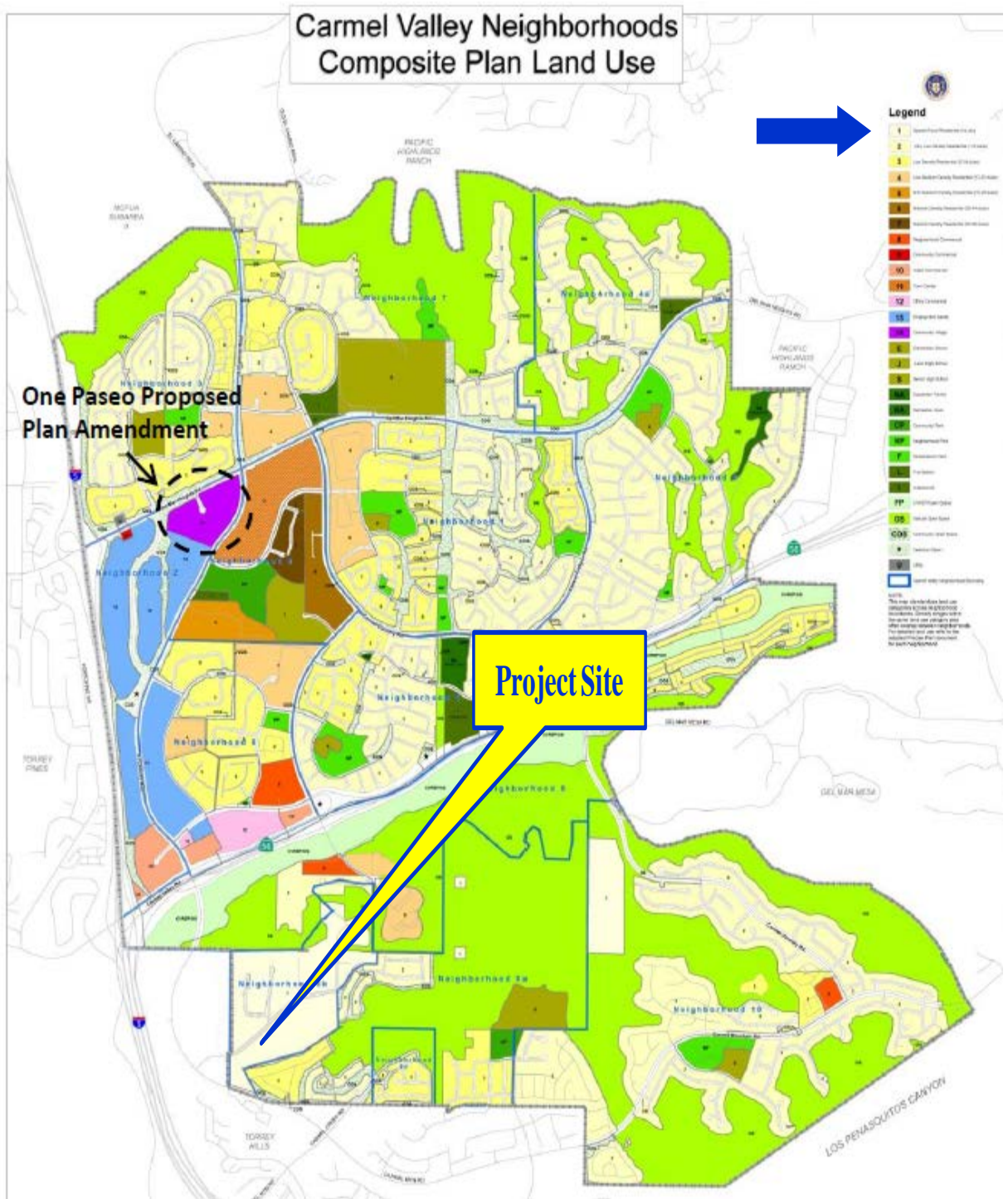


### Land Use Map

**ARROYO SORRENTO ESTATES - 3859 ARROYO SORRENTO ROAD**  
**PROJECT NO. 366147**

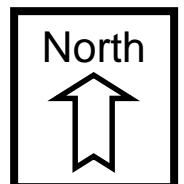
North



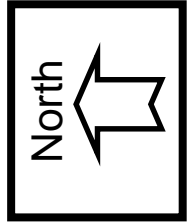


## Land Use Map

**ARROYO SORRENTO ESTATES - 3859 ARROYO SORRENTO ROAD**  
**PROJECT NO. 366147**

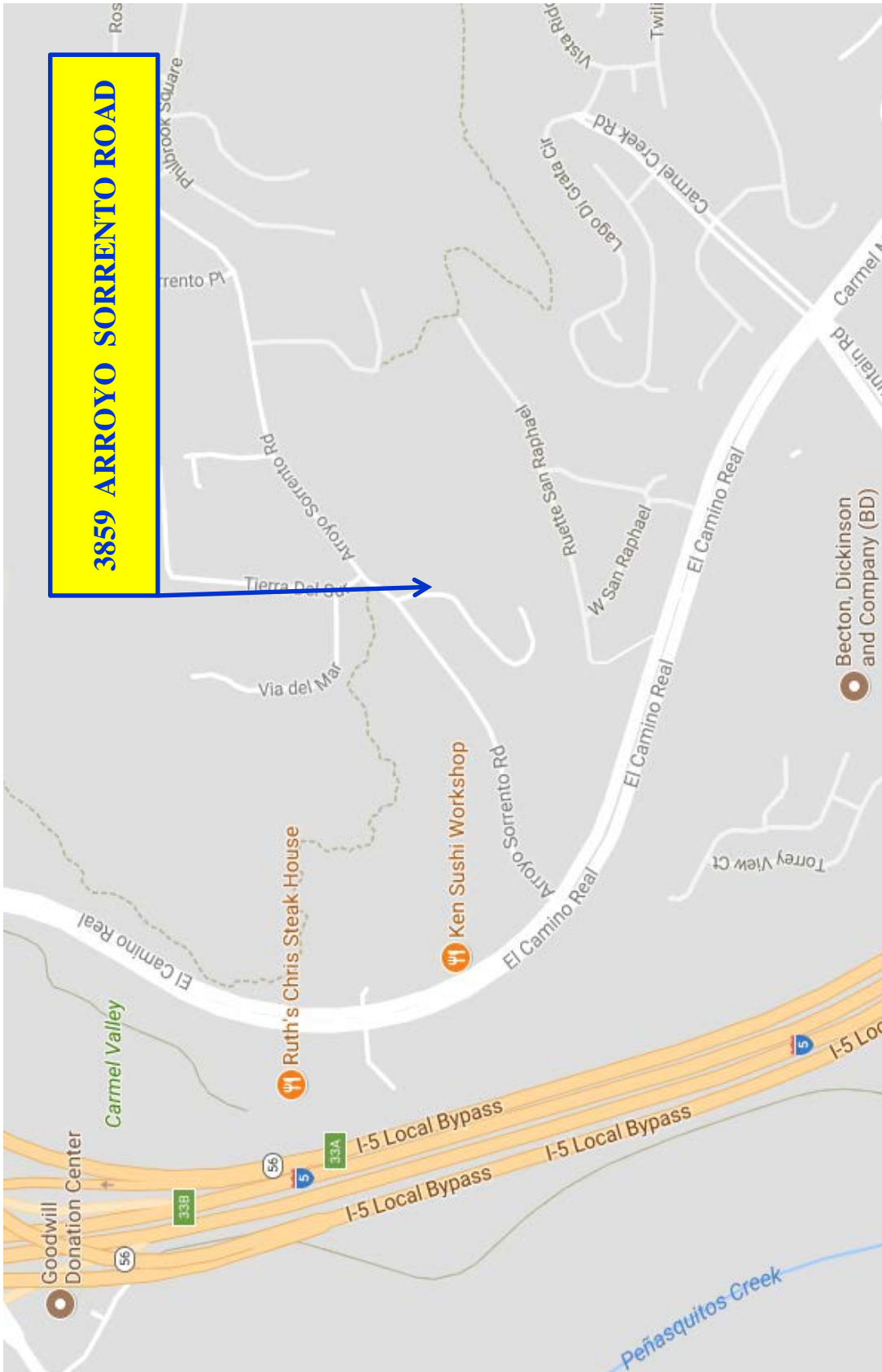






## Project Location Map

**ARROYO SORRENTO ESTATES SDP/PDP/TM - 3859 ARROYO SORRENTO ROAD**  
**PROJECT NO. 366147**





PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	Arroyo Sorrento Estates	
<b>PROJECT DESCRIPTION:</b>	A proposed three parcel residential subdivision of a 3.02-acre property, ranging from 1.05 to 1.1 acres in size for two new residential dwelling units.	
<b>COMMUNITY PLAN AREA:</b>	Carmel Valley	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit, Planned Development Permit and Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Rural Residential up to 1 DU/Acre	
<p style="text-align: center;"><b><u>ZONING INFORMATION:</u></b></p> <p><b>ZONE:</b> AR-1-2 Zone</p> <p><b>HEIGHT LIMIT:</b> 30-Foot maximum height limit.</p> <p><b>LOT SIZE:</b> 1-acre. min. / proposed 1.05 to 1.1 acres</p> <p><b>FLOOR AREA RATIO:</b> NA (max. 20% Lot Coverage)</p> <p><b>FRONT SETBACK:</b> 15 feet.min.</p> <p><b>SIDE SETBACK:</b> 10 feet min.</p> <p><b>STREETSIDE SETBACK:</b> NA.</p> <p><b>REAR SETBACK:</b> 25 feet min.</p> <p><b>PARKING:</b> 2 min. parking spaces required per dwelling unit, plus two guest parking spaces per dwelling unit for a total of 12.</p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Rural Residential; AR-1-2.	Single Family Residential
<b>SOUTH:</b>	Rural Residential; AR-1-2.	Single Family Residential
<b>EAST:</b>	Rural Residential; AR-1-2.	Single Family Residential

**ATTACHMENT 4**

<b>WEST:</b>	Rural Residential; AR-1-2.	Single Family Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Proposed zero street frontage along Arroyo Sorrento Road for Parcels 2 and 3.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On January 22, 2015, the Carmel Valley Community Planning Board voted 10-2-0, to recommend approval of this project.	

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1295353/PLANNED DEVELOPMENT PERMIT NO. 1280683  
**ARROYO SORRENT ESTATES - PROJECT NO. 366147 - MMRP**  
AMENDMENT TO HILLSIDE REVIEW PERMIT/RESOURCES PROTECTION  
ORDINANCE PERMIT NO. 88-1322

WHEREAS, THE JOHN DEAN FAMILY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to develop a three-parcel Tentative Parcel Map, with one new dwelling unit proposed on Parcels Nos. 1 and 3 and with an existing dwelling unit and habitable accessory structure to remain on Parcel No. 2, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1295353 and 1280683), on portions of a 3.02-acre site;

WHEREAS, the project site is located at 3859 Arroyo Sorrento Road, in the AR-1-2 Zone of the Carmel Valley Community Plan area;

WHEREAS, the project site is legally described as; Parcel 2 of Parcel Map No. 17003, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, November 25, 1992;

WHEREAS, on August 31, 2017, the Planning Commission of the City of San Diego considered Site Development Permit No. 1295353 and Planned Development Permit No. 1280683, pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated August 31, 2017.

FINDINGS:

**Site Development Permit - Section 126.0504**

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

The 3.02-acre project site would be subdivided into three parcels with a two-story dwelling unit and a habitable accessory structure to remain on Parcel 2 and two additional dwelling units proposed on the vacant parcels. This proposed subdivision with three single-family dwelling units will not adversely affect the Carmel Valley Community Plan. The proposed development is consistent with the Plan's Rural Residential land use designation, the one dwelling unit per acre requirement of the Carmel Valley Community Plan, Neighborhood 8b Precise Plan, the development regulations of the AR-1-2 Zone, the allowed density, and the design recommendations, except for the requested street frontage deviation. The existing zoning of AR-1-2 allows a dwelling unit per one acre of property. The 3.02-acre site would allow three units. The project site is an elongated flag shaped lot with only 69 feet of street frontage along Arroyo Sorrento Road. Objectives contained in the Neighborhood 8b Precise Plan include the preservation of rural residential characteristics, views, and open space. The

project meets these objectives by protecting 0.7-acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established residential development of the projects and uses the existing shared private road easement with the adjacent property for access, thus minimizing development impacts. This overall design, including the project's Design Guidelines which specifies development criteria for the future dwelling units, building form, massing, exterior building materials, brush management criteria was found to be consistent with AR-1-2 Zone development regulations and the City's brush management/landscape regulations. Thus, the project is in compliance with the applicable regulations and consistent with the Carmel Valley Community Plan. Due to these factors the proposed development will not adversely affect the City of San Diego adopted Carmel Valley Community Plan.

