



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: September 14, 2017

TO: City of San Diego Planning Commissioners

FROM: Tim Daly, Development Project Manager, DSD/Project Management Section, MS-501 TD

SUBJECT: Planning Commission Meeting, September 21, 2017, Agenda Item No. 5, Alexan Fashion Valley - Project No. 474586; Revised draft Permit and plan sheet C-2.0 and 3.0.

Please see the subject project's enclosed revised draft Permit with highlighted corrections to include new conditions requiring an Irrevocable Offer to Dedicate (IOD) for freeway right-of-way and requiring Process One, Substantial Conformance Review if any site development changes are required as part of accepting the IOD. Also, enclosed is the revised Exhibit "A" plan sheet C-2.0 and C-3.0 indicating the IOD.

Should you have any questions, City staff will be available during the public hearing to respond.

Tim Daly

TPD/td

Enclosures:

1. Draft Permit, Attachment 6
2. Revised plan sheet C-2.0 and 3.0

cc: Deputy City Attorney
Planning Commission Secretary

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: 24006519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1661486

SITE DEVELOPMENT PERMIT NO. 1661487

ALEXAN FASHION VALLEY PROJECT NO. 474586 [MMRP]

PLANNING COMMISSION

This Planned Development Permit No. 1661486 and Site Development Permit No. 1661487 is granted by the Planning Commission of the City of San Diego to Mission Grove Offices, LLC, a California limited liability, Owner, and Maple Multi-Family Land CA, LP, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504, 126.0604, and 1514.0201(d)(3). The 4.92-acre site is located at 123 Camino De La Reina in the MV-CO Zone of the Mission Valley Planned District, the OF-1-1 Zone, Tandem and Transit Parking, FAA Part 77 Noticing Area, Airport Influence Area Review Area 2, and the Airport Land Use Compatibility Zone for Montgomery Field within the Mission Valley Community Plan. The project site is legally described as Lot 1 of Golden Valley Unit No. 1 in the City of San Diego, County of San Diego, and State of California according to Map No. 6775 filed in the Office of the County Recorder of San Diego County on October 28, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing commercial buildings and construct a mixed- use building with 284 residential units, 8,150 square feet of commercial office, 3,145 square feet of restaurant use and attached six-level parking structure described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 21, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing commercial buildings and the construction of approximately 326,094 gross square feet of residential and approximately 11,295 gross square feet of commercial office and retail uses with a total of 284 residential units, 8,150 square feet of commercial office use, and 3,145 square feet of commercial restaurant use. Two building structures (residential and mixed use) would range in height from five stories to six stories with mezzanines on the seventh, wrapped around a separate, approximately 140,575-square-foot, six-story parking garage structure;

- b. Deviations to SDMC Section 1514.0402(b)(1) and SDMC Table 1514-04A along the project frontage of Camino de la Reina which requires an eight-foot wide sidewalk along four-lane collectors, separated from the roadway by a six-foot wide landscaped parkway. The project shall provide a 4.5-foot wide contiguous sidewalk along Camino de la Reina and a five- to 5.5-foot wide parkway adjacent to the sidewalk.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October XX, 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. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

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 Environmental Impact Report No. 474586, SCH No. 2016071065, 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 Environmental Impact Report No. 474586, SCH No. 2016071065, 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:

- Transportation;
- Geology;
- Historical Resources; and
- Cultural 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 for building structure, 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 the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

18. This project proposes to construct residential and nonresidential structures within the flood fringe of a Special Flood Hazard Area (SFHA) for the San Diego River as shown on Flood Insurance Rate Map panel 06073C1968 F. No work is allowed within the regulatory floodway. All structures built within the SFHA must be constructed with the lowest floor elevated a minimum of two feet above the base flood elevation (BFE) at that location. Otherwise, the structures must be flood proofed to a minimum of two feet above the BFE, satisfactory to the City Engineer.

19. Fill placed in the SFHA for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

20. The Owner/Permittee shall denote on the construction plans "Subject to Inundation" all areas lower than the BFE plus 2 feet.

21. The Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

22. If the structures will be elevated on fill, such that the lowest adjacent grade is at or above the BFE, the Owner/Permittee must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA to process and approve the LOMR-F.

23. If the nonresidential portions of the structures will be flood proofed, they must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. Additionally, a registered civil engineer or architect must certify prior to occupancy that those requirements have been met.

24. The project proposes to import material to the project site. Any excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

26. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond from California Department of Transportation (CALTRANS), the construction of a current Cal Trans Standard 24-inch diameter RCP storm drain system per Approved Exhibit "A".

27. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond to remove the existing 18-inch diameter CMP storm drain and headwall, satisfactory to the City Engineer.
28. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
29. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Camino De La Reina Right-of-Way.
30. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain connections to the Public storm drain system in the Camino De La Reina Right-of-Way.
31. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction three current City Standard SDG-163 concrete driveways, per approved Exhibit "A", adjacent to the site on Camino De La Reina, satisfactory to the City Engineer.
32. Prior to the issuance of any construction permit for a building structure, the Owner/Permittee shall grant to the City an Irrevocable Offer of Dedication for Freeway Right-of-Way purposes, as shown on approved Exhibit "A", satisfactory to the City Engineer.
33. Upon acceptance of the Irrevocable Offer of Dedication for Freeway Right-of-Way purposes and if the dedication requires changes to the project site, including but not limited to building structures, parking facilities, driveways, access roads, landscape, and other site improvements, prior issuance of any construction permits for changes to the project site, then the Owner/Permittee shall submit development plans for Process One, Substantial Conformance Review satisfactory to the Director of the Development Services Department and the City Engineer.
34. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
35. 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.
36. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

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

38. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

39. 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:

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

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

42. Prior to issuance of any construction permits for structures (including shell), 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 SDMC Sec. 142.0403(b)5.

43. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of

the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

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

45. 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.

46. 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 Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

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

48. The Owner/Permittee shall ensure that parking for the residential units is always unbundled from rental unit rates in order to incentivize the use of transit and other alternative modes of transportation. Prior to final inspection, the Owner/Permittee shall submit to the Development Services Department a copy of the standard lease agreement indicating that parking will be rented separately from apartment units. A record of parking spaces rented by each tenant shall be maintained onsite by the property management office and shall be made available upon request to any individual.

49. The Owner/Permittee shall design and construct pedestrian path exterior walkways, as shown on Exhibit "A," with sufficient width to accommodate pedestrian traffic, but in no case shall they be less than 4 feet in width. The path surface shall be stable, firm and slip resistant.

50. 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.

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

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

TRANSPORTATION REQUIREMENTS

53. Prior to the issuance of any construction permits, the Owner/Permittee shall provide an Irrevocable Offer of Dedication (IOD) and a bonded Deferred Improvement Agreement (DIA) for 3-lane collector standards (providing half-width street improvement of 22 feet along the project frontage on Camino De La Reina in accordance with the current Community Plan as 4-Lane Major), satisfactory to the City Engineer.

54. Prior to the issuance of any construction permits the Owner/Permittee shall stripe Camino De La Reina along the project's entire frontage from Hotel Circle North to Camino De La Siesta including appropriate transitions for a 13 feet wide curb lane, 11 feet wide travel lane, and a 6 feet wide bike lane within the 30-foot half width cross section matching the Union Tribune's cross-section, satisfactory to the City Engineer.

55. Prior to the issuance of any construction permits the Owner/Permittee shall assure by permit and bond the reconstruction of all driveways to current standards including ADA accessibility, satisfactory to the City Engineer.

56. Prior to the issuance of the 101st Certificate of Occupancy for the residential unit, the Owner/Permittee shall develop and implement a comprehensive Transportation Demand Management Plan (TDM) that includes information kiosks in central locations, ridesharing promotional materials including I-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, and preferred parking for fuel efficient/alternative energy vehicles, all to the satisfaction of the City Engineer.

57. A Transportation Demand Management (TDM) Monitoring Report shall be prepared by the Owner/Permittee every year and submitted to the Development Services Department, Transportation Development Review, satisfactory to the City Engineer. The Owner/Permittee shall conduct a monitoring program every year for a period of five years.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

58. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and abandonment 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.

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

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

61. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

INFORMATION ONLY:

- The issuance of this discretionary 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 September 21, 2017 and Resolution No. XXXXX-PC.