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

The 3.02-acre project site is currently developed with a two-story dwelling unit and a habitable accessory structure to remain on Parcel 2 and proposed to be subdivided into three parcels and developed with two additional single-family dwelling units. An environmental review included an analysis of the project's potential impact on public health and safety, and no significant issues were identified. Street improvements associated with this subdivision comply with City Engineering and Fire Department Standards. The project's design includes a brush management plan that is compliant with current brush management standards to reduce risk from fire hazards. The construction of the two additional single family dwelling units is conditioned to comply with all current building, electrical and plumbing codes. Portions of any structure adjacent to the established Brush Management zones that area less than the Code standard shall have upgraded openings with dual-glazed, dual-tempered panes along those walls facing the native/naturalized vegetation, inclusive of a 10-foot perpendicular return along adjacent wall faces. As proposed the three parcel subdivision project with three single-family dwelling units would therefore 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 proposed development to subdivide a 3.02-acre property into three parcels and construct two additional single family dwelling units is located on a site which has a Rural Residential land use designation. This land use designation allows for residential uses, limited to single family dwelling units. The existing zoning of AR-1-2 allows a dwelling unit per acre of property. The total acreage of 3.02-acres would allow a potential of 3 units. The proposal of 3 units complies with this land use designation. The project's design to minimize impacts to environmentally sensitive lands was also determined to be in compliance with all of the applicable development regulations as allowed with a Planned Development Permit, including those of the AR-1-2 Zone and the Environmentally Sensitive Land Regulations, except for the proposed street frontage deviation.

Proposed deviations to SDMC Section 131.0331/Table 131-03C to reduce the minimum street frontage from the required minimum of 100 feet to zero for Parcels 2 and 3, and to deviate from SDMC Section 144.0211 (a) which requires that each lot have frontage on a street that is open to and usable by vehicular traffic, will allow infill development in a rural character similar to the existing character of the neighborhood with a minimal encroachment into environmentally sensitive lands. The project site is an elongated flag shaped lot with only 69 feet of street frontage along Arroyo Sorrento Road. Objectives contained in the Neighborhood 8b Precise Plan include the preservation of rural residential characteristics, views, and open space. The project meets these objectives by protecting 0.7-acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established residential development of the projects and utilizes and expands an existing shared private road easement with the adjacent property for access, thus minimizing development impacts. Due to these factors the proposed subdivision into three parcels and construction of two additional single-family dwelling units will comply with the applicable regulations of the Land Development Code, including the allowable deviation pursuant to the Land Development Code.

**B. Supplemental Findings--Environmentally Sensitive Lands****1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The 3.02-acre project site is developed with a two-story dwelling unit and a habitable accessory structure to remain on proposed Parcel 2 and portions of the property have been previously graded and disturbed. Many of surrounding properties are fully developed residential properties within an established rural area. The project proposes to subdivide the 3.02-acre property into three parcels and construct two additional single family dwelling units on Parcels 1 and 3. Development is proposed on a total of 2.01 acres of the 3.02-acre site. Approximately 0.70 acres or approximately 23% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement to be recorded on Parcels 1 and 3. The project site contains steep hillsides and sensitive biological resources subject to the Environmentally Sensitive Lands Regulations. Based on a Biological Resources Report prepared by Pacific Southwest Biological Services, Inc. in January 2016, the site was found to contain southern maritime chaparral which is identified as a sensitive biological resource. The environmental review determined that this project may have a significant environmental effect on Biological Resources, Historic Resources (Archaeology), Paleontological Resources and the City prepared a Mitigated Negative Declaration, Project No. 366147, in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Biological Resources, Historic Resources (Archaeology) and Paleontological Resources, to reduce the potential impacts to a level below significance. Thus, the proposed project 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 proposed construction of two additional single family dwelling units will occur and the existing structures will remain entirely within a 2.32-acre portion of the 3.02-acre project site. The project proposes grading of approximately 0.70 acre, or approximately 23% of the project site. The new construction is expected to generate a total of 3,550 cubic yards of cut and 1,050 cubic yards of fill, resulting in 2,500 cubic yards of export. The cut and fill portions of proposed grading are located within the proposed building footprints on Parcels 1 and 3, with minimal change to the natural landform. The project area is classified as low to moderate risk for seismic activity according to the City of San Diego General Plan. A geotechnical report was prepared by Christian Wheeler Engineering, dated September 2015, and analyzed the project site and the project. That report indicates that the site is located within Hazard Category 53, which is characterized by level or sloping terrain and an unfavorable geologic structure, with a low to moderate risk. However, no known faults are present on the project site. Construction related activities associated with the project would be required to comply with the seismic requirements of the California Building Code, City required engineering design measures, recommendations included in the City-approved project geology reports and standard construction requirements that the City verifies at construction permitting.

The project site is not located within a 100-year flood hazard area and it is located approximately 148 to 205 feet above mean sea level. The project's design includes construction-related best management practices (BMPs), such as diversion features, and permanent low-impact development (LID) measures, such as permeable pavement and detention/treatment features within the landscape areas. These will ensure runoff from the site does not result in erosion and sedimentation off site. Through these project design features, runoff volumes from the developed portion of the site would be reduced to match pre-existing flows, and would therefore not result in erosive discharge velocities at the existing storm drain outlets. As such, the project would avoid direct discharge of runoff into and erosion of the native habitat adjacent to the northern and southern property boundaries. Portions of any structure adjacent to the established Brush Management zones that area less than the Code standard shall have upgraded openings with dual-glazed, dual-tempered panes along those walls facing the native/naturalized vegetation, inclusive of a 10-foot perpendicular return along adjacent wall faces. The proposed landscaping along the development edge of the new building parcels is adjacent to the proposed building restricted easement/covenant of easement area, and revegetation of the non-native invasive plant removal areas would include brush management compatible native plants and naturalized species which are drought tolerant and comply with all City Landscape Requirements.

The project site is located in a built out, rural, single family neighborhood, but is identified on the City's Fire Hazard Severity Zone Map as having a very high potential for wildfire. To minimize risks associated with potential wildfire events, the project has been designed to comply with the City's fire emergency access requirements and the project would establish and maintain Brush Management Zones 1 and 2 on both of the newly created parcels. The



project must also comply with all uniform building and fire code requirements. As the project would minimize grading export, has low to moderate seismic risk, includes Best Management Practices and avoids direct discharge into any erosion of native habitat the site 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 is developed with a two-story dwelling unit and a habitable accessory structure to remain located immediately south of Arroyo Sorrento Road within the Carmel Valley Community Plan. Development is proposed on a total of 2.01-acres of the 3.02-acre site. Approximately 0.70- acre or approximately 23% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on Parcels 1 and 3. The project site contains steep hillsides and sensitive biological resources subject to the Environmentally Sensitive Lands Regulations. Based on a Biological Resources Report prepared by Pacific Southwest Biological Services, Inc. in January 2016, the site was found to contain southern maritime chaparral which is identified as a sensitive biological resource. The proposed development of two additional dwelling units will be placed within the most level, and previously disturbed, portions of Parcels 1 and 3.

The project utilizes an existing common private road to serve all three dwelling units to minimize impacts to environmentally sensitive lands and was also determined to be in compliance with all of the applicable development regulations as allowed with a Planned Development Permit. The project complies with the AR-1-2 Zone and the Environmentally Sensitive Land Regulations, except for the proposed street frontage deviation. The project's design includes a brush management plan, as the buildings would be located within 100 feet of native/naturalized vegetation. The proposed landscaping along the development edge adjacent to the building restricted easement/covenant of easement area, would include brush management compatible natives and naturalized species which are drought tolerant and comply with all City Landscape Requirements. The environmental review determined that this project may have a significant environmental effect on Biological Resources, Historic Resources (Archaeology), Paleontological Resources and the City prepared a Mitigated Negative Declaration, Project No. 366147, in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures in to the project for potential impacts to Biological Resources, Historic Resources (Archaeology) and Paleontological Resources, to reduce the potential impacts to a level below significance. In addition, the project must comply with applicable Land Development Code provisions that require preferential avoidance of sensitive habitat and species for Brush Management Zone 2 areas, revegetation requirements and construction related storm water best management practices. Thus, based on the project design, and with implementation of the Mitigation Monitoring Reporting Program and other project conditions designed to minimize impacts to environmentally sensitive lands, the proposed project will 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 south of Arroyo Sorrento Road within the Carmel Valley Community Plan, and would not conflict with any applicable habitat conservation plan or natural community conservation plan. More specifically the project would not conflict with the City's MSCP and it is not located within or adjacent to the MHPA. Therefore, the proposed development will be consistent with the City'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 construction of two additional single-family dwelling units will occur entirely within the approximately 2.01- acre portion of the 3.02-acre project site that is located approximately 1.6 miles from the coast, shoreline or public beaches. The project site is located along the south side of Arroyo Sorrento Road approximately 148 feet to 205 feet above the mean sea level. The project proposes grading of approximately 0.70 acres, or approximately 23% of the project site. Proposed grading will result in a total of 3,550 cubic yards of cut and 1,050 cubic yards of fill, with 2,500 cubic yards of export. The cut and fill portions of proposed grading are located within the proposed building footprints on Parcels 1 and 3, with minimal change to the natural landform.

The project's design includes construction-related storm water BMPs, such as diversion features (as determined by the grading contractor), and permanent LID measures, such as permeable pavement and detention/treatment features within the landscape areas, to ensure runoff from the site does not result in increased erosion and sedimentation off site. Through these project design features and the Mitigation Monitoring Reporting Program, runoff volumes from the developed portion of the site would be reduced to match pre-existing flows, and would therefore not contribute erosive discharge velocities at the existing storm drain outlets. These drain outlets are more than a mile from the coast, shoreline or public beaches. As such, the project would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The 3.02-acre project site is located within a developed area of rural single-family residences on large sized lots. The development proposes to construct two additional single family dwelling units on parcels 1 and 3, approximately 2.01-acre portion of the project site. The environmental review determined that this project may have a significant environmental effect on Biological Resources, Historic Resources (Archaeology), Paleontological Resources and the City prepared a Mitigated Negative Declaration, Project No. 366147, in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures in to the project for potential impacts to Biological Resources, Historic Resources (Archaeology) and Paleontological Resources, to reduce the potential impacts to a level below significance. With

implementation of the specific mitigation measures the project will avoid or mitigate the potentially significant environmental effects previously identified during the Initial Study by the Environmental Analysis Section (EAS) and based on the City's Significance Thresholds adopted by City Council. Thus, the nature and extent of mitigation required of the project as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development of the project site.

**Planned Development Permit - Section 126.0604****1. The proposed development will not adversely affect the applicable land use plan;**

The 3.02-acre project site is currently developed with a two-story dwelling unit and a habitable accessory structure to remain on Parcel 2. The development proposes to subdivide the project site into three parcels, and construct two additional single family dwelling units on Parcels 1 and 3. This proposed three lot subdivision with two new single family dwelling units will not adversely affect the Carmel Valley Community Plan, because the proposed development has been found consistent with the Plan's Rural Residential land use designation of the Carmel Valley Community Plan, Neighborhood 8b Precise Plan, the development regulations of the AR-1-2 Zone, allowed density, and design recommendations, except for the requested street frontage deviation. The existing zoning of AR-1-2 allows a dwelling unit per one acre of property. The total acreage of 3.02 acres would allow a potential of 3 units. The proposal of two additional dwelling units would be allowed by this land use designation. The project site is an elongated flag shaped lot with only 69 feet of street frontage along Arroyo Sorrento Road. Objectives contained in the Neighborhood 8b Precise Plan include the preservation of rural residential characteristics, views, and open space. The project meets these objectives by protecting 0.7-acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established residential development of the rural neighborhood and uses the existing shared private road easement with the adjacent property for access, thus minimizing development impacts. This overall design, including the project's Design Guidelines which specifies development criteria for the future dwelling units, building form, massing, exterior building materials, brush management criteria was found to be consistent with AR-1-2 Zone development regulations and the City's brush management/landscape regulations to assure the project is in compliance with the applicable regulations and consistent with the Carmel Valley Community Plan and Neighborhood 8b Precise Plan. Due to these factors the proposed development will not adversely affect the City of San Diego adopted Carmel Valley Community Plan.

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

The 3.02-acre project site is currently developed with a two-story dwelling unit and a habitable accessory structure to remain and proposed to be subdivided into three parcels and developed with two additional single-family dwelling units. The environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant issues relating to that were found. The street improvements associated with this subdivision will comply with City Engineering and Fire Department Standards. The project's

design includes a brush management plan in compliance with current brush management standards to reduce risk from fire hazards. The construction of the two additional single family dwelling units is conditioned to comply with all current building, electrical and plumbing codes. As the three parcel subdivision project with single family dwelling units would therefore 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 proposed development to subdivide a 3.02-acre property into three lots and construct two additional single family dwelling units is located on a site which has a Rural Residential land use designation. The project design was also determined to be in compliance with all of the applicable development regulations, including those of the AR-1-2 Zone and the Environmentally Sensitive Land Regulations, except for the proposed street frontage deviation. Proposed deviations to SDMC Section 131.0331/Table 131-03C to reduce the minimum street frontage from the required minimum of 100 feet to zero for Parcels 2 and 3, and to deviate from SDMC Section 144.0211 (a) which requires that each lot have frontage on a street that is open to and usable by vehicular traffic, will allow infill development in a rural character similar to the existing character of the neighborhood with a minimal encroachment into environmentally sensitive lands. The project site is an elongated flag shaped lot with only 69 feet of street frontage along Arroyo Sorrento Road. Due to the flag lot configuration of the site, the two proposed interior parcels (Parcels 2 and 3) do not front on Arroyo Sorrento Road and therefore cannot provide street frontage as required. Objectives contained in the Neighborhood 8b Precise Plan include the preservation of rural residential characteristics, views, and open space. The project meets these objectives by protecting 0.7-acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established rural residential neighborhood and uses the existing shared private road easement with the adjacent property for access, thus minimizing development impacts. All three proposed parcels will have provided access from the shared private road easement. Thus the proposed development will comply with the regulations of the Land Development Code and the proposed deviation to reduce the minimum street frontage will result in a more desirable and environmentally sensitive project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1295353/Planned Development Permit No. 1280683, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1295353 and 1280683, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: August 31, 2017

IO#: 24004585

3-3-16

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24004585

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1295353/PLANNED DEVELOPMENT PERMIT NO. 1280683

**ARROYO SORRENT ESTATES - PROJECT NO. 366147 - MMRP**

AMENDMENT TO HILLSIDE REVIEW PERMIT/RESOURCES PROTECTION

ORDINANCE PERMIT NO. 88-1322

PLANNING COMMISSION

This Site Development Permit No. 1295353/Planned Development Permit No. 1280683, Amendment to Hillside Review Permit/Resource Protection Ordinance Permit No. 88-1322, is granted by the Planning Commission of the City of San Diego to John Dean Family Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 143.0110 and 126.0602. The 3.02-acre site is located at 3859 Arroyo Sorrento Road, in the AR-1-2 Zone and within the Carmel Valley Community Plan area. The project site is legally described as: Parcel 2 of Parcel Map No. 17003, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, November 25, 1992.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop a three-parcel, Tentative Map, with two new dwelling units, one each on Parcels Nos. 1 and 3, with an existing dwelling unit and habitable accessory structure to remain on Parcel No. 2, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 31, 2017, on file in the Development Services Department.

The project shall include:

- a. Subdivision of the 3.02-acre property into three parcels and the construction of two dwelling units, one each on Parcel Numbers 1 and 3, with an existing two story residence and habitable accessory structure to remain on Parcel No. 2. The construction documents for the two proposed dwelling units are to comply with the Design Guidelines (a separate document as part of Exhibit "A") entitled "Arroyo Sorrento Estates Design Guidelines" dated October, 2015, for the development of the two future single dwelling units;
- b. Deviation to reduce the street frontage from the required minimum street frontage of 100 feet to zero feet for Parcels 2 and 3;



- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Existing fences and walls; and
- f. 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 September 15, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. 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.

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

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

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

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. 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.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 366147 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 366147 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**

**Historical Resources (Archaeology)**

**Paleontological Resources**

**CLIMATE ACTION PLAN REQUIREMENTS:**

15. 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:**

16. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying to the City of San Diego the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

**ENGINEERING REQUIREMENTS:**

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the non-standard driveway and private storm drain pipe locate within Arroyo Sorrento Road, satisfactory to the City Engineer.

18. 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.

19. 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 Municipal Code, into the construction plans or specifications.

20. Prior to the issuance of any construction permit, the Storm Water Quality Management Plan will be subject to final review and approval by the City Engineer.

21. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

22. 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 requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

23. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001, In accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

24. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

**LANDSCAPE REQUIREMENTS:**

25. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the 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 Office of the Development Services Department.

26. Prior to application for any construction permits on Parcels 1 and 3, plans shall be submitted for a Process 2 Substantial Conformance Review (SCR) for Landscape, Revegetation / Erosion Control, and Brush Management. Approval shall be based on substantial conformance to the approved Permit, Exhibits, and the Arroyo Sorrento Estates Design Guidelines.

27. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of 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 LDC 142.0403(b) 5.

28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

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

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace 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.

### **BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

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

32. The Brush Management Program shall be based on a standard Zone One of 35 feet in width with zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code section 142.0412. On Lot 1, Zone One shall range from 20-feet to 37-feet with a corresponding Zone Two of 46-feet to 65-feet. On Lot 2, Zone One shall range from 10-feet to 80-feet with a corresponding Zone Two of 0-feet to 65-feet.

33. Portions of any structure adjacent to the established Brush Management zones that area less than the Code standard shall have upgraded openings with dual-glazed, dual-tempered panes along those walls facing the native/naturalized vegetation, inclusive of a 10-foot perpendicular return along adjacent wall faces.

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

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

36. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

37. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

38. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

39. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented.

40. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

### **PLANNING/DESIGN REQUIREMENTS:**

41. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking space 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 by the appropriate City decision maker in accordance with the SDMC.

42. 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.

43. Prior to any construction permit issuance for Parcels 1 and 3, the Owner/Permittee shall submit for Substantial Conformance Review (SCR), Process 2, for review and approval of plans for conformance with the permit, Exhibit "A" and the Arroyo Sorrento Estates Design Guidelines, part of Exhibit A.

44. 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.

45. This project shall conform to all conditions contained in Tentative Map No. 1295357, to the satisfaction of Development Services Department.

46. All terms and condition of Hillside Review Permit/Resource Protection Ordinance Permit No. 88-1322, shall remain in effect except as modified by this approval.

**TRANSPORTATION REQUIREMENTS**

47. Prior to the issuance of any construction permit for Parcels 1 and 3, the Owner/Permittee shall provide evidence of recordation of a Joint Use Driveway/Mutual Access Agreement (Form DS-3248) between Lots 1, 2 and 3, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

48. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service outside of any driveway, and the disconnection at the main of the existing unused water and sewer service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

49. 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) (BFPD), 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.

50. 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.

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

**GEOLOGY REQUIREMENTS:**

52. 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.

53. 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.

### **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 Planning Commission of the City of San Diego on August 31, 2017, by Resolution No. \_\_\_\_\_.



## ATTACHMENT 6

Permit Type/PTS Approval No.: SDP No. 1295353/PDP No. 1280683  
Date of Approval: August 31, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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**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.

Dean Family Trust  
Owner/Permittee

By \_\_\_\_\_  
John Robert Dean  
Trustee

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

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1295357 - PROJECT NO. 366147 - MMRP

WHEREAS, John Robert Dean, Trustee of John Dean Family Trust, Subdivider, and Jorge H. Palacios, JP Engineering, Inc., Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1295357 for the subdivision of a 3.02-acre parcel into three separate parcels, Arroyo Sorrento Estates, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3859 Arroyo Sorrento Road, on the south side of Arroyo Sorrento Road, east of El Camino Real, south of Highway 56 and north of Carmel Mountain Road. The property is legally described as Parcel 2 of Parcel Map No. 17003, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, November 25, 1992; and

WHEREAS, the Map proposes the Subdivision of a 3.02-acre-site into three parcels for residential development; and

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

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the conversion involving a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area.; and

WHEREAS, on August 31, 2017, the Planning Commission of the City of San Diego considered Tentative Parcel Map No.1295357, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1295357:

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

The 3.02-acre project site would be subdivided into three parcels with a two-story dwelling unit and a habitable accessory structure to remain on Parcel 2 and two additional dwelling units proposed on the vacant parcels. This proposed subdivision with three single-family dwelling units will not adversely affect the Carmel Valley Community Plan. The proposed development is consistent with the Plan's Rural Residential land use designation, the one dwelling unit per acre requirement of the Carmel Valley Community Plan, Neighborhood 8b Precise Plan, the development regulations of the AR-1-2 Zone, the allowed density, and the design recommendations, except for the requested street frontage deviation.

The existing zoning of AR-1-2 allows a dwelling unit per one acre of property. The 3.02-acre site would allow three units. The project site is an elongated flag shaped lot with only 69 feet of street frontage along Arroyo Sorrento Road. Due to the flag lot configuration of the site, the two proposed interior parcels (Parcels 2 and 3) do not front on Arroyo Sorrento Road and therefore cannot provide street frontage as required. Objectives contained in the Neighborhood 8b Precise Plan include the preservation of rural residential characteristics, views, and open space. The project meets these objectives by protecting 0.7-acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established residential development of the projects and utilizes and expands an existing shared private road easement with the adjacent property for access, thus minimizing development impacts. This overall design, including the project's Design Guidelines which specifies development criteria for the future dwelling units, building form, massing, exterior building materials, brush management criteria was found to be consistent with AR-1-2 Zone development regulations and the City's brush management/landscape regulations to assure the project is in compliance with the applicable regulations and consistent with the Carmel Valley Community Plan. Therefore, the proposed subdivision and its design or

improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed development to subdivide a 3.02-acre property into three parcels and construct two additional single family dwelling units is located on a site which has a Rural Residential land use designation. This land use designation, allows for residential uses, limited to be single family dwelling units. The existing zoning of AR-1-2 allows a dwelling unit per acre of property. The total acreage of 3.02-acres would allow a potential of 3 units. The proposal of 3 units complies with this land use designation. The project's design to minimize impacts to environmentally sensitive lands was also determined to be in compliance with all of the applicable development regulations as allowed with a Planned Development Permit, including those of the AR-1-2 Zone and the Environmentally Sensitive Land Regulations, except for the proposed street frontage deviations.

The proposed deviation to SDMC Section 131.0331/Table 131-03C to reduce the minimum street frontage from the required minimum of 100 feet to zero for Parcels 2 and 3, and to deviate from SDMC Section 144.0211 (a) which requires that each lot have frontage on a street that is open to and usable by vehicular traffic, will allow infill development in a rural character similar to the existing character of the neighborhood with a minimal encroachment into environmentally sensitive lands. Objectives contained in the Neighborhood 8b Precise Plan include the preservation of rural residential characteristics, views, and open space. The project meets these objectives by protecting 0.7-acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established residential development of the projects and utilizes and expands an existing shared private road easement with the adjacent property for access, thus minimizing development impacts. The project also includes a request to waive the undergrounding of existing overhead utilities which has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the conversion involving a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific area. The project includes Thus, 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.

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

The proposed three lot subdivision of a 3.02-acre property is currently developed with one dwelling unit to remain on Parcel 2 and also contains environmentally sensitive lands on portions of the project site. The three residential lot subdivision is designed to be consistent with the land use designation and density range of the Carmel Valley Community Plan. This project includes design guidelines which were reviewed and found to be consistent with the development regulations of the underlying AR-1-2 zone and the Environmentally Sensitive Lands Regulations. The proposed two new residences are located close to the existing shared private road to minimize the amount of grading

and encroachment into Environmentally Sensitive Lands in a similar development pattern as neighboring properties. Objectives contained in the Neighborhood 8b Precise Plan include the preservation of rural residential characteristics, views, and open space. The project meets these objectives by protecting 0.7-acres of the site through an Open Space Conservation Easement. The project is consistent in character, scale and intensity with the established residential development of the projects and utilizes and expands an existing shared private road easement with the adjacent property for access, thus minimizing development impacts. Therefore, the bulk, scale and siting of the proposed development would be compatible with the existing and future surrounding land uses and the site is physically suitable for the type and density of the proposed 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 proposed three lot subdivision is designed to comply with the development regulations of the underlying AR-1-2 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code, except for the proposed deviation to reduce street frontage as approved under the Planned Development Permit. The environmental review determined that this project may have a significant environmental effect on Biological Resources, Historic Resources (Archaeology), Paleontological Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures into the project for potential impacts to Biological Resources, Historic Resources (Archaeology) and Paleontological Resources, to reduce the potential impacts to a level below significance. The on-site monitoring team will include a qualified Biologist, Archaeologist, Native American and Paleontologist.