ATTACHMENT 6

Permit Type/PTS Approval No.: Planned Development Permit No. 1661486

Site Development Permit No. 1661487

Date of Approval: September 21, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Mission Grove Offices, LLC,
Owner

By _____
NAME:
TITLE:

Maple Multi-Family Land CA, LP
Permittee

By _____
NAME:
TITLE:

**NOTE: Notary acknowledgments
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section 1189 et seq.**

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064
310 204 8950
Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108
Project Name:
ALEXAN FASHION VALLEY

Legal Description:

LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE
CITY OF SAN DIEGO, COUNTY OF SAN
DIEGO, STATE OF CALIFORNIA, ACCORDING
TO MAP THEREOF NO. 6775 FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAN
DIEGO COUNTY ON OCTOBER 28, 1972

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: 13 SEPTEMBER 2017
Revision 6: 11 NOVEMBER 2016
Revision 5: 26 OCTOBER 2016
Revision 4: 31 AUGUST 2016
Revision 3: 8 JULY 2016
Revision 2: 10 MAY 2016
Revision 1: 12 FEBRUARY 2016

Original Date: 2016

Sheet 34 of 35 sheets

PCD/RPO#

Sheet Title:

C2.0 PRELIMINARY GRADING/ IMPROVEMENT PLAN

NOTES:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE
OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE
ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL
SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND
APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS
IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.

DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER
CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT,
ORDER NO. 2009-00090000, OR SUBSEQUENT ORDER, AND THE MUNICIPAL
STORM WATER PERMIT, ORDER NO. R9-2013-0001, OR SUBSEQUENT ORDER, IN
ACCORDANCE WITH ORDER NO. 2009-00090000, OR SUBSEQUENT ORDER, A RISK
LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM
WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED
CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.

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
ENVIRONMENTAL 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 8.6 OF ORDER NO.
2009-0009-0000 AND A COPY SHALL BE SUBMITTED TO THE CITY.

IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE
OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW
DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER
EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR
AND THE CITY ENGINEER.

ALL ON-SITE 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.

THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE
REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE SEWER
FACILITIES ENCRDACHING INTO THE PUBLIC RIGHT-OF-WAY.

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REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE SEWER
FACILITIES ENCRDACHING INTO THE PUBLIC RIGHT-OF-WAY.