The project site is not located within a 100-year flood hazard area and it is located approximately 148 to 205 feet above mean sea level. The project's design includes construction-related best management practices (BMPs), such as diversion features (as determined by the grading contractor), and permanent low-impact development (LID) measures, such as permeable pavement and detention/treatment features within the landscape areas, to ensure runoff from the site does not result in erosion and sedimentation off site. Through these project design features, runoff volumes from the developed portion of the site would be reduced to match pre-existing flows, and would therefore not contribute erosive discharge velocities at the existing storm drain outlets. As such, the project would avoid direct discharge of runoff into and erosion of the native habitat adjacent to the northern, western and southern property boundaries. The proposed landscaping along the development edge of the new building lots is adjacent to the building restricted easement/covenant of easement area, would include brush management compatible natives and naturalized species which are drought tolerant and comply with all City Landscape Requirements. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

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

The 3.02-acre subdivision site is currently developed with a two-story dwelling unit and a habitable accessory structure to remain and proposed to be subdivided into three parcels and developed with two additional single-family dwelling units. An environmental review included an analysis of the project's potential impact on public health and safety, and no significant issues were identified. Street improvements associated with this subdivision comply with City Engineering and Fire Department Standards. The project's design includes a brush management plan that is compliant with current brush management standards to reduce risk from fire hazards. The construction of the two additional single family dwelling units is conditioned to comply with all current building, electrical and plumbing codes. Portions of any structure adjacent to the established Brush Management zones that area less than the Code standard shall have upgraded openings with dual-glazed, dual-tempered panes along those walls facing the native/naturalized vegetation, inclusive of a 10-foot perpendicular return along adjacent wall faces. The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California State Map Act and the City of San Diego Land Development Code. Further, the proposed subdivision and improvements would be permitted, constructed and inspected in accordance with the California Building Code. Therefore, the design of the subdivision or the proposed improvements would 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 proposed three-lot subdivision would comply with the development regulations of the underlying AR-1-2 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code, except for the proposed deviation to reduce minimum street frontage to zero feet for Parcels 2 and 3 as approved under the Planned Development Permit. The proposed subdivision would maintain and, as required, improve the existing public rights-of-ways and maintain general utility easements. Therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 3.02-acre property into three 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 to minimize grading and preserving environmentally sensitive lands. Design guidelines have been adopted for the future construction of the single family homes; however they do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. The design of the proposed three-lot subdivision through building materials, site orientation, architectural treatments and the placement and selection of plant materials 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 3.02-acre property into three lots for residential development. Balanced needs for public facilities were taken into consideration with the development of the Carmel Valley Community Plan and the projected build-out with the applied zone designation. The subdivision of the property into three residential lots is consistent with what was anticipated in the community plan. The project area is served by commercial shopping areas within the Carmel Valley Community, one approximately one and a half miles to the southeast along Carmel Mountain Road and another approximately a mile to the northeast at Carmel Creek Road and Highway 56. Two Elementary Schools are located approximately one mile from the project site, Ocean Air Elementary to the east and Torrey Hills Elementary to the south. The Carmel Valley Library and Carmel Valley Town Center are located approximately two miles to the north of the project site. Public transit is limited in this area, with the closest being a Coaster Station located in Sorrento Valley approximately two mile to the southwest. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and public testimony as presented to them through the public hearing process 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 two new residential dwelling units and one existing dwelling unit to remain would assist the housing needs of the Carmel Valley Community Plan 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 based on the Findings hereinbefore adopted by the Planning Commission, Tentative Parcel Map No. 1295357, including the request to waive the undergrounding of existing overhead utilities, hereby granted to John Dean Family Trust, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Glenn R. Gargas  
Development Project Manager  
Development Services Department

## **ATTACHMENT 7**

(R-[Reso Code])

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004585



PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 1295357,

ARROYO SORRENTO ESTATES

PROJECT NO. 366147 - MMRP

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON AUGUST 31, 2017

**GENERAL**

1. This Tentative Map will expire September 15, 2020.
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 Parcel Map shall conform to the provisions of Site Development Permit No. 1295353 and Planned Development Permit No. 1280683.
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. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
7. The Tentative Map shall comply with the conditions of the Site Development Permit No. 1295353 and Planned Development Permit No. 1280683.

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. 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 Parcel 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**

11. "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].
12. "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."
13. 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.

Prior to the expiration of the Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.

Prior to the recordation of the Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.

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.

The Parcel Map shall:

- a. Use the California Coordinate System for its "Basis of Bearings" 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 shall be shown on the map.

### **WATER & SEWER**

14. 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.
15. Prior to the recording of the Parcel 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**

16. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

### **PLANNING**

17. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Parcels 1 and 3, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."
18. Prior to recordation of the Final Map, the two sheds noted on Exhibit A to be removed, shall be removed to the satisfaction of Development Services Department.

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Parcel 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 Parcel Map, may protest the imposition within ninety days of the approval of this Tentative Parcel 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. 24004585

RESOLUTION NUMBER R- \_\_\_\_\_

ADOPTED ON AUGUST 31, 2017

WHEREAS, on May 15, 2014, John Dean Family Trust, submitted an application to Development Services Department for a Site Development Permit, Planned Development Permit and Tentative Map for the Arroyo Sorrento Estates (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on August 31, 2017; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 366147 (Declaration) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the Planning Commission on 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.

## ATTACHMENT 9

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

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

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

APPROVED:

By: \_\_\_\_\_  
Glenn R. Gargas, Development Project Manager

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

**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM**

SITE DEVELOPMENT PERMIT NO. 1295353, PLANNED DEVELOPMENT PERMIT NO. 1280683 AND  
TENTATIVE MAP NO. 1295357

PROJECT NO. 366147

This Mitigation Monitoring and Reporting Program has been designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the entity 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 Development Services Department, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 336147 shall be made conditions of Site Development Permit No. 1295353, Planned Development Permit No. 1280683 and Tentative Map No. 1295357 as may be further described below.

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

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

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

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 366147 and/or Environmental Document Number 366147, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific

areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE: Surety and Cost Recovery – When deemed necessary by the 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:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Paleontology	Paleontological Reports	Paleontology site observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

### **C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

#### **BIOLOGICAL RESOURCES (GENERAL BIRD / RAPTOR)**

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology

Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

**BIOLOGICAL RESOURCES (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 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> 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.

## **HISTORICAL RESOURCES (ARCHAEOLOGY)**

### **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 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 (1/4 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 ¼ mile radius.

**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, 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 Precon Meetings 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 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
  - 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 which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., 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 which 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 Section 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 (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the 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, follow protocol in Section IV below.
    - 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) which 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. Archaeological Monitor shall notify the RE or BI as appropriate, 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.
- 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 & 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., above.
- 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
  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 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 8AM 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 above 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) which 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.
  - 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 – Discovery of Human Remains, Subsection 5.
- 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 RESOURCES**

**I. Prior to Permit Issuance**

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

**II. Prior to Start of Construction**

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

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

**III. During Construction**

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern**

**within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

#### **IV. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information

on the CSVR and submit to MMC via fax by 8AM on the next business day.

- b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

**V. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
    - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
  - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  - 4. MMC shall provide written verification to the PI of the approved report.
  - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
- 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification

## **ATTACHMENT 9**

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.

PLANNING DIRECTOR RESOLUTION NO. 7974  
GRANTING HILLSIDE REVIEW/RESOURCE PROTECTION  
OVERLAY ZONE PERMIT NO. 88-1322

WHEREAS, JOHN R. DEAN, a private individual, Owner/Permittee, filed an application for a Hillside Review/Resource Protection Overlay Zone Permit to develop subject property, located on the south side of Arroyo Sorrento Road between Tierra del Sur and Arroyo Sorrento Place in the North City West Community planning area, described as Parcel 2 of Map 9935 in the City of San Diego, County of San Diego, State of California, in the A1-1 Zone; and

WHEREAS, on May 5, 1989, the Planning Director of the City of San Diego considered Hillside Review/Resource Protection Overlay Zone Permit No. 88-1322 pursuant to Section 101.0454 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

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

1. That the Planning Director adopts the following written Findings, dated May 5, 1989:

- a. The site is physically suitable for the design and siting of the proposed 6,077-square-foot single-family residence and 549-square-foot apartment and pool and will result in the minimum disturbance of sensitive areas. The house is sited in the least sensitive area of the lot and incorporates a design which steps down the hillside. The house proposes minimal cut and fill and does not encroach into sensitive areas of the site.
- b. The grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability which would affect health, safety and general welfare as approved by the City Engineer. The house proposes minimal grading and disturbed slopes are planted with native and self-sufficient vegetation.
- c. The proposed development retains the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper structural scale and character, varied architectural treatments, and appropriate plant material. Exterior building materials include cedar siding, composition shingles and wood windows. These materials lend themselves well to the largely undeveloped natural area. The house incorporates varying pad elevations to step down the hillside and reduce apparent mass.



- d. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space and Sensitive Land Element of the community plan, any other adopted applicable plan, and the zone. The applicant has discussed the feasibility of open space dedications or easements with appropriate City staff. Hillside Review/Resource Protection Overlay Zone Permit No. 88-1322 addresses this issue.
- e. The proposed development is in conformance with the qualitative guidelines and criteria as set forth in Document No. RR-262129, "Hillside Design and Development Guidelines" because the design incorporates varying pad elevations and minimal cut and fill.
- f. The proposed development will be sited, designed, and constructed to minimize, if not preclude, adverse impacts upon sensitive natural resources and environmentally sensitive areas. The house is sited on a flat portion of the lot and access to that portion has already been established. Environmentally sensitive portions of the lot will not be impacted.
- g. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and resources located in adjacent parks and recreation areas and will provide adequate buffer areas to protect such resources. The house does not adjoin any parks or recreation areas.
- h. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards. The grading plan for the site shows drainage to be adequate so as not to create erosional and/or flood hazard, however, fire protection in the area, due to water flow and water pressure, is considered inadequate. Sprinkling of the structure per Fire Department approval may avoid any possible adverse impacts related to fire.
- i. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. Exterior building materials include cedar siding, composition shingles and wooden windows. These materials lend themselves well to the largely undeveloped natural area.

- j. The proposed development will conform with the city of San Diego's Progress Guide and General Plan, the Community Plan, the Local Coastal Program, or any other applicable adopted plans and programs. The proposal is consistent with the A1-1 Zone, however, a specific plan for the development area has not yet been completed.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Director, Hillside Review/Resource Protection Overlay Zone Permit No. 88-1322 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions as set forth in Hillside Review/Resource Protection Overlay Zone Permit No. 88-1322, a copy of which is attached hereto and made a part hereof.

  
Thomas Salgado  
Acting Deputy Director

  
Robert W. Didion  
Senior Planner

Adopted on: May 5, 1989

HILLSIDE REVIEW/RESOURCE PROTECTION  
OVERLAY ZONE PERMIT NO. 88-1322  
PLANNING DIRECTOR

This Hillside Review/Resource Protection Overlay Zone Permit is granted by the Planning Director of the City of San Diego to John R. Dean , private individual Owner/Permittee, pursuant to conditions in Section 101.0454 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to construct a 6,077-square-foot single-family residence with an attached garage and pool, located on the south side of Arroyo Sorrento Road between Tierra del Sur and Arroyo Sorrento Place in the North City West Community, described as Parcel 2 of Map 9935, in the City of San Diego, County of San Diego, State of California, in the A1-1 Zone.

2. The Hillside Review/Resource Protection Overlay Zone Permit shall allow the following:

- a. A 6,077-square-foot, three-story, single-family residence with an attached garage and pool;
- b. A 549-square-foot, single-story, detached apartment;
- c. An existing single-family residence;
- d. Compliance with City Brush Standards;
- e. Slopes shall not exceed 2-1 in grade; and
- f. Erosion control landscaping on 2-1 slopes.

3. No permit for grading shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department.
- b. The Hillside Review/Resource Protection Overlay Zone Permit is recorded in the office of the County Recorder.

4. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated May 5, 1989, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.



5. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated May 5, 1989, on file in the office of the Planning Department. Approved planting shall be installed before occupancy of the premises. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

6. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

7. This permit must be utilized within 36 months of the date of approval, failure to utilize this permit within 36 months will automatically void the permit unless extended under the provisions of section 101.454.H of the Municipal Code. Any such extension must meet all regulations, policies and Municipal Code provisions in effect at the said time extension is considered.

8. This Hillside Review/Resource Protection Overlay Zone Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

9. This Hillside Review/Resource Protection Overlay Zone Permit is a covenant running with subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

9. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: a) the allocation schedule of the North City West Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987, and any successor ordinance, plan or policy imposing the same or similar requirements; and b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.

10. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987; and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.

11. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

12. Before the issuance of occupancy permits, all structures must be sprinkled with a residential system approved by the City of San Diego Fire Department.

13. No additional public water main connection or water meter shall be installed for this parcel. The total number of existing and proposed fixture units and other water uses shall be supplied through the existing service connection and meter. This condition requires building plan review by the Building Inspection Department.

14. The applicant is aware of possible hazards existing in this area as a result of minimal water pressure to the subject property and inadequate water flow to fire hydrants. The City of San Diego or any representative thereof will not be held liable for damages or loss of property due to fire.

15. In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void.

Passed and adopted by the Planning Director of the City of San Diego on May 5, 1989.



- CIVIL ENGINEERING
- LAND PLANNING
- SURVEYING

**ENGINEERING**

4840 Bonita Court  
**ATTACHMENT 11**  
San Diego, CA 92111

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# **ARROYO SORRENTO ESTATES**

## **DESIGN GUIDELINES**

**CITY OF SAN DIEGO  
PROJECT NO. PTS 366147**

**OCTOBER 2015**

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Exhibit No. 1: Project Location. . . . .

Exhibit Nos. 2 and 3: Examples of Building Exterior Elevations, Materials  
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Exhibit No. 4: Examples of Windows, Doors and Lighting.....

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Exhibit Nos. 7 and 8: Examples of Landscaping.....



## **Introduction**

Arroyo Sorrento Estates is a 3.02 acre infill residential subdivision within the Carmel Valley Neighborhood 8 in the City of San Diego. The project consists of 3 single family residential lots, which range in size from 1.00 acre to 1.01 acre. One of the proposed lots has already been developed with a residential home.

The vacant property is bordered by a public street, Arroyo Sorrento Road, to the north. Existing development to the north, east, and west consists of single-family homes within lots that range in size from 0.38 acre to 2.27 acre. South of the property is the Loma Sorrento Condominium project with attached residential homes. The proposed lots are designed to fit well within the size and density of the surrounding neighborhood for proper integration. See Exhibit 1.

The proposed parcels are designed to comply with the City's Steep Hillside Guidelines within the density of the surrounding neighborhood. The development is consistent and complies with the Planned Development Permit (PDP) Regulations of the Municipal Code Sections 143.0410, 143.0420 and 143.0440. The development will meet all the regulations outlined in the above mentioned sections.

The street frontage deviations are permitted as a part of the PDP.

The density and intensity of the development conform to the Development regulations. Off-street parking spaces will be sufficient in size and quantity to accommodate the proposed residential uses on the premises.

The landscaping will comply with the requirements of the landscape regulations of Chapter 14, Article 2, Division 4. All the landscaping issues are addressed on the Site Landscape Plan.

Fences and walls on the individual lots will be located within the developed portion of the premises and will not encroach into the premises designated to be preserved as open space. Except for street addresses, there will not be other signs within the Development. All the criteria for the main residence and accessory structures are addressed within the Design Guidelines.

The minimum total open space required per dwelling unit will exceed the 17,400 square feet required for the Base Zone AR-1-2 under Section 143.0420.

## **Purpose**

The purpose of these Design Guidelines are to ensure that each home in Arroyo Sorrento Estates has a standard and quality design to maintain the character and attractiveness of Arroyo Sorrento Estates.

The Design Guidelines addresses site design, architecture and landscaping. The Design Guidelines identify elements that will provide consistency and quality throughout the project and compatibility design between new and existing development in Carmel Valley Neighborhood 8. City Staff will use these guidelines and other exhibits to review Engineering and Building Permit submittals and associated construction documents for substantial conformance with the approved Planned Development Permit.

A Substantial Conformance Review (SCR) shall be required prior to building permits for the development of each lot. A SCR shall be processed in accordance with process 2.

## **Site Design Guidelines**

### **Building Envelopes, Lot Pads and Setbacks**

The area within the setbacks where building is permitted is called the building envelope. This area is shown for each lot on the Planned Development Permit. This plan also shows the pad elevation. Building height shall be determined from the approved pad elevations.

Grading, drainage, utilities and mechanical equipment shall be designed to comply with the City Engineering Regulations, Standards and Guidelines. All Engineering features and issues are addressed on the Site/Grading Plan.

The use of split level pads and contour grading shall be encouraged to limit the amount of cut and fill slopes.

The building pads shall be in substantial conformance with the approved Exhibit "A".

### **Setbacks**

Front yard residence:	25 feet minimum
Side yard:	20 feet minimum
Rear yard:	25 feet minimum

### **Exceptions to Setbacks**

Architectural projects and encroachments may be permitted in accordance with the regulations in Section 131.0461 of the Municipal Code.

## **Lot Coverage, Floor Area Ratio, and Building Height**

### **Lot Coverage**

No building shall cover more than 20 percent of the lot. Lot coverage shall be calculated per Section 113.0240 of the Municipal Code.

### **Minimum Floor Area**

Each dwelling unit shall have a minimum gross floor area of at least 650 square feet, not including the garage.

### **Building Height - Thirty (30) Feet, Two-stories**

The structure height for the Base Zone AR-1-2 is 30 feet and is subject to Municipal Code Section 133-0344.



## **Architectural Design Objectives**

### **Design Character**

The qualities of the site are so unique that the design of the Architectural improvements must be based on the following considerations:

- Consideration of the attributes of each site: such as views, wind and sun orientation, and letting those characteristics determine the plan and massing.
- Create a neighborhood identity that is unique, yet compatible with surrounding development.
- Retain the overall landform while allowing reasonable grading to maximize public and private view opportunities and preserve key environmental features where feasible.

### **Building Materials**

Building materials and features should be appropriate to the style and design of the custom home and be used harmoniously throughout the design including all building elevations and accessory structures. Materials shall be high quality, durable and efficient.

Due to the lack of full brush management zones, the following alternative compliance conditions shall apply:

Materials shall meet criteria for fire-resistive construction as set forth in Chapter 7A of the California Building Code. See Exhibits 2 and 3.

### **Alternative Compliance Measures for Brush Management For Lots 1 & 3**

(See Development Plans for specific requirements)

The following additional alternative compliance modifications requirements are required to achieve an equivalent level of fire protection:

- (1) In addition to the requirements of the CBC 7A, portions of any structure adjacent to BM zone one that is less than the standard 35 feet, shall have upgraded opening protection as follows: dual-glazed, dual-tempered panes including 10 FT perpendicular returns along adjacent wall faces.

### **Exterior Wall Surfaces**

The use of natural materials such as stone and wood and natural-like materials such as concrete and stucco are recommended. Iron and wood may be used for balconies, pot shelves, accents, privacy screens or fences and gates, etc.

### **Colors**

High contrast colors shall be avoided. The primary color scheme should be earth tones of tan and brown, and variations in the same family. Colors and materials shall complement one another. Bright, vibrant colors shall be reserved for accents and/or to highlight architectural features.

### **Windows and Doors**

Windows and door openings shall be recessed or framed on elevations to accentuate the appearance of wall depth. Use of wood windows and doors are recommended. Recessed openings may be achieved through the construction of building projections and bay windows. Glazing shall be low-reflective. See Exhibit 4.

### **Awnings, Trellises and Overhangs**

Awnings, trellises and overhangs may be used but shall be incorporated into the Architectural style of the custom home. See Exhibit 5.

**Chimneys**

Chimneys shall comply with the 30-foot height limit. Chimney caps shall complement the Architectural style of the custom home and meet minimum standards for spark arresting.

**Skylights**

Skylights shall be designed as an integral part of the roof with framing and flashing materials compatible with roof materials. Skylight glazing shall be low-reflective.

**Flashing and Sheet Metal**

All exposed flashing and sheet metal, shall be in a color consistent with adjacent material.

**Vents**

Vent Stacks and pipes shall be consistent in color and compatible with exterior architectural elements of the custom residence.

**Appurtenant Structures**

All patios, balconies, sunshades, pools, spas, gazebos, decking, trash enclosures and other appurtenant structures shall be compatible with the exterior architectural elements of the custom residence in materials, colors and texture.

**Solar Panels**

Solar panels shall be integrated into the roof or landscape design. Solar equipment, including plumbing and conduits, shall be screened from view from abutting property and public rights-of-way.

**Antennas and Satellite Dishes**

Antennas and Satellite dishes shall be integrated into the custom home residential architecture and screened from public views, to the extent possible, and shall comply with all applicable City of San Diego Ordinances. The custom residences shall be wired for cable reception and internet access.

**Utility Meters and Cabinets**

All gas and electric meters shall be screened from public right-of-way by enclosures, building recesses, or walls that are compatible with the exterior elements of the custom residence. Equipment cabinets shall be consistent with the general character of the neighborhood.

**Mechanical Equipment**

Air-conditioning, heating, pool, fountain pumps, soft-water tanks and similar mechanical equipment shall be screened from abutting property and public rights-of-way by sound-attenuating enclosures, building recesses or walls that are compatible with the exterior architectural elements of the custom residence.

**Garages and Onsite Parking Spaces**

Each custom residence shall have a garage that provides a minimum of two parking spaces. Garages shall be consistent with the architectural elements of the custom residences. Each garage driveway shall be a minimum of 16 feet wide and 20 feet long, as measured from back of public sidewalk. Other configurations will be acceptable, provided the driveway can accommodate two onsite parking spaces. Parking shall conform to Chapter 14, Article 2, Division 5 of the Municipal Code.



## **Fences and Walls**

Walls and fences shall complement and reinforce the architectural style of the custom residence in terms of form, materials, texture and color. Materials such as wood, stone, stucco, and/or rock may be used alone or combined with other acceptable materials such as brick, CMU, block, wrought iron, extruded aluminum or other decorative metal. Wall heights shall be in accordance with the City of San Diego Municipal Code Regulations.

Walls or fences located within Zone One Brush Management shall be of non-combustible, one hour fire-rated, and/or heavy timber construction. See Exhibit 6.

## **Lighting**

The private exterior lighting shall be of high quality and shall complement the architectural style of the custom residence. Exterior lighting shall be directed away from adjoining properties and shielded so as to eliminate light spill and glare and reduce impacts to neighboring residences. See Exhibit 4.

## **Roofs**

Roofs shall be consistent with the architecture of the residence in both style and materials. Flat roofs systems will be acceptable where strong horizontal lines are needed to reinforce the architectural style. All roofs shall be of fire-resistive construction, and shall comply with the City of San Diego building and fire protection regulations. Roofs shall be designed to prevent water damage and stains on building facades. See Exhibits 2 and 3.

## **Gutters**

Gutters and down spouts shall be integrated into the architecture or concealed. Gutters and down spouts shall drain into landscaped areas, rain barrels, bioswales, rain gardens, flow-through planters or yard drain systems.

## **Landscaping**

Landscaping shall complement the architectural style and scale of the custom home. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements. Low-water using species shall be part of the plant palette to minimize potable water demand. No invasive plant material shall be used adjacent to natural vegetation areas.

Hardscape colors and finishes shall be simple and consistent. Natural materials such as boulders, cobbles, gravels and aggregates are recommended to facilitate permeability and create texture and visual interest. Strategic use of permeable materials will minimize runoff. Permanent irrigation shall be fully automatic. In non-turf areas, low flow systems shall be used.

Maintenance for planted areas and Brush Management zone(s) within the residential lot shall be the responsibility of the individual lot owner except where easements may be established for the benefit of the adjacent property owner. Maintenance shall include irrigation, pruning, and thinning of Zone One and Zone Two, vegetation, fertilization, weeding and litter removal. Brush management on adjacent parcels outside the subdivision shall be the responsibility of the adjacent property owner.

Brush Management shall be provided consistent with the landscape regulations where structures are to be located within 100-ft of highly flammable, native/naturalized vegetation.

See Exhibits 7 and 8.

### **Brush Management Program**

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

The brush management program for this project shall conform to the requirements and criteria set forth in Section 142.0412 of the landscape regulations. This project has a modified BM program to avoid impacts to sensitive biological resources, consistent with the Environmentally Sensitive Lands Regulations, Section 143.0101.

Refer to Development Plans specific zone dimensioning and implementation criteria, including alternative compliance measures.

### **Low-Impact Development**

Low Impact Development (LID) features and treatment control Best Management Practices (BMPs) shall be designed into each lot, as required by the City's Guidelines. The use of permeable pavement, flow through planters, subdrain system, landscape areas, bioswales and detention areas that meet water quality requirements shall be used.

The City of San Diego Water Department's "San Diego Low Impact Development Design Manual" dated July 2011 shall be used for design of each lot.





EXHIBIT 1: PROJECT LOCATION





EXHIBIT 2:      EXAMPLES OF BUILDINGS  
EXTERIOR ELEVATIONS,  
MATERIALS, COLORS AND  
ROOFS





EXHIBIT 3:      EXAMPLES OF BUILDINGS EXTERIOR  
ELEVATIONS, MATERIALS, COLORS AND  
ROOFS



EXHIBIT 4:      EXAMPLES OF WINDOWS, DOORS AND  
LIGHTING



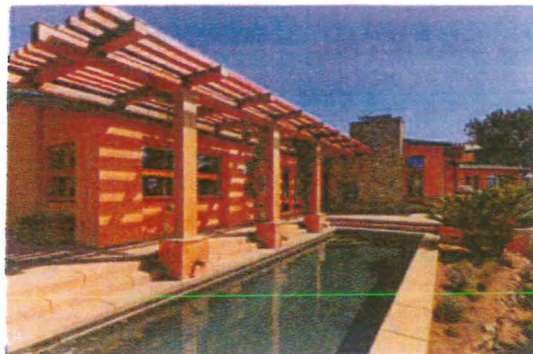


EXHIBIT 5:      EXAMPLE OF AWNINGS, TRELLISES  
AND OVERHANGS

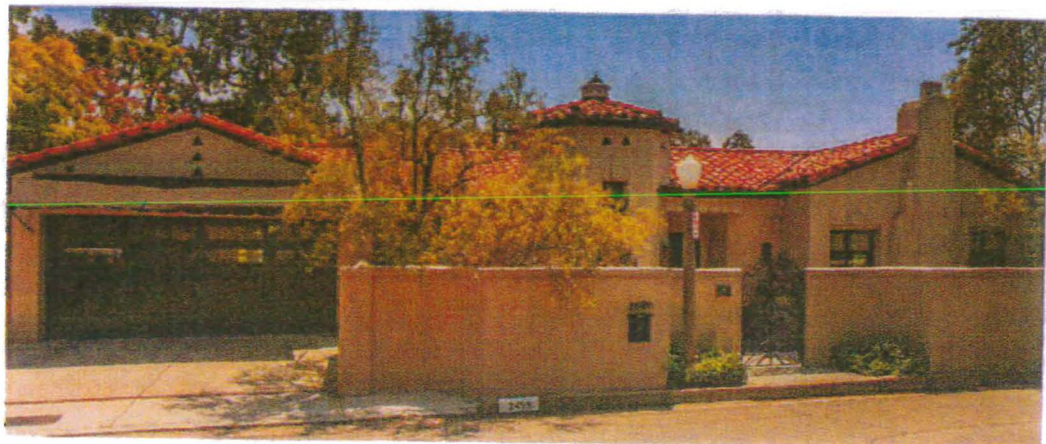
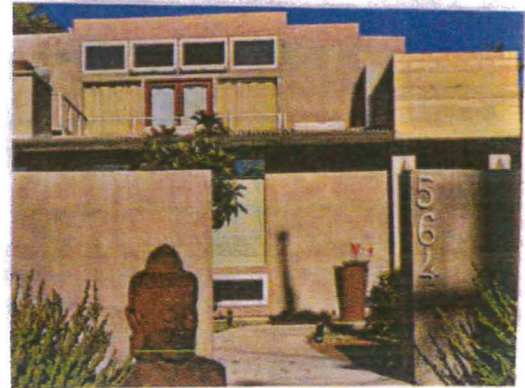