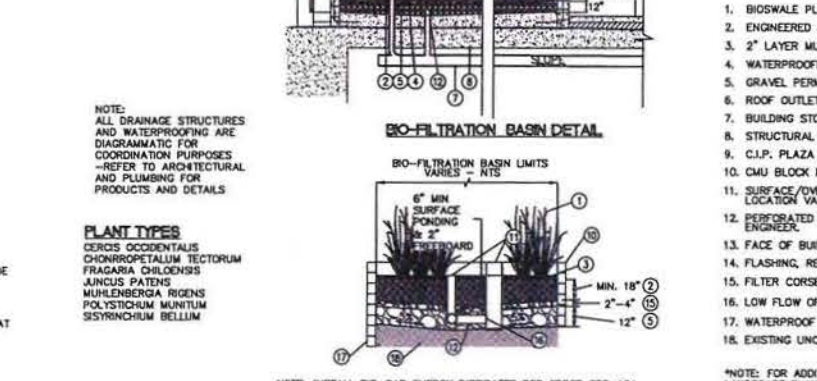
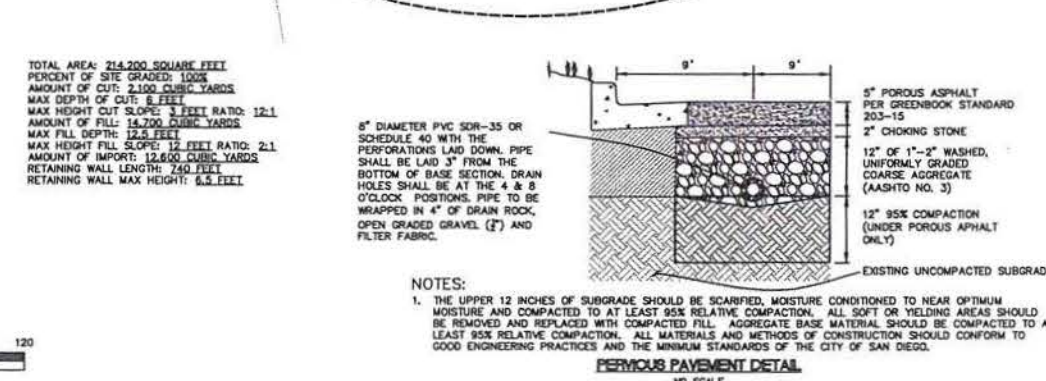
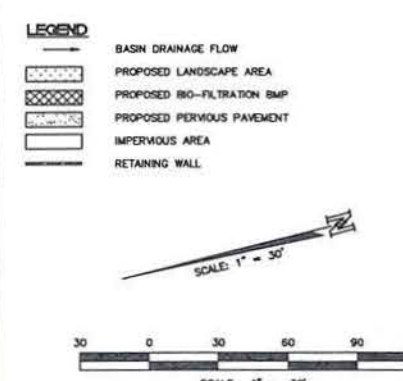
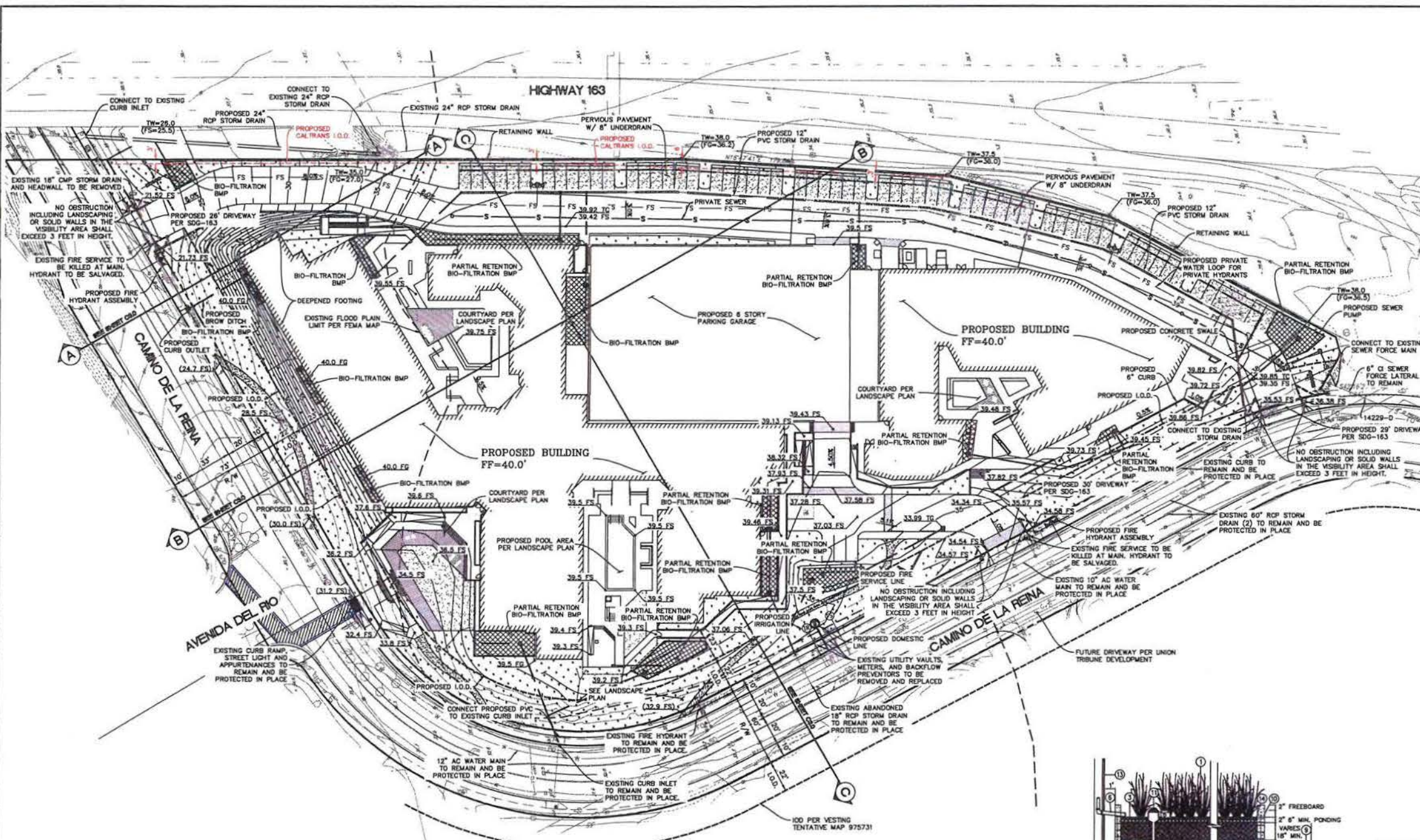
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DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064
310 204 8950
Project Address:
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SAN DIEGO CA 92108
Project Name:
ALEXAN FASHION VALLEY

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	13 SEPTEMBER 2017
Revision 5:	11 NOVEMBER 2016
Revision 4:	26 OCTOBER 2016
Revision 3:	31 AUGUST 2016
Revision 2:	8 JULY 2016
Revision 1:	10 MAY 2016

Legal Description:

LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972

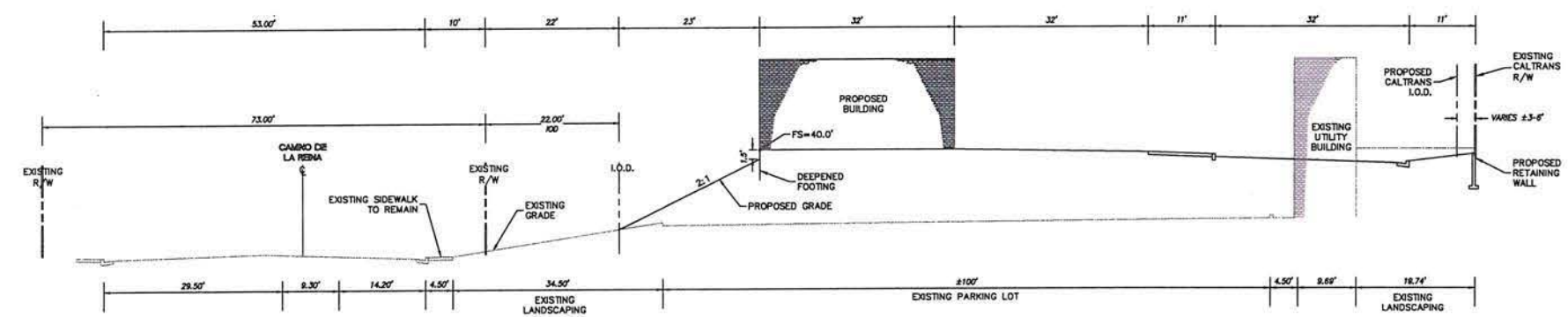
Original Date: 12 FEBRUARY 2016

Sheet 35 of 35 sheets

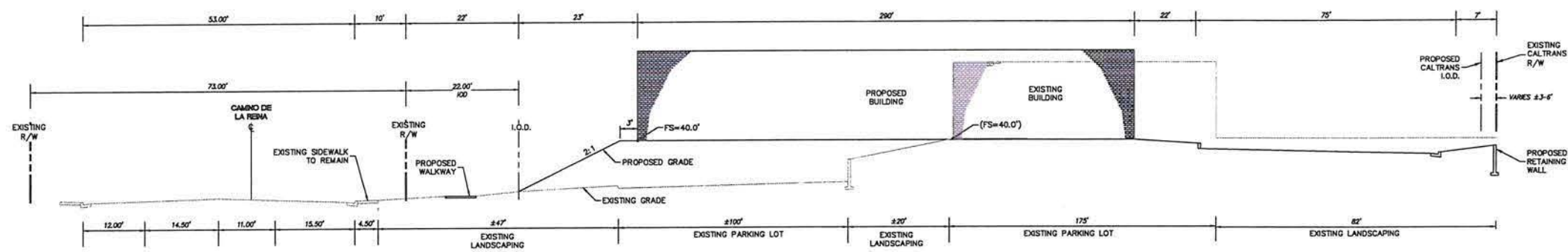
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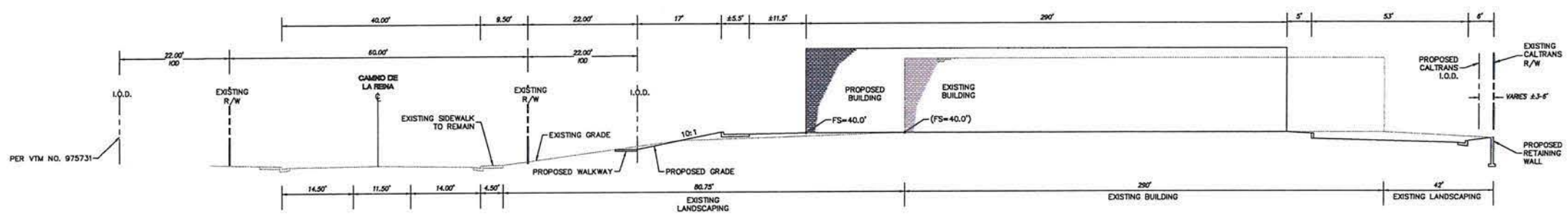
CROSS SECTIONS



SECTION A-A:
NOT TO SCALE



SECTION B-B:
NOT TO SCALE



SECTION C-C:
NOT TO SCALE

TCR
TRAMMELL CROW RESIDENTIAL

Nasland
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Surveying
Land Planning
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San Diego, CA 92111
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C3.0
CROSS SECTIONS
DESIGNARC