EXHIBIT 6:      EXAMPLES OF FENCES AND WALLS



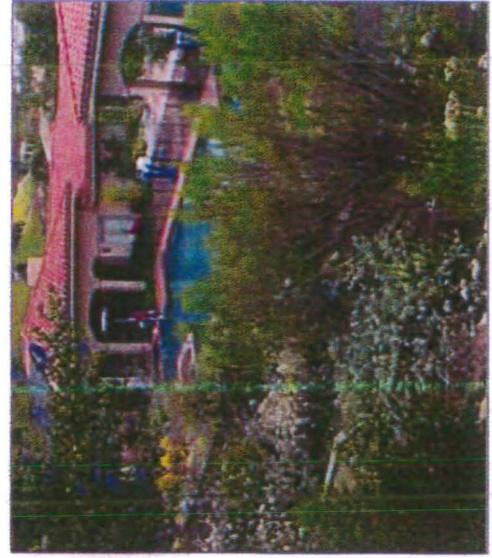


EXHIBIT 7:    EXAMPLES OF LANDSCAPING

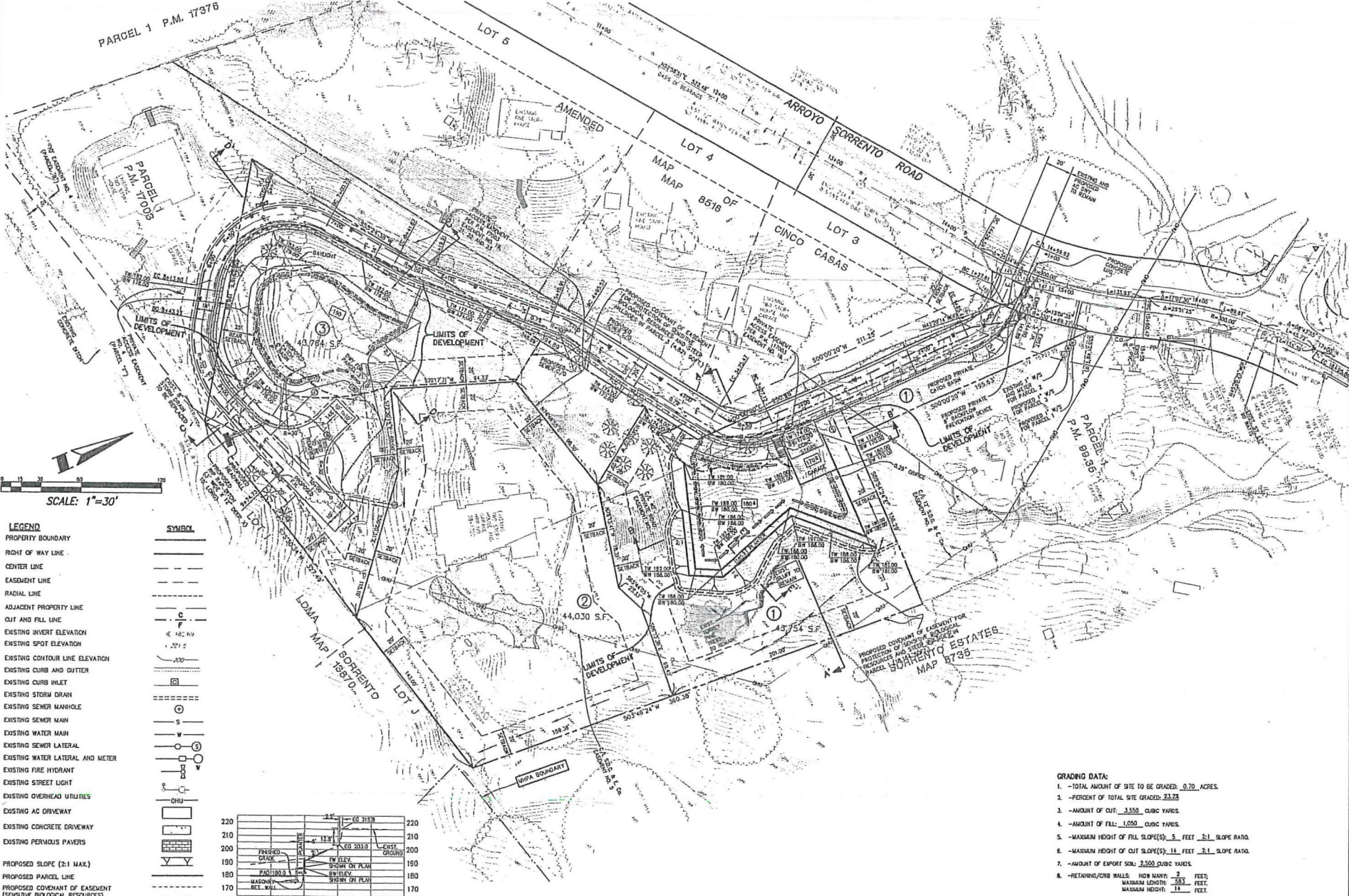




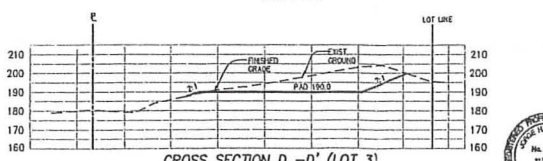
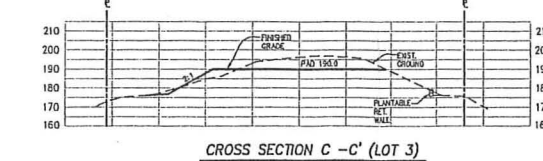
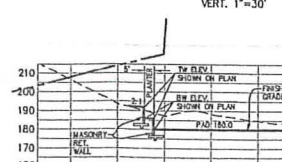
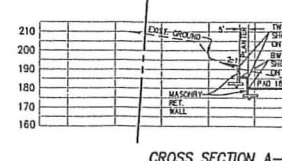
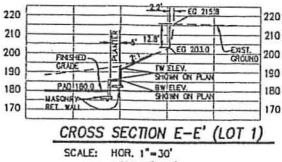
EXHIBIT 8:    EXAMPLES OF LANDSCAPING



TENTATIVE PARCEL MAP NO. 1295357, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, PRELIMINARY GRADING PLAN AND CROSS SECTIONS FOR ARROYO SORRENTO ESTATES



- LEGEND**
- PROPERTY BOUNDARY
  - RIGHT OF WAY LINE
  - CENTER LINE
  - EASEMENT LINE
  - RADIAL LINE
  - ADJACENT PROPERTY LINE
  - CUT AND FILL LINE
  - EXISTING INVERT ELEVATION
  - EXISTING SPOT ELEVATION
  - EXISTING CONTOUR LINE ELEVATION
  - EXISTING CURB AND GUTTER
  - EXISTING CURB INLET
  - EXISTING SEWER MANHOLE
  - EXISTING SEWER MAIN
  - EXISTING WATER MAIN
  - EXISTING SEWER LATERAL
  - EXISTING WATER LATERAL AND METER
  - EXISTING FIRE HYDRANT
  - EXISTING STREET LIGHT
  - EXISTING OVERHEAD UTILITIES
  - EXISTING CONCRETE DRIVEWAY
  - EXISTING PERVIOUS PAVERS
  - PROPOSED SLOPE (2:1 MAX.)
  - PROPOSED PARCEL LINE
  - PROPOSED COVENANT OF EASEMENT (SENSITIVE BIOLOGICAL RESOURCES)
  - PROPOSED PARCEL NUMBER
  - PROPOSED AC PAVEMENT
  - PROPOSED RETAINING WALL
  - PROPOSED PLANTABLE RETAINING WALL
  - PROPOSED PRIVATE 8" SEWER MAIN
  - PROPOSED PRIVATE SEWER LATERAL
  - PROPOSED PRIVATE 8" FIRE SERVICE
  - PROPOSED PRIVATE FIRE HYDRANT
  - PROPOSED 1" WATER SERVICE
  - PROPOSED PRIVATE 8" BACKFLOW PREVENTION DEVICE
  - PROPOSED CONCRETE DRIVEWAY
  - DAYLIGHT LINE
  - PAD ELEVATION
  - PROPOSED TOP OF RETAINING WALL ELEVATION
  - BOTTOM OF RETAINING WALL ELEVATION
  - PROPOSED PRIVATE STORM DRAIN
  - PROPOSED PRIVATE HEADWALL
  - PROPOSED PRIVATE RIPRAP
  - PROPOSED PRIVATE CATCH BASIN (SEE DETAILS ON SHEET 1)
  - PROPOSED PRIVATE CATCH BASIN
  - PROPOSED PRIVATE MIN. 24" X 24" CATCH BASIN
  - PROPOSED FLOW CONTROL ORifice (PVC)
  - PROPOSED PRIVATE GRASS/VEGETATED SWALE
  - PROPOSED PRIVATE BIORETENTION BASIN AREA (SEE DETAILS ON SHEET 1)
- SYMBOL**
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- GRADING DATA:**
1. TOTAL AMOUNT OF SITE TO BE GRADED: 0.70 ACRES.
  2. PERCENT OF TOTAL SITE GRADED: 33.33
  3. AMOUNT OF CUT: 3,350 CUBIC YARDS
  4. AMOUNT OF FILL: 1,050 CUBIC YARDS
  5. MAXIMUM HEIGHT OF FILL SLOPE(S): 5 FEET 2:1 SLOPE RATIO
  6. MAXIMUM HEIGHT OF CUT SLOPE(S): 14 FEET 2:1 SLOPE RATIO
  7. AMOUNT OF EXPORT SOIL: 2,500 CUBIC YARDS
  8. RETAINING/CURB WALLS: HOW MANY: 2 FEET; MAXIMUM LENGTH: 38 FEET; MAXIMUM HEIGHT: 14 FEET

- PARCEL 1:**
1. TOTAL AMOUNT OF PARCEL 1 TO BE GRADED: 0.34 ACRES
  2. PERCENT OF PARCEL 1 TO BE GRADED: 31.8
  3. PROPOSED AREA OF OPEN SPACE: 10,100 SQUARE FEET
- PARCEL 2:**
1. TOTAL AMOUNT OF PARCEL 2 TO BE GRADED: 0 ACRES
  2. PERCENT OF PARCEL 2 TO BE GRADED: 0%
  3. PROPOSED AREA OF OPEN SPACE: 11,500 SQUARE FEET
- PARCEL 3:**
1. TOTAL AMOUNT OF PARCEL 3 TO BE GRADED: 0.36 ACRES
  2. PERCENT OF PARCEL 3 TO BE GRADED: 38.1
  3. PROPOSED AREA OF OPEN SPACE: 21,200 SQUARE FEET

**Prepared By:**

Name:	J.P. ENGINEERING, INC.	Revision 14:	
Address:	4848 Ronson Court, Suite 105 San Diego, CA 92111	Revision 13:	
Phone #:	(619) 569-7377	Revision 12:	
FAX #:	(619) 569-0830	Revision 11:	
Project Address:	3859 Arroyo Sorrento Road San Diego, CA 92130	Revision 10:	
Project Name:	Arroyo Sorrento Estates	Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	DECEMBER 18, 2016
		Revision 5:	JUNE 22, 2015
		Revision 4:	DECEMBER 16, 2014
		Revision 3:	SEPTEMBER 15, 2014
		Revision 2:	MAY 12, 2014
		Revision 1:	

Original Date: MARCH 28, 2014

**Sheet Title:**

Tentative Parcel Map No. 1295357, Planned Development Permit, Site Development Permit, Preliminary Grading Plan and Cross Sections	Sheet 2 of 6
--	--------------

**Project Name:** ARROYO SORRENTO ESTATES  
**A.P.N. 307-080-79-00**

**Design:** J.P. ENGINEERING, INC.  
**Drawn:** J.P. ENGINEERING, INC.  
**Checked:** J.P. ENGINEERING, INC.  
**Date:** 12-16-16

**Original Date:** MARCH 28, 2014  
**Sheet:** 2 of 6  
**DEP:** PIS NO. 356147  
**IG No.:** 24004585



**BENCH MARK**

DESCRIPTION:	NORTHEAST BRASS PLUS AT TOP OF INLET
LOCATION:	WESTERLY OFF RAMP STATE HIGHWAY 56 AT THE INTERSECTION OF EL CAMINO REAL AND CARVAL VALLEY ROAD
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	21.68'
DATE:	N.S.

**WATER AND SEWER NOTES**

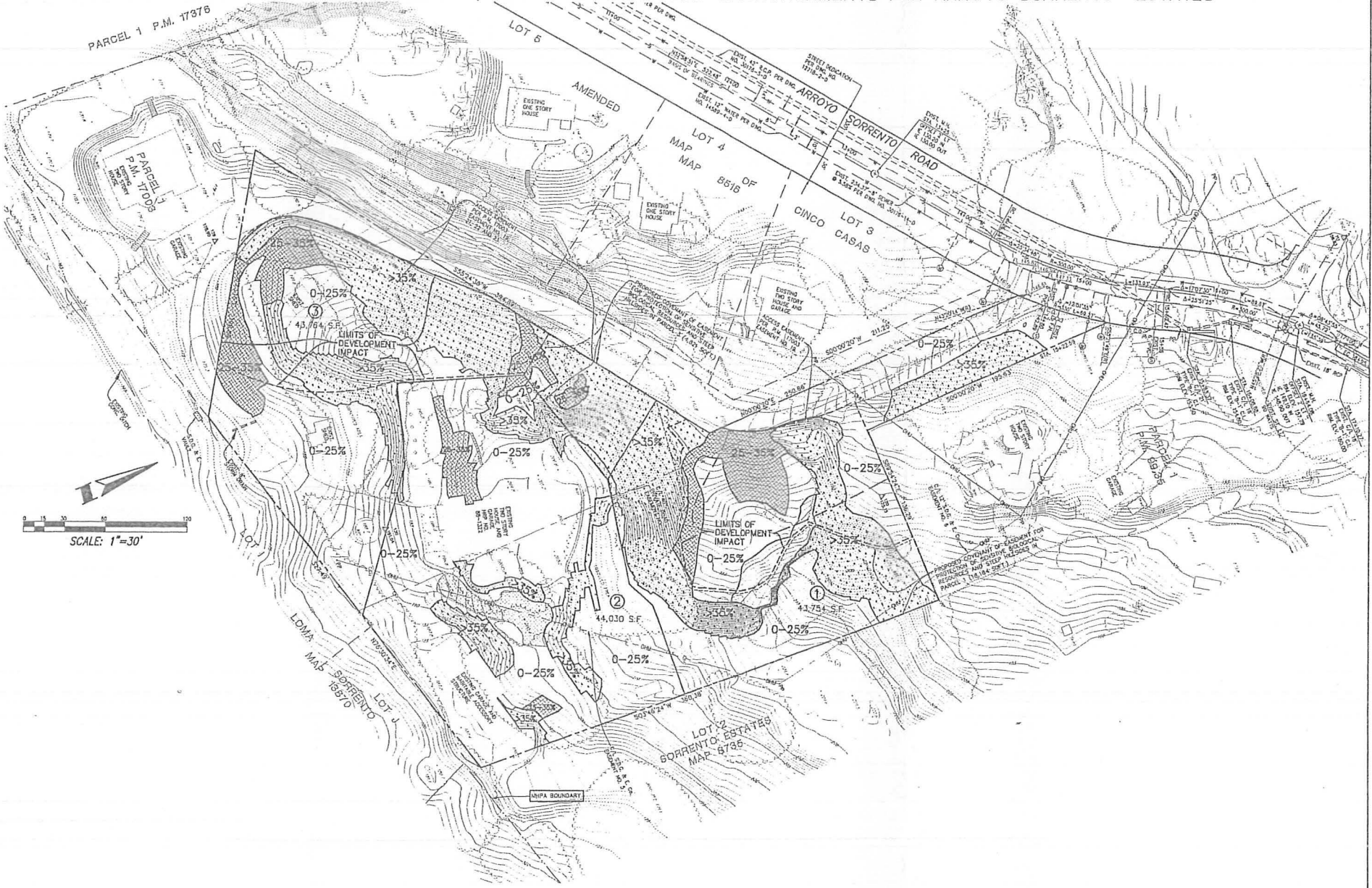
1. ALL ONSITE WATER AND SEWER FACILITIES WILL BE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE VENDED AS PART OF THE BUILDING PERMIT PLAN CHECK.

2. 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.

	NO.	DATE					BY	NO.	DATE					BY			DESIGNER	#10	SHEET TITLE:	TENTATIVE PARCEL MAP NO 1283357, POP.				SHEET		
																	DRAWN	AL	SDP, PRELIMINARY GRADING PLAN AND CROSS SECTIONS				2			
																	CHECKED	#10	PROJECT NAME:				6			
																	DATE	#10	ARROYO SORRENTO ESTATES				OF			
																	DATE	#10	A.P.N. 307-089-00				2			
CIVIL ENGINEERING • LAND PLANNING • SURVEYING • 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92116 • (858)569-7377 FAX (858)569-0830																									Project No.	957-13



TOPOGRAPHY, SLOPE ANALYSIS AND ENCROACHMENTS FOR ARROYO SORRENTO ESTATES



PARCEL 1 SLOPE ANALYSIS					
LEGEND	SLOPE	AREA (SQ. FT.)	PERCENT(%) OF AREA	ENCROACHMENT AREA (SQ. FT.)	PERCENT(%) OF SLOPE AREA
	0-25%	21,212	48.7	3,818	18.0
	25-35%	5,476	12.5	3,818	69.8
	OVER 35%	18,988	42.8	3,818	20.0
	TOTAL	45,676	100.0	11,454	25.0

TOTAL PROJECT SLOPE ANALYSIS					
LEGEND	SLOPE	AREA (SQ. FT.)	PERCENT(%) OF AREA	ENCROACHMENT AREA (SQ. FT.)	PERCENT(%) OF SLOPE AREA
	0-25%	75,515	57.4	15,408	20.4
	25-35%	12,830	10.4	8,781	68.8
	OVER 35%	42,493	32.2	8,241	31.8
	TOTAL	130,838	100.0	32,430	24.8

PARCEL 2 SLOPE ANALYSIS					
LEGEND	SLOPE	AREA (SQ. FT.)	PERCENT(%) OF AREA	ENCROACHMENT AREA (SQ. FT.)	PERCENT(%) OF SLOPE AREA
	0-25%	38,684	83.3	0	0
	25-35%	3,318	7.2	0	0
	OVER 35%	3,978	8.5	0	0
	TOTAL	45,980	100.0	0	0

PARCEL 3 SLOPE ANALYSIS					
LEGEND	SLOPE	AREA (SQ. FT.)	PERCENT(%) OF AREA	ENCROACHMENT AREA (SQ. FT.)	PERCENT(%) OF SLOPE AREA
	0-25%	17,519	45.0	5,890	33.6
	25-35%	4,785	11.0	3,127	65.3
	OVER 35%	21,457	54.0	3,849	17.8
	TOTAL	43,761	100.0	12,866	29.3

BENCH MARK  
DESCRIPTION: NORTHEAST BRASS PLUG AT TOP OF INLET  
LOCATION: WESTERN OFF RAMP STATE HIGHWAY 56 AT THE INTERSECTION OF EL CAMINO REAL AND CARVER VALLEY ROAD  
RECORD FROM: CITY OF SAN DIEGO  
ELEVATION: 21.581' DATUM: N.S.S.



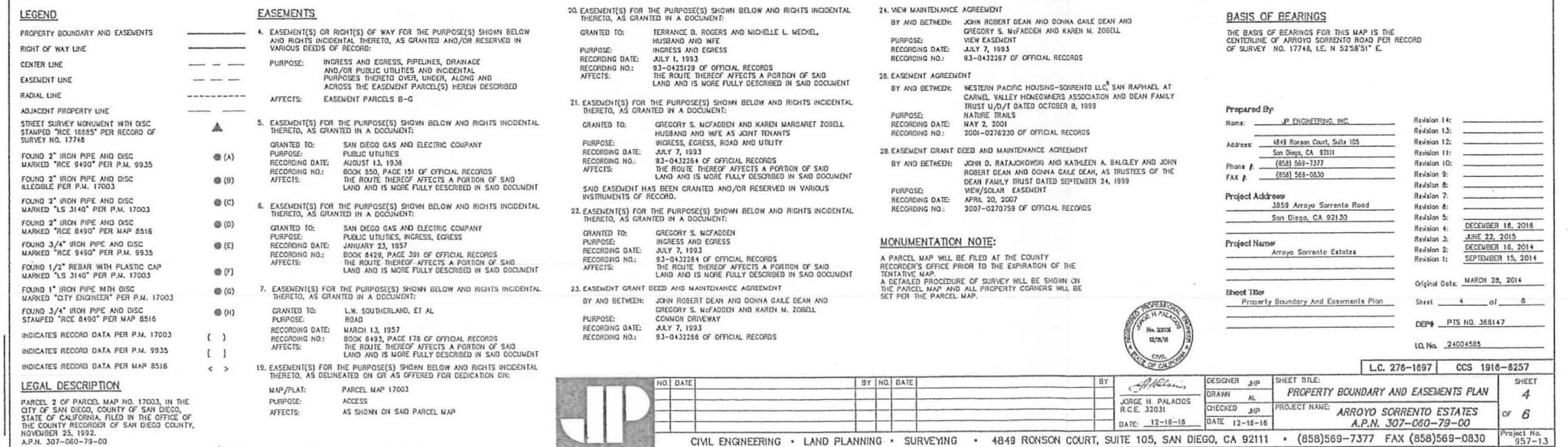
NO.	DATE	BY	NO.	DATE	BY
1	12-18-16	JIP	2	12-18-16	JIP
3	12-18-16	JIP	4	12-18-16	JIP
5	12-18-16	JIP	6	12-18-16	JIP
7	12-18-16	JIP	8	12-18-16	JIP
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95	12-18-16	JIP	96	12-18-16	JIP
97	12-18-16	JIP	98	12-18-16	JIP
99	12-18-16	JIP	100	12-18-16	JIP

Prepared By: JIP ENGINEERING, INC.  
Name: JIP ENGINEERING, INC.  
Address: 4818 Ronson Court, Suite 105, San Diego, CA 92111  
Phone: (619) 569-7377  
Fax: (619) 569-0830  
Project Address: 3559 Arroyo Sorrento Road, San Diego, CA 92130  
Project Name: Arroyo Sorrento Estates  
Original Date: MARCH 28, 2014  
Sheet Title: Topography, Slope Analysis and Encroachments  
Sheet No. 3 of 6  
Date: 12-18-16  
Project No. 307-060-79-00  
Sheet No. 957-13

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	DECEMBER 16, 2016
Revision 5:	JUNE 23, 2015
Revision 4:	DECEMBER 16, 2014
Revision 3:	SEPTEMBER 15, 2014
Revision 2:	
Revision 1:	

PROJECT NO. 307-060-79-00 SHEET NO. 957-13



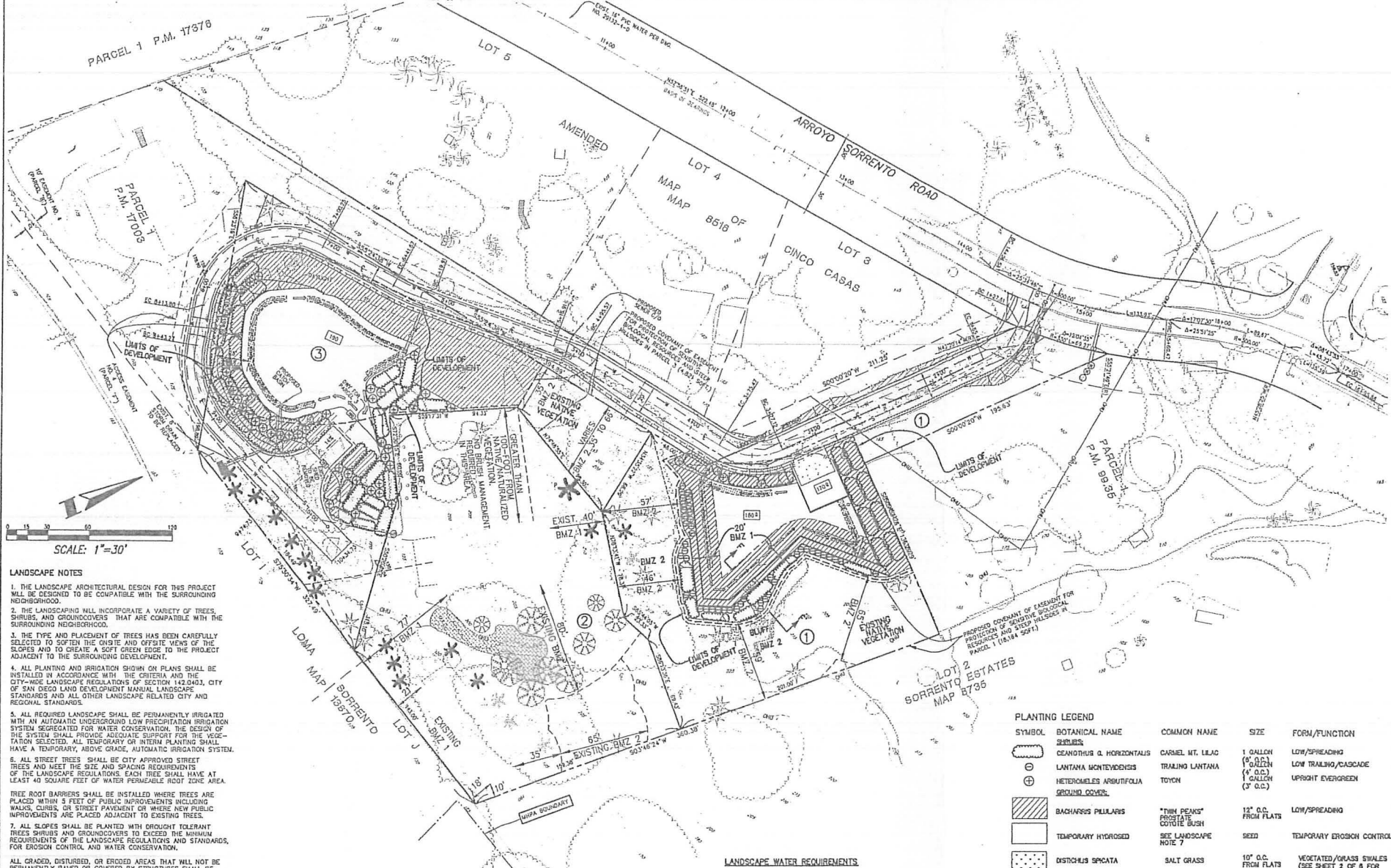


## BRUSH MANAGEMENT PLAN FOR ARROYO SORRENTO ESTATES





LANDSCAPE CONCEPT PLAN FOR ARROYO SORRENTO ESTATES



**LANDSCAPE NOTES**

1. THE LANDSCAPE ARCHITECTURAL DESIGN FOR THIS PROJECT WILL BE DESIGNED TO BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

2. THE LANDSCAPING WILL INCORPORATE A VARIETY OF TREES, SHRUBS, AND GROUNDCOVERS THAT ARE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

3. THE TYPE AND PLACEMENT OF TREES HAS BEEN CAREFULLY SELECTED TO SOFTEN THE ONSITE AND OFFSITE VIEWS OF THE SLOPES AND TO CREATE A SOFT GREEN EDGE TO THE PROJECT ADJACENT TO THE SURROUNDING DEVELOPMENT.

4. ALL PLANTING AND IRRIGATION SHOWN ON PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND THE CITY-HIRE LANDSCAPE REGULATIONS OF SECTION 14.04.03, CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

5. ALL REQUIRED LANDSCAPE SHALL BE PERMANENTLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND LOW PRECIPITATION IRRIGATION SYSTEM SEGREGATED FOR WATER CONSERVATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL TEMPORARY OR INTERIM PLANTING SHALL HAVE A TEMPORARY, ABOVE GRADE, AUTOMATIC IRRIGATION SYSTEM.

6. ALL STREET TREES SHALL BE CITY APPROVED STREET TREES AND MEET THE SIZE AND SPACING REQUIREMENTS OF THE LANDSCAPE REGULATIONS. EACH TREE SHALL HAVE AT LEAST 40 SQUARE FEET OF WATER PENETRABLE ROOT ZONE AREA.

7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES.

8. ALL SLOPES SHALL BE PLANTED WITH DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVERS TO EXCEED THE MINIMUM REQUIREMENTS OF THE LANDSCAPE REGULATIONS AND STANDARDS, FOR EROSION CONTROL AND WATER CONSERVATION.

9. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY REVEGETATED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN ON TABLE 14.2-04 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.

10. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES, OR PLANTED FOR A PERIOD OF OVER 90 DAYS SHALL BE TEMPORARILY REVEGETATED WITH A TEMPORARY-IRRIGATED HYDROSEED MIX, GROUND COVER OR EQUIVALENT MATERIAL.

11. EXTENTS OF VEGETATION OVER 1 1/2:1 CUT SLOPES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HARD BEDROCK FACES LEFT EXPOSED AT FINAL GRADED CONTOURLINE SHALL NOT BE REQUIRED TO ACHIEVE 100% COVERAGE.

**HYDROSEED MIX (TEMPORARY-IRRIGATED)**

NATIVE NATURALIZED, LOW PROFILE, UNDER APPROXIMATELY 24" HEIGHT.

BOTANICAL NAME/COMMON NAME	% PURITY/GERMINATION	PER ACRE
ENCOLIA CALIFORNICA/ CALIFORNIA ENCOLIA	40/50	2
ACHILLEA MILEFOLIUM		
CEMISE, QUEEN / NARROW	98/85	5
BUALEYA MULTICOLORATA/ DESERT MARIGOLD	90/80	3
VERBENA TENUISECTA/ MOSS VERBENA	90/75	4
LORNIUS NANUS/LUPINE	90/85	3
LOTUS SCOPARIUS/ DEERWEED	90/80	1
ESCHSCHOLIA CALIFORNICA/ CALIFORNIA POPPY	98/75	2
<b>TOTAL</b>		<b>20 LBS/ACRES</b>

FIBER MULCH ..... 2,000 LBS/ACRE  
COMMERICAL FERTILIZER  
ORD-POWER 5-3-1 PLUS ..... 1,200 LBS/ACRE  
AZOTO BRUIER ..... 120 LBS/ACRE  
SARFON (WETTING AGENT) ..... 6 GALLONS

**FENCE NOTE:**  
PER SECTION 14.2.01(2)(12) FENCE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE MADE OF NON-COMBUSTIBLE, ONE HOUR FIRE-RATED, AND/OR HEAVY THICK COVERING MATERIALS, UNLESS OTHERWISE APPROVED IN WRITING BY THE FIRE CHIEF.

**MINIMUM TREE SEPARATION DISTANCES**  
- TRAFFIC SIGNAL STOP SIGN - 20 FEET  
- UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET  
- SEWER LINES - 10 FEET  
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
- OPEN SPACES - 10 FEET  
- INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS) - 25 FEET

**BENCH MARK**

DESCRIPTION:	NORTHEAST BRASS PLUG AT TOP OF INLET
LOCATION:	WESTERLY OFF-RAMP STATE HIGHWAY 56 AT THE INTERSECTION OF EL CAMINO REAL AND CAMEL VALLEY ROAD
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	21.68'
DATUM:	M.S.L.

**WATER CONSERVATION STATEMENT:**  
IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. Drip IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION WATERS SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.

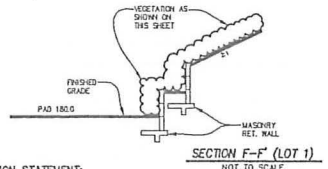
2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.

3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.

4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM WATER RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.

5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

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



**LANDSCAPE WATER REQUIREMENTS**

**WATER BUDGET CALCULATION**  
THE WATER BUDGET IS TO BE CALCULATED USING THE FOLLOWING FORMULA:  
 $WATER\ BUDGET = (ET_0)(0.62) [(0.55)(LAI) + (0.45)(SLA)]$   
WHERE:  
ET<sub>0</sub>=EVAPOTRANSPIRATION (INCHES PER YEAR)  
0.62=CONVERSION FACTOR (TO GALLONS)  
0.55=EVAPOTRANSPIRATION ADJUSTMENT FACTOR  
LAI=LANDSCAPE AREA (SQUARE FEET)  
0.45=ADDITIONAL EVAPOTRANSPIRATION ADJUSTMENT FACTOR FOR SPECIAL LANDSCAPE AREAS  
SLA=SPECIAL LANDSCAPE AREA (SQUARE FEET)  
 $WATER\ BUDGET = (47)(0.62) [(0.55)(35,863) + (0.45)(0)] = 574,776\ GAL./YR.$   
**2. ESTIMATED TOTAL WATER USE (ETWU)**  
THE ESTIMATED TOTAL WATER USE IS CALCULATED USING THE FOLLOWING FORMULA:  
 $ETWU = [(ET_0)(0.62) [(PF)(HA) + (IE)(SLA)]]$   
WHERE:  
ET<sub>0</sub>=REFERENCE EVAPOTRANSPIRATION (INCHES)  
0.62=CONVERSION FACTOR TO GALLONS  
PF=PLANT FACTOR FROM WUCOLS  
HA=HYDROZONE AREA (S.F.)  
IE=IRRIGATION EFFICIENCY  
 $ETWU = [(47)(0.62) [(0.2)(35,863 + 0.7) + 0]] = 298,585\ GAL./YR.$

EACH OF THE 3 LOTS HAVE 2 AREAS  
A= DRAINAGE SWALE AT 1 PF  
B= DROUGHT TOLERANT AT 3 PF

CONTROLLER NO.	[(ET <sub>0</sub> )(0.62)][(PF)(HA/E+SLA)]	RESULT IN GALLONS PER YEAR
1A	(28.14) [(13,194+319/7)]	455
1B	(28.14) [(36,861+2,064/7)]	2,949
2A	(28.14) [(14,251+425/7)]	607
2B	(28.14) [(38,072+422/7)]	3,458
3A	(28.14) [(14,807+480/7)]	688
3B	(28.14) [(38,658+2,597/7)]	3,711
<b>TOTAL ETWU Gallons Per Year</b>		<b>11,686</b>

TOTAL WATER USE PER YEAR (11,686)  
DOES NOT EXCEED  
THE TOTAL WATER BUDGET (574,776)

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM/FUNCTION
(Symbol)	CEANOTHUS A. HORIZONTALIS	CAMEL WT. LILAC	1 GALLON (6" O.C.)	LOW/SPREADING
(Symbol)	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1" O.C. (1" O.C.)	LOW TRAILING/CASCADE
(Symbol)	HETEROCOLEA ARBUTIFOLIA	TOYON	1 GALLON (3" O.C.)	UPRIGHT EVERGREEN
(Symbol)	GROUND COVER			
(Symbol)	BACHANUS PELLARIUS	"TWIN PEAKS" COYOTE BUSH	12" O.C. FROM FLATS	LOW/SPREADING
(Symbol)	TEMPORARY HYDROSEED	SEE LANDSCAPE NOTE 7	SEED	TEMPORARY EROSION CONTROL
(Symbol)	DISTICHUS SPICATA	SALT GRASS	10" O.C. FROM FLATS	VEGETATED/GRASS SWALES (SEE SHEET 2 OF 6 FOR DRAINAGE INFORMATION)

**EXISTING TREES**

- EUCALYPTUS (10) TO REMAIN
- EUCALYPTUS (26) TO BE REMOVED
- PINE (16) TO REMAIN
- PINE (5) TO BE REMOVED
- TORREY PINE (16) TO REMAIN
- TORREY PINE (5) TO BE REMOVED
- EVERGREEN TREE (2) TO BE REMOVED

**Prepared By:** J. P. ENGINEERING, INC.  
**Name:** \_\_\_\_\_  
**Address:** 4849 Ronson Court, Suite 105, San Diego, CA 92111  
**Phone F:** (619) 569-7377  
**Fax F:** (619) 569-0830

**Project Address:** 3859 Arroyo Sorrento Road, San Diego, CA 92130  
**Project Name:** Arroyo Sorrento Estates  
**Sheet Title:** Landscape Concept Plan

**Revisions:**

Revision	Date	Description
Revision 14		
Revision 13		
Revision 12		
Revision 11		
Revision 10		
Revision 9		
Revision 8		
Revision 7		
Revision 6	DECEMBER 15, 2018	
Revision 5	OCTOBER 3, 2015	
Revision 4	JUNE 22, 2015	
Revision 3	DECEMBER 16, 2014	
Revision 2	SEPTEMBER 15, 2014	
Revision 1		

**Original Date:** MARCH 28, 2014  
**Sheet:** 5 of 6  
**CDP#:** PIS No. 368147  
**LD No.:** 24004585

**DESIGNER:** J. P. ENGINEERING, INC.  
**CHECKED:** \_\_\_\_\_  
**DATE:** 12-16-18

**PROJECT NAME:** ARROYO SORRENTO ESTATES  
**DATE:** 12-16-18

**LANDSCAPE CONCEPT PLAN**  
**ARROYO SORRENTO ESTATES**  
**A.P.M. 307-080-79-00**

**CIVIL ENGINEERING • LAND PLANNING • SURVEYING • 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 • (619) 569-7377 FAX (619) 569-0830**

CARMEL VALLEY COMMUNITY PLANNING BOARD

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

January 26, 2015

John Fisher  
Development Services Department  
City of San Diego  
1222 First Ave., MS 301  
San Diego, CA 92101

Re: Arroyo Sorrento Estates  
PTS 366147

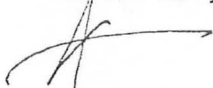
Dear John:

The Carmel Valley Community Planning Board considered the aforementioned 3-parcel Tentative Map application on January 22, 2015.

The board had considerable discussion with the applicant and the adjoining neighbor regarding drainage, the access road and views into the neighboring property. The drainage and access road was explained to everyone's satisfaction. The issue with views was also resolved based on the pad elevation of the 3 parcels, the neighbors lot and the dense trees that restrict views. The concerns of the neighbor were resolved and that both parties would continue the cooperation.

The CVCPB voted 10-2-0 to support the application.

Sincerely,  
Carmel Valley Community Planning Board



Frisco White, AIA  
Chair



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

Arroyo Sorrento Estates

Project No. For City Use Only

366147

Project Address:

3859 Arroyo Sorrento Road, San Diego, CA 92130

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

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

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

John Robert and Donna Gaile Dean

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

3859 Arroyo Sorrento Road

City/State/Zip:

San Diego, CA 92130

Phone No:

(858) 755-4422

Fax No:

Signature:

*John Dean*

Date:

4/3/2004

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

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Phone No:

Fax No:

Signature:

Date: