



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 12, 2018 REPORT NO. PC-18-027

HEARING DATE: April 19, 2018

SUBJECT: MCCARTY ESTATES. Process Four Decision

PROJECT NUMBER: [515157](#)

OWNER/APPLICANT: McCarty Family Trust/Jorge Palacios, JP Engineering

SUMMARY

Issue: Should the Planning Commission approve the subdivision of land into two lots including deviations for Minimum Street Frontage and Frontage on a Public Street.

Staff Recommendation:

1. **Adopt** Mitigated Negative Declaration No. 515157 and **Adopt** Mitigation Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 1815468/Planned Development Permit No. 1815503; and
3. **Approve** Tentative Map No. 1815504, including waiver of requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On July 27, 2017, the Carmel Valley Community Planning Board recommended approval of the project by a vote of 12-0-0 with no suggested conditions.

Environmental Review: Mitigated Negative Declaration No. 515157 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 to reduce all potential significant impacts related to Historical Resources (Archeology) to below a level of significance.

Fiscal Impact Statement: None. All costs associated with processing this application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed subdivision project may result in one additional residential dwelling unit in the future. However, an additional residential unit is not proposed at this time.

BACKGROUND

The project site is located at 3929 Arroyo Sorrento Road in the AR-1-2 Zone and in the Carmel Valley Community Planning area (Attachments 1-3). The site is within Neighborhood 8b and is designated "spaced rural residential" at a maximum density of 1 dwelling unit per acre. The site is currently developed with a single dwelling unit on the southerly portion of the north-south oriented 2.36-acre lot. There are Environmentally Sensitive Lands on site in the form of sensitive biology (Southern Maritime Chaparral). The site is also located within an area identified as sensitive on the City of San Diego's Historical Resources Sensitivity Maps.

DISCUSSION

Project Description:

The project proposes to subdivide the site into two (2) lots which would allow for the subsequent construction of a single dwelling unit. If approved, a 1.36-acre Lot 2 would be created and contain the existing single dwelling. The proposed subdivision would create a 1.00-acre Lot 1 that currently contains horse corrals and auxiliary structures, but could support a future single dwelling unit. The project requires approval of a Site Development Permit due to the presence of Environmentally Sensitive Lands (ESL) in the form of sensitive biology.

A Planned Development Permit is also required due to a request to deviate from the required minimum street frontage of 100 feet for each lot. As the proposed lots would be located one behind the other, the proposed rear lot would provide zero feet of street frontage. This proposed rear lot, which would contain the existing dwelling unit, would continue to take access through an access easement through an adjacent lot, and as a result, this rear lot would not abut Arroyo Sorrento Road.

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 Lot 2
144.0211(a)	Minimum Street Frontage	Requires frontage on a public street open to and usable by vehicular traffic	None proposed for new Lot 2;

Since the project includes a Tentative Map, the lack of street frontage for rear Lot 2 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 approximately 160 feet. Due to the lot configuration of the site, the proposed rear Lot 2 does not front on Arroyo Sorrento Road and, therefore, cannot meet these street frontage requirements.

The project's proposed front Lot 1 would maintain the existing street frontage provided to the project site today along Arroyo Sorrento Road. However, as the proposed rear Lot 2 would be positioned behind or to the south of Lot 1, with access from Arroyo Sorrento Road through the private access easement immediately to the east of the project site, Lot 2 would have zero feet of street frontage where 100 feet is required (Attachment 9). Creating street frontage for the rear Lot 2 through Lot 1 would decrease the amount of Lot 1 street frontage on Arroyo Sorrento Road, and could create two nonconforming lots with respect to the 100-foot-minimum street frontage requirement. In addition, any lot connection from the rear Lot 2 through Lot 1 to Arroyo Sorrento Road would cross the Environmentally Sensitive Lands (Southern Maritime Chaparral) located between the proposed lots. This would create a less than desirable condition.

In addition, allowing the deviations would allow for an additional housing unit and two lots that would comply with the one lot per acre density recommended in the Carmel Valley Community Plan for this area. The proposal would maintain the proposed Lot 1 street frontage, not create two nonconforming lots with respect to street frontage, have no impact the on-site Environmentally Sensitive Lands, and meet the density recommendation of the community plan. As such, approval of the deviations is recommended. Granting the requested deviations would result in a better project than would be achieved if the project strictly adhered to the development regulations of the applicable zone, and, therefore, the proposed deviations can be supported.

The applicant has requested a waiver of the requirement to underground existing overhead utilities. Staff supports the waiver request as the conversion involves a short span of overhead facility (less than a full block) and would not represent a logical extension to an underground facility.

Community Plan Analysis:

The project site is within the Carmel Valley Community Plan area, which is the City's adopted land use plan for this site. The site is located within Neighborhood 8b and planned land use within this neighborhood is "spaced rural residential" at a maximum permitted density of one (1) dwelling unit per acre. The project proposes a subdivision to create two, single-dwelling residential lots of 1.0 acre and 1.36 acres within the 2.36-acre-site. Therefore, the proposal is consistent with the planned land use.

Environmental Analysis:

A Mitigated Negative Declaration (MND) No. 515157 has been prepared for the proposed project. An Initial Study has determined that the proposed project could have a significant environmental effect in the area of Historic Resources (Archaeology). Subsequent revisions to the project have created the

specific mitigation that now avoids or mitigates the potentially significant environmental effects previously identified, and therefore, an Environmental Impact Report (EIR) is not required for this project. The southern portion of the project site is developed with a single dwelling unit, detached garage and associated improvements. The northern portion of the site currently contains approximately 0.28-acre of Southern Maritime Chaparral, auxiliary structures and horse corrals. The Southern Maritime Chaparral is considered a sensitive biological resource per the City of San Diego Biology Guidelines. The project's Brush Management Zone 2 pruning and/or thinning of vegetation would impact 0.07-acre of the Southern Maritime Chaparral, but this is considered impact neutral under City of San Diego Biology Guidelines, and, therefore, mitigation would not be required. This sensitive vegetation will be protected by a required covenant of easement.

Conclusion:

If approved, the proposal to subdivide the existing lot would create two lots that would be in size conformance with the planned land use for the area. While the site could impact Historic Resources (Archeology), the project includes specific mitigation that would avoid or mitigate potentially significant environmental effects to this resource. The project would impact 0.07-acre of Environmentally Sensitive Lands (ESL) in the form of Southern Maritime Chaparral. This impact is considered impact neutral and, therefore, no mitigation is required. By approving a Planned Development Permit to deviate from the required provision of 100 feet of street frontage and public street frontage along Arroyo Sorrento Road, a better project would result as the existing street frontage of approximately 160 feet would be maintained, any significant impacts to the on-site ESL would be avoided, one additional housing unit could result and the two created lots would comply with the recommended density of the land use plan. Therefore, staff recommends approval of the requested permits and Tentative Map.

ALTERNATIVES

1. Approve Site Development Permit No. 1815468/Planned Development Permit No. 1815503, and Tentative Map No. 1815504, with modifications.
2. Deny Site Development Permit No. 1815468/Planned Development Permit No. 1815503 and Tentative Map No. 1815504, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

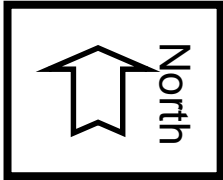

PJ FitzGerald
Assistant Deputy Director
Development Services Department


Morris E. Dye
Development Project Manager
Development Services Department

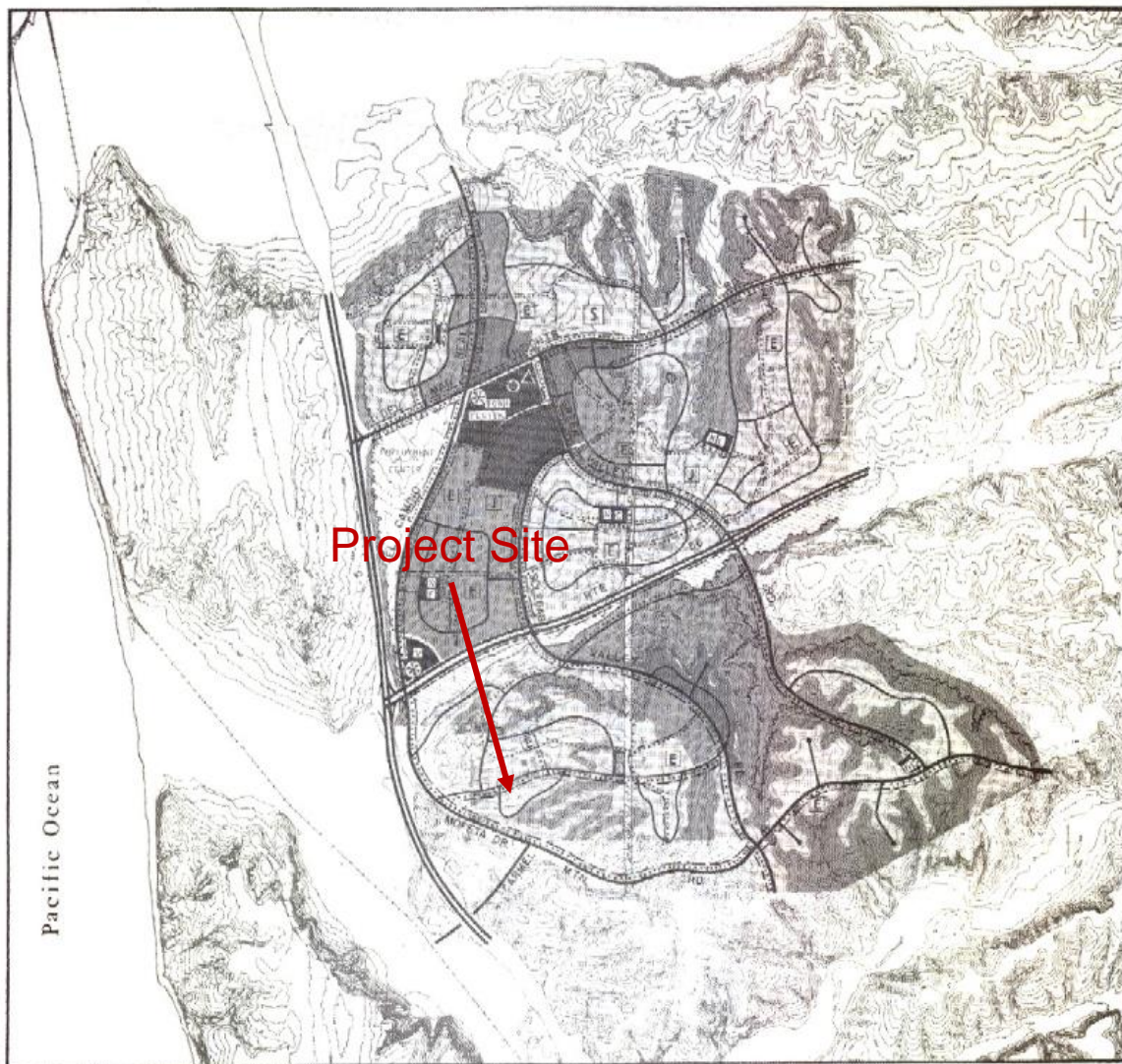
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Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Resolution
5. Draft Permit
6. Draft Map Resolution
7. Draft Map Conditions
8. Draft Environmental Resolution with MMRP
9. Site Plan
10. Bird's Eye View
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans/Tentative Map



Aerial Photo
McCarty Estates/3929 Arroyo Sorrento Road
 PROJECT NO. 515157



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

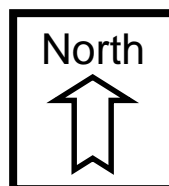
- OPEN SPACE
- FLOOD PLAIN

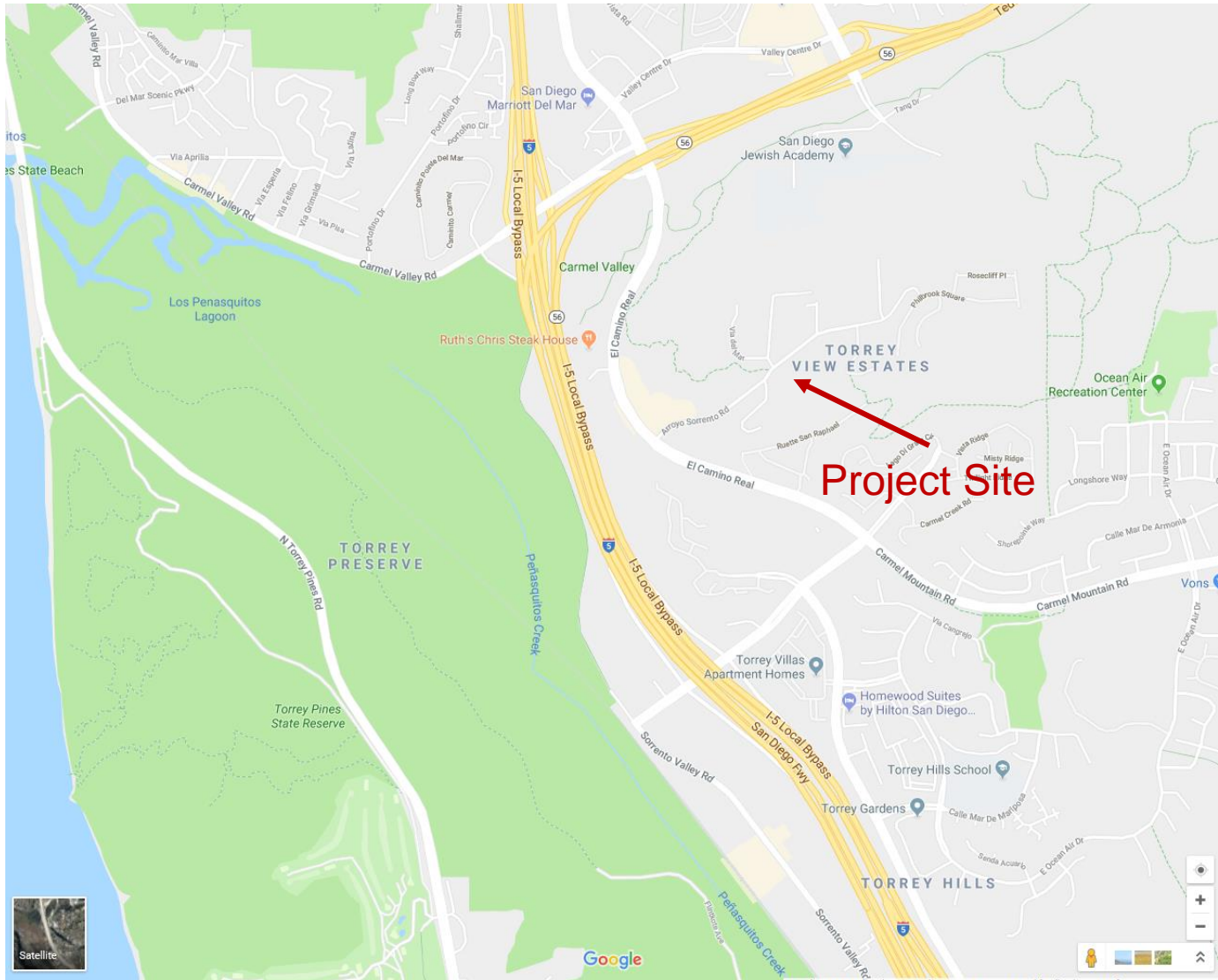
0 1,600 3,200 4,800 FEET



Land Use Map

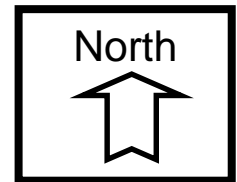
McCarty Estates/3929 Arroyo Sorrento road
PROJECT NO. 515157





Project Location Map

McCarty Estates/3929 Arroyo Sorrento Road
PROJECT NO. 515157



PLANNING COMMISSION
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1815468/PLANNED DEVELOPMENT PERMIT NO. 1815503
MCCARTY ESTATES PROJECT NO. 515157; MMRP

WHEREAS, The McCarty Family Trust, Dated February 3, 1998, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide the project site into 2 lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1815468/1815503) on portions of a 2.36-acre site;

WHEREAS, the project site is located at 3929 Arroyo Sorrento Road in the AR-1-2 Zone of the Carmel Valley Community Plan;

WHEREAS, the project site is legally described as Lot 4 of Sorrento Estates, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12014, filed in the Office of the County Recorder of San Diego County March 19, 1982, said parcel map being a division of Lot 5 of Sorrento Estates, Map No. 8735, filed in the Office of said County Recorder December 8, 1977;

WHEREAS, on April 19, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 1815468/Planned Development Permit No. 1815503 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 April 19, 2018.

A. SITE DEVELOPMENT PERMIT [SDMC Section 143.0110]

1. Findings for all Site Development Permits:

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

The project site is within the Carmel Valley Community Plan area, and is within Neighborhood 8b and planned land use within this neighborhood is "spaced rural residential" at a maximum permitted density of one (1) dwelling unit per acre. The proposed subdivision to create two single-family residential lots of 1.0 acre and 1.36 acre within the 2.36 acre site is, therefore, consistent with planned land use. As the project is consistent with the land use designation and density recommended in the community plan, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development includes several public improvements that will positively affect public safety and welfare. The project will include the construction of a new 16-foot-wide driveway per current City Standard adjacent to the site on Arroyo Sorrento Road and add new water and sewer services to the site. The project will also grant the City of San Diego private water easements for all cross-lot private water service from one lot to another. These improvements will improve public safety, and not be detrimental to public health and safety. As these public improvements would positively affect, and not be detrimental to the public safety and welfare, the proposed development will not be detrimental to the public health, safety and welfare.

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

Due to the configuration of the lots, the applicant is requesting deviations to the requirements for a 100-foot-minimum street frontage and a street frontage open to the public and usable by vehicular traffic. Lot 1 would maintain the existing street frontage along Arroyo Sorrento Road of approximately 160 feet and Lot 2 behind it to the south would not provide street frontage. Access is provided to the existing home that would be located on Lot 2 by an existing private access easement on the adjacent property to the east. All other requirements of the Land Development Code would be met by the proposal. The project includes a Planned Development Permit to allow for the street frontage deviations. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

a. 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 environmentally sensitive lands on the project site are in the form of Southern Maritime Chaparral and are found between the two proposed lots (0.183-acre) and south of Lot 2 (0.098-acre). The project proposes a covenant of easement to protect the 0.281-acre of environmentally sensitive lands. As the proposed development to create two lots includes the proposed covenant of easement, the environmentally sensitive lands would be protected and the development would not result in impacts to the environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to the environmentally sensitive lands.

- b. 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 Development Services Department reviewed a geotechnical report prepared for the project and found the project's geotechnical consultant has adequately addressed the geologic site conditions. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff. The proposed fire access and turn around area have been reviewed and determined to be adequate. Brush management zones of 35 feet and 65 feet are provided in between the two proposed lots and a 65-foot brush management zone is also proposed south of the existing home on Lot 2. As the project addresses all geologic, drainage and fire issues identified with the project site, 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.

- c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed subdivision is designed such that the environmentally sensitive lands on the site would be avoided. The sensitive lands are located behind and to the south of proposed Lot 2 which is currently developed with a single dwelling unit, and in between Lot 2 and the proposed Lot 1 to the north. In addition, a covenant of easement is proposed over both areas of sensitive resource so as to prevent future impacts from development. As the proposed lots are configured to allow for the environmentally sensitive lands to remain in between or outside of the lots and a covenant of easement to protect the environmentally sensitive lands is a condition of the development, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is not located within or adjacent to the City of San Diego's Multi-Habitat Planning Area (MHPA). Therefore, the project is not required to be consistent with the City of San Diego's Multiple Species Conservation Program, and the finding is not applicable.

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

The project site is located approximately 1.7 miles east of the Pacific Ocean and east of Interstate 5. Drainage associated with the project would be directed into appropriate storm drain systems designated to carry surface runoff. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

An initial environmental study of the proposal determined that the project could have a significant environmental effect to Historical Resources in the form of Archeological Resources. The project provides mitigation in the form of monitoring during construction activities and preconstruction meetings which must include a Qualified Archeologist, and Qualified Native American Monitor. The project must also produce a Monitoring Report post construction in accordance with Historical Resource Guidelines. As the proposed mitigation measures are related to the potential of disturbance to historical resources known to potentially be located in close proximity to the project site, the nature and extent of the mitigation required as a condition of the permit is reasonable related to, and calculated to alleviate, negative impacts created by the proposed development.

B. PLANNED DEVELOPMENT PERMIT SDMC Section 126.06021

1. Findings for all Planned Development Permits:

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

The project site is within the Carmel Valley Community Plan area, and is within Neighborhood 8b and planned land use within this neighborhood is "spaced rural residential" at a maximum permitted density of one (1) dwelling unit per acre. The proposed subdivision to create two single-family residential lots of 1.0 acre and 1.36 acre within the 2.36 acre site is therefore consistent with planned land use. As the project is consistent with the land use designation and density recommended in the community plan, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development includes several public improvements that will positively affect public safety and welfare. The project will include the construction of a new 16-foot-wide driveway per current City Standard adjacent to the site on Arroyo Sorrento Road and will add new water and sewer services to the site. The project will also grant the City of San Diego private water easements for all cross-lot private water service from one lot to another. These improvements will improve public safety, and not be detrimental to public health and safety. As these public improvements would positively affect, and not be detrimental to the public safety and welfare, the proposed development will not be detrimental to the public health, safety and welfare.

- c. **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.**

Due to the configuration of the lots, the applicant is requesting deviations to the requirements for a 100-foot-minimum street frontage and a street frontage open to the public and usable by vehicular traffic. All other requirements of the Land Development Code would be met by the proposal. Proposed Lot 1 has street frontage along Arroyo Sorrento Road and if approved, Lot 2 to the south, behind Lot 1, would not front Arroyo Sorrento Road, and, therefore would have zero feet of street frontage where 100 feet is required. Access is currently provided to the existing home on the proposed Lot 2 by an existing private access easement and, therefore, no street frontage for Lot 2 is proposed. Creating street frontage for the proposed rear Lot 2 through Lot 1 would decrease the amount of Lot 1 street frontage on Arroyo Sorrento Road, and would create two nonconforming lots with respect to the 100-foot-minimum street frontage requirement. In addition, any lot connection from the rear Lot 2 through Lot 1 to Arroyo Sorrento Road would cross the Environmentally Sensitive Lands (Southern Maritime Chaparral) located between the proposed lots. This would create a less than desirable condition. Allowing the deviation would allow for an additional housing unit and two lots that would comply with the one lot per acre density recommended in the Carmel Valley Community Plan for this area. As the proposal would maintain the proposed Lot 1 street frontage, not create two nonconforming lots with respect to street frontage, not impact the on-site Environmentally Sensitive Lands, and meet the density recommendation of the community plan, the proposed development will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1815468/Planned Development Permit No. 1815503 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. 1815468 and 1815503 a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services
Adopted on: April 19, 2018, IO#: 24007036

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24007036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1815468/
PLANNED DEVELOPMENT PERMIT NO. 1815503
MCCARTY ESTATES, PROJECT NO. 515157, MMRP
PLANNING COMMISSION

This Site Development Permit No. 18155468/Planned Development Permit No. 1815503 is granted by the Planning Commission of the City of San Diego to McCarty Family Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505 and 126.0605. The 2.36-acre site is located at 3929 Arroyo Sorrento Road in the AR-1-2 zone of the Carmel Valley Community Plan area. The project site is legally described as: Lot 4 of Sorrento Estates, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12014, filed in the Office of the County Recorder of San Diego County March 19, 1982, said parcel map being a division of Lot 5 of Sorrento Estates, Map No. 8735, filed in the Office of said County Recorder December 8, 1977.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create two lots and the subsequent construction of a single dwelling unit on one lot as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 19, 2018, on file in the Development Services Department.

The project shall include:

- a. Subdivision of property into two lots with the subsequent construction of a single dwelling unit on one lot.
- b. Deviation to required 100-foot minimum street frontage and required street frontage that is open to the public and usable by vehicular traffic.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- 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 May 3, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in **Mitigated Negative Declaration** No. 515157, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in **Mitigated Negative Declaration** No. 515157, 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:

Historical Resources (Archeological).

14. The 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."

15. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

16. This permit shall comply with all Conditions of the Final Map for the Tentative Map No.1815504.

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

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 16-foot- wide driveway, adjacent to the site on Arroyo Sorrento Road 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 SDMC, into the construction plans or specifications.

20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

21. 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."

PLANNING/DESIGN REQUIREMENTS:

22. 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.

23. Prior to recordation of the final map, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area as shown on Exhibit "A" for sensitive biological resources, in

accordance with San Diego Municipal Code Section 143.0141, satisfactory to the Development Services Department.

24. 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:

25. All 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 by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer services outside of any driveway or drive aisle in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

28. 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.

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

INFORMATION ONLY:

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

ATTACHMENT 5

- 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 April 19, 2018 and Approved Resolution No. _____.

ATTACHMENT 5

SITE DEVELOPMENT PERMIT NO. 1815468
PLANNED DEVELOPMENT PERMIT NO. 1815503

Date of Approval: April 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye
Development Project Manager

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

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

McCarty Family Trust
Owner/Permittee

By _____
John. K. McCarty

McCarty Family Trust
Owner/Permittee

By _____
Jill McCarty

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1815504

McCarty Estates- PROJECT NO. 515157 [MMRP]

WHEREAS, The McCarty Family Trust, Dated February 3, 1998, Subdivider, and Jorge Palacios, JP Engineering, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1815504 for the subdivision of property for the project known as McCarty Estates, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3929 Arroyo Sorrento Road in the AR-1-2 Zone and in the Carmel Valley Community Planning area. The property is legally described as: Lot 4 Sorrento Estates Map No. 8735; and

WHEREAS, the Map proposes the Subdivision of a 2.36-acre site into two lots 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 a full block in length) and would not represent a logical extension to an underground facility.; and

WHEREAS, on April 19, 2018, the Planning Commission of the City of San Diego considered Tentative Map No. 1815504, pursuant to San Diego Municipal Code section 125.0440, and request to waive the requirement to underground off-site overhead utilities per section 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the

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

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1815504:

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

The project site is within the Carmel Valley Community Plan area, which is the City's adopted land use plan for this site. The site is located within Neighborhood 8b and planned land use within this neighborhood is "spaced rural residential" at a maximum permitted density of one (1) dwelling unit per acre. The project proposes a subdivision to create two, single-dwelling residential lots of 1.0 acre and 1.36 acres within the 2.36-acre-site. Therefore, the proposal is consistent with planned land use.

Given the project is consistent with the planned land use as described above, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed development complies with the relevant sections of the Land Development Code as allowed through the approval of deviations by the Planned Development Permit process. The project proposes deviations from Section 131.0331, Table 131-03C and Section 144.0211(a) of the Land Development Code that requires each lot in an AR-1-2 zone to have a street frontage of 100 feet and a street frontage open to the public and usable by vehicular traffic, respectively. The project's newly created Lot 1 would maintain the existing street frontage provided to the project site today along Arroyo Sorrento Road. However, as the newly created Lot 2 would be positioned behind or to the south of Lot 1, and takes access from Arroyo Sorrento Road through a private access easement immediately east of the project site, Lot 2 would have no connection to Arroyo Sorrento Road and not provide the required street frontage (Attachment 9). Creating street frontage for the rear Lot 2 through Lot 1 would decrease the amount of Lot 1 street frontage on Arroyo Sorrento Road, and would create two nonconforming lots with respect to the 100-foot-minimum street frontage requirement. In addition, any lot connection from the rear Lot 2 through Lot 1 to Arroyo Sorrento Road would impact the Environmentally Sensitive Lands (Southern Maritime Chaparral) located between the proposed lots. This would create a less than desirable condition. In addition, allowing the deviations would allow for an additional housing unit and two lots that would comply with the one lot per acre density recommended in the Carmel Valley Community Plan for this area.

Since these are not desirable outcomes, and a better project would result from granting the deviations, the proposed deviations can be supported.

The development will achieve the purpose and intent of the Carmel Valley Community Plan and will be preferable to what would be achieved by strict conformance with the regulations, as allowed by the Planned Development Permit process.

As the project would be in conformance with all development regulations and would be allowed deviations through the Planned Development Process described above, 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 project proposes to subdivide the existing one-lot site into two lots. The subdivision would create one lot that contains the existing single dwelling unit and create a second lot which would allow for the future construction of a second single dwelling. The project would place a Covenant of Easement over an area of Environmentally Sensitive Lands located in between the existing home to the south and the developable area on the proposed second lot to the north. A geological review of the project site has determined that the geologic site conditions have been adequately addressed and that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability. In addition, the site is currently served by existing street improvements and connections to area services.

The project site is within the Carmel Valley Community Plan area, which is the City's adopted land use plan for this site. The site is located within Neighborhood 8b and planned land use within this neighborhood is "spaced rural residential" at a maximum permitted density of one (1) dwelling unit per acre. The project proposes a subdivision to create two, single-dwelling residential lots of 1.0 acre and 1.36 acres within the 2.36-acre-site. Therefore, the proposal is consistent with density in the applicable community plan.

As the project site would create two lots consistent with the applicable community plans, the geologic site conditions have been adequately addressed and the on-site Environmentally Sensitive Lands would be protected by a Covenant of Easement, the site is physically suitable for the type and density of development.

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

A Mitigated Negative Declaration has been prepared for the proposed project and the Initial Study has determined that the proposed project could have a significant environmental effect in the area of Historic Resources (Archaeology). However, subsequent revisions to the project have created specific mitigation that now avoids or mitigates the potentially significant environmental effects previously identified. The southern portion of the project site currently contains a single dwelling unit, detached garage and associated improvements. The northern portion of the site currently contains approximately 0.28-acre of Southern Maritime Chaparral. The Southern Maritime Chaparral

is considered a sensitive biological resource per the City of San Diego Biology Guidelines. The project's Brush Management Zone 2 pruning and/or thinning of vegetation would impact 0.07-acre of the Southern Maritime Chaparral, but this is considered impact neutral under City of San Diego Biology Guidelines and, therefore, mitigation would not be required. This sensitive vegetation will be protected by a required Covenant of Easement. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The development, together with the surrounding development of the existing neighborhood, grading design, drainage infrastructure, preservation of Environmentally Sensitive Lands, has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The development will construct current-standard 16-foot-wide driveway adjacent to the site and will prepare a Water Pollution Control Plan in accordance with the guidelines in Part 2 Construction Best Management Practices (BMP) Standards Chapter 4 of the City of San Diego's Storm Water Standards. The development has been reviewed by City staff and is consistent with the City's policies and requirements. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations and project conditions would result in a proposed development which does not adversely affect the public health, safety, and welfare. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision. All easements granted to the City over the property have been left in place or have been relocated and improved, or vacated, in a manner that allows for public access that is an improvement over the access formerly provided in unimproved easements, as reflected on the Tentative Map. Therefore, 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.

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

The design and proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and San Diego Municipal Code Section 125.0440(g) regarding the design of the subdivision for future passive or natural heating and cooling opportunities. The proposed lots are separated by topography and a Covenant of Easement restricting development. As such the lot design would allow for future passive or natural heating and cooling opportunities.

Therefore, the design of the proposed subdivision provides, 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.

As proposed subdivision could provide one additional single dwelling unit in the future. No additional unit is proposed at this time. All public services necessary for the subdivision currently exist in the area. The development will have no effect upon the fiscal or environmental resources within the City of San Diego. Therefore, 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 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 Map No. 1815504, including the request to waive the undergrounding of existing overhead utilities, is hereby granted to The McCarty Family Trust, Dated February 3, 1998, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Morris E. Dye
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007036

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1815504
McCarty Estates - PROJECT NO. 515157 - MMRP

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on May 3, 2021.
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 Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel 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, must be provided to satisfy this condition.
4. The Parcel Map shall conform to the provisions of Site Development Permit No, 1815468/Planned Development Permit No. 1815503. 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

5. Prior to recordation of map , the Subdivider shall grant private water sewer easements for all cross-lot private water service from one lot to another as shown on the approved Exhibit "A". The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
6. 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.

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

MAPPING

8. "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].
9. "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."
10. 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.
11. The Parcel 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.

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

Internal Order No. 24007036.

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on September 1, 2016, Kent McCarty, submitted an application to Development Services Department for a Tentative Map (TM), a Site Development Permit (SDP) and a Planned Development Permit (PDP), for the McCarty Estates project (Project); and

WHEREAS, the project site is located at 3929 Arroyo Sorrento Road within the Carmel Valley Community Plan area and legally described as: Lot 4 of Sorrento Estates, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12014, filed in the Office of the County Recorder of San Diego County March 19, 1982, said parcel map being a division of Lot 5 of Sorrento Estates, Map No. 8735, filed in the Office of said County Recorder December 8, 1977; 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, issue was heard by the Planning Commission on April 19, 2018 and

WHEREAS, the Planning Commission considered the issues discussed in Environmental Impact Report No. 515157, (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Report 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 Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process,

ATTACHMENT 8

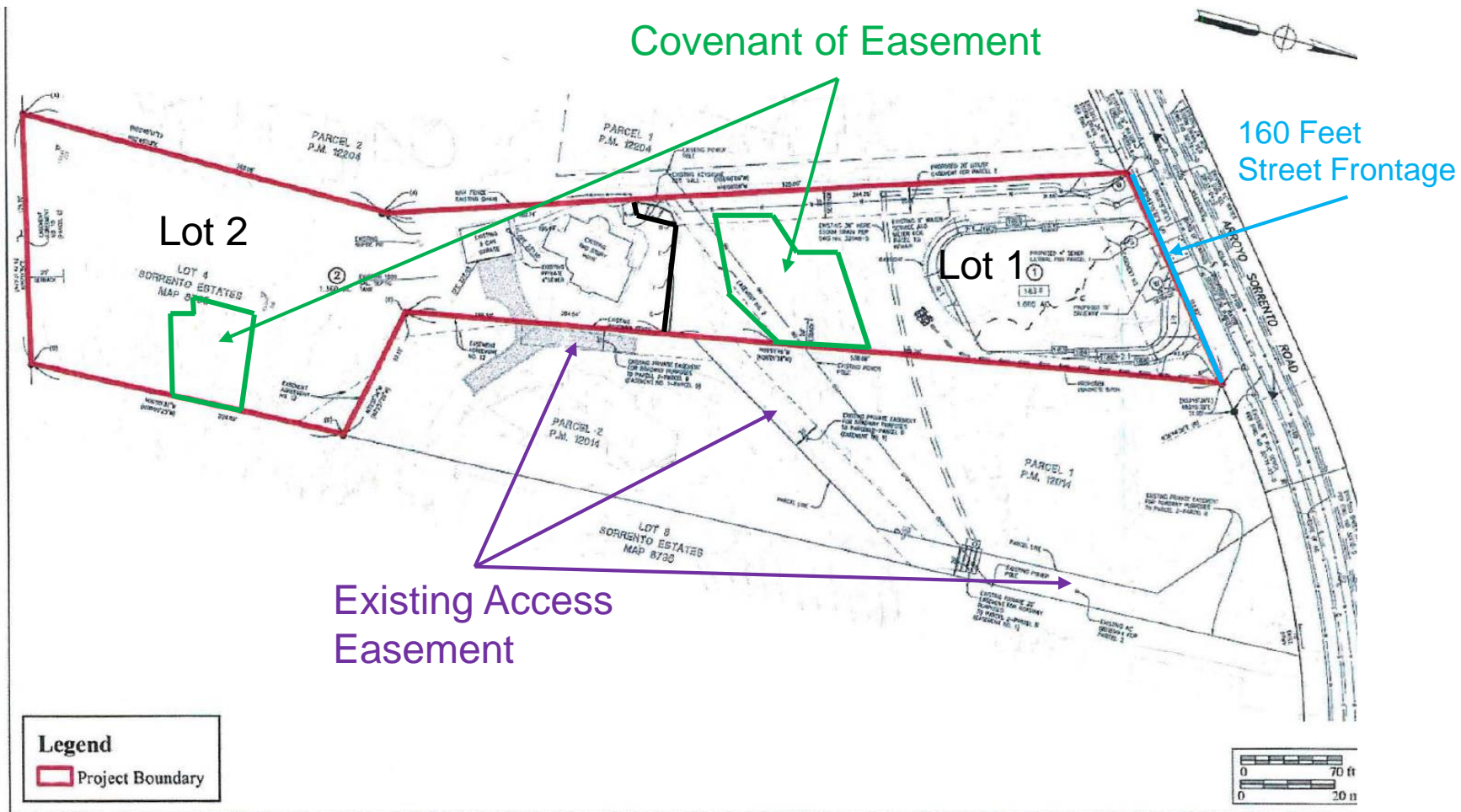
has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

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

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

By _____
Morris E. Dye
Development Project Manager
Development Services Department



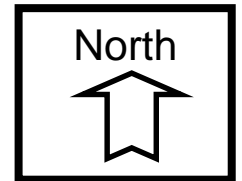
Site Plan

McCarty Estates/ 3929 arroyo Sorrento Road
PROJECT NO. 515157



Bird's Eye View

McCarty Estates/3929 Arroyo Sorrento Road
PROJECT NO. 515157



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**

August 8, 2017

Morris Dye, Project Manager
Development Services Department
City of San Diego
1222 First Ave., MS 501
San Diego, CA 92101

Re: McCarty Estates
 PTS 515157

Dear Morris:

The Carmel Valley Community Planning Board considered the abovementioned project on July 27, 2017 and approved the Tentative Map to subdivide into 2 lots by a vote of 11-0-1.

Sincerely,
Carmel Valley Community Planning Board



Frisco White, AIA
Chair



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

McCarty Estates

Project No. For City Use Only

515157

Project Address:

3929 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):

McCarty Family Trust, c/o Mr. Kent McCarty

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

3929 Arroyo Sorrento Road

City/State/Zip:

San Diego, CA 92130

Phone No:

(858) 967-1249

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

TENTATIVE PARCEL MAP NO. 1815504 , PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND PRELIMINARY GRADING PLAN FOR MCCARTY ESTATES



SCALE: 1"=30'

PROPOSED PARCEL LINES	
A	N73°58'52"E 2.70'
B	N04°28'27"W 12.01'
C	N10°51'05"E 11.56'
D	N53°31'49"E 11.63'
E	N88°16'02"E 29.73'
F	N51°12'08"E 7.47'
G	N81°58'14"E 41.69'

VISIBILITY AREA TRIANGLES (NO OBSTRUCTION, INCLUDING LANDSCAPING, WALLS, FENCES IN THE VISIBILITY AREA SHALL NOT EXCEED 3' IN HEIGHT)



EASEMENTS

- PRIVATE EASEMENT(S) OR RIGHT(S) OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD:
PURPOSE: INGRESS AND EGRESS, PIPELINES, AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED
AFFECTS: EASEMENT PARCELS B, C AND D
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: JANUARY 22, 1936
AFFECTS: AS SHOWN ON MAP NO. 8735
- PRIVATE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAMUAL S. VENER, A MARRIED MAN, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND MACHINERY LEASING, A PARTNERSHIP, AS TO AN UNDIVIDED ONE-FOURTH INTEREST AND C. P. CREASER, A MARRIED MAN, AS TO AN UNDIVIDED ONE-FOURTH INTEREST
PURPOSE: ROAD, SEWER, GAS, POWER AND TELEPHONE LINES
RECORDING DATE: JULY 2, 1958
RECORDING NO: 105551 OF OFFICIAL RECORDS
AFFECTS: AS SHOWN ON MAP NO. 8735
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT AGREEMENT
RECORDING DATE: MARCH 9, 2001
RECORDING NO: 2001-0138139 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MUTUAL EASEMENT AGREEMENTS
RECORDING DATE: JANUARY 18, 2007
RECORDING NO: 2007-0036988 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

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 CARMEL VALLEY ROAD
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	21.084' DATUM: M.S.L.



Prepared By:
Name: JP ENGINEERING, INC.
Address: 4849 Ronson Court, Suite 105
San Diego, CA 92111
Phone #: (858) 569-7377
FAX #: (858) 569-0830

Project Address:
3929 Arroyo Sorrento Road
San Diego, CA 92130

Project Name:
McCarty Estates

Sheet Title:
Preliminary Grading Plan

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	DECEMBER 15, 2017
Revision 1:	APRIL 3, 2017

Original Date: September 27, 2016

Sheet 2 of 8

PTS NO. 515157

IO. No. 24007036

L.C. 276-1699 CCS 1916-6259

ATTACHMENT 3

2

8

OF

Project No. 1009-16

SHEET TITLE: TENTATIVE PARCEL MAP NO. 1815504, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND PRELIMINARY GRADING PLAN

PROJECT NAME: 3929 ARROYO SORRENTO ROAD

A.P.N. 307-060-60-00

DESIGNER: JHP

DRAWN: JHP

CHECKED: JHP

DATE: 12-15-17

BY: JHP

NO. DATE: 12-15-17

CIVIL ENGINEERING

LAND PLANNING

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4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111

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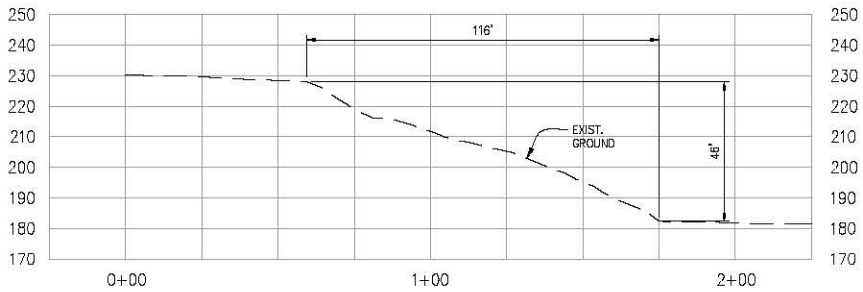
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EXISTING TOPOGRAPHY AND SLOPE ANALYSIS

ATTACHMENT

SHEET 3 OF 8
PROJECT NO. 1009-16



CROSS SECTION A-A'

SCALE: HOR. 1"=30'
VERT. 1"=30'

DEFINITION OF "STEEP HILLSIDES" IN SDMC SECTION 113.013 IS:

"STEEP HILLSIDES MEANS ALL LANDS THE HAVE A SLOPE WITH NATURAL GRADIENT OF 25 PERCENT (4 FEET OF HORIZONTAL DISTANCE FOR EVERY 1 FOOT OF VERTICAL DISTANCE) OR GRATER AND A MINIMUM ELEVATION DIFFERENTIAL OF 50 FEET, OR NATURAL GRADIENT OF 200 PERCENT (1 FOOT OF HORIZONTAL DISTANCE FOR EVERY 2 FEET OF VERTICAL DISTANCE) OR GREATER AND A MINIMUM ELEVATION DIFFERENTIAL OF 10 FEET".

BASE ON OUR ENCLOSED SLOPE ANALYSIS AND CROSS SECTION A-A', THE ELEVATION DIFFERENTIAL IS ONLY 46 FEET AND DOES NOT EXCEED 50 FEET. THEREFORE OUR PROPERTY IS EXEMPT FROM SDMC SECTION 143.0110 AND NOT SUBJECT TO ENVIRONMENTAL SENSITIVE LANDS FOR STEEP HILLSIDES.

TOTAL PROJECT SLOPE ANALYSIS				IMPACTS BY GRADING	
LEGEND	SLOPE	AREA (SQ.FT.)	PERCENT(%) OF AREA	ENCROACHMENT AREA (SQ. FT.)	PERCENT(%) OF SLOPE AREA
	0-25%	89,346	86.9	0	0
	OVER 25%	13,468	13.1	0	0
	TOTAL	102,814	100.0	0	0

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 CARMEL VALLEY ROAD
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	21.084' DATUM: M.S.L.



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Project Address:
3929 Arroyo Sorrento Road
San Diego, CA 92130

Project Name:
McCarty Estates

Sheet Title:
Existing Topography
And Slope Analysis

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: September 27, 2016

Sheet 3 of 8

PTS NO. 515157

IO. No. 24007036

L.C. 276-1699 CCS 1916-6259

LANDSCAPE CONCEPT PLAN

ATTACHMENT

SHEET 3
5
8
OF

LANDSCAPE CONCEPT PLAN
PROJECT NAME: 3929 ARROYO SORRENTO ROAD
A.P.N. 307-060-60-00

DESIGNER TC
DRAWN DHN
CHECKED JHP
DATE 04-03-17

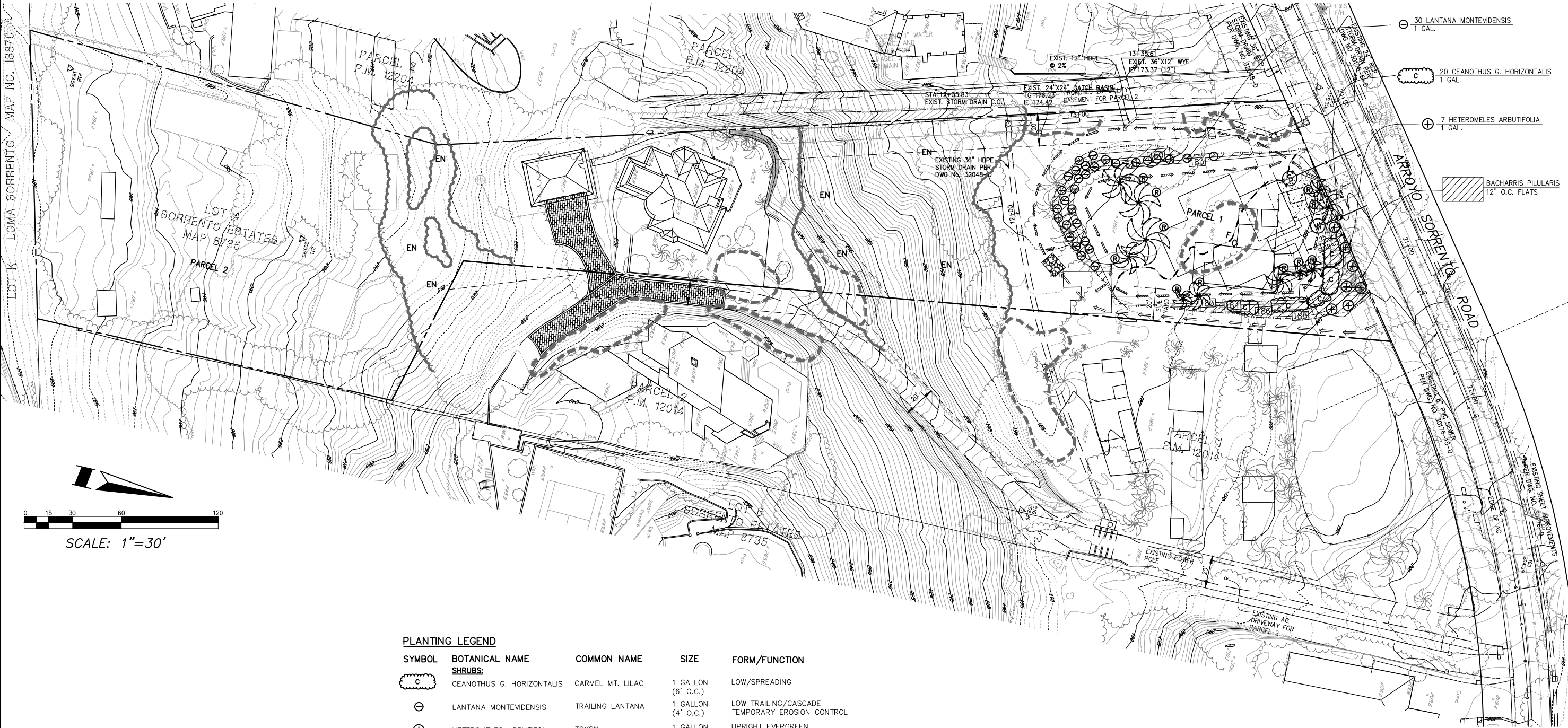
BY NO. DATE

NO. DATE

NO. DATE

NO. DATE

CIVIL ENGINEERING ■ LAND PLANNING ■ SURVEYING ■ 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 ■ (858)569-7377 FAX (858)569-0830



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM/FUNCTION
SHRUBS:				
C	CEANOTHUS G. HORIZONTALIS	CARMEL MT. LILAC	1 GALLON (6" O.C.)	LOW/SPREADING
L	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON (4" O.C.)	LOW TRAILING/CASCADE TEMPORARY EROSION CONTROL
H	HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON (10" O.C.)	UPRIGHT EVERGREEN
GROUND COVER:				
B	BACHARRIS PILULARIS	"TWIN PEAKS" PROSTATE COYOTE BUSH	12" O.C. FROM FLATS	LOW/SPREADING
T	TEMPORARY HYDROSEED	SEE LANDSCAPE NOTE 7 ON SHEET 6	SEED	

EXISTING TREES

EN	EXISTING TREE TO REMAIN
EO	EXISTING PALM TREE (11) TO BE REMOVED
EO	EXISTING ORNAMENTAL SHRUBS
EN	EXISTING NON-IRRIGATED SHRUBS

NOTE:
FOR BRUSH MANAGEMENT PLAN AND NOTES, REFER TO SHEET 7 AND 8.

BENCH MARK	
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San Diego, CA 92130

Project Name:
McCarthy Estates

Sheet Title:
Landscape Concept Plan

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	APRIL 3, 2017

Original Date: September 27, 2016

Sheet 5 of 8

DEPT: PTS NO. 51517

LO. No. 24007036

L.C. 278-1699 CCS 1916-6259

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LANDSCAPE CONCEPT PLAN NOTES

ATTACHMENT 1

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-WIDE LANDSCAPE REGULATIONS OF SECTION 142.0403, 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 INTERM 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 PERMEABLE ROOT ZONE AREA.

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.

7. 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.

ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN ON TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.

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.

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

HYDROSEED MIX (TEMPORARY-IRRIGATED):

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

		LBS.	
BOTANICAL NAME/COMMON NAME	% PURITY/GERMINATION	PER ACRE	
ENCELIA CALIFORNICA/ CALIFORNIA ENCELIA	40/50	2	
ACHILLEA MILLEFOLIUM			
"CERISE QUEEN" /YARROW	98/85	5	
BAILLEYA MULTIRADIATA/ DESERT MARIGOLD	90/80	3	
VERBENA TENUISECTA/ MOSS VERBENA	90/75	4	
LOPINUS NANUS/ LUPINE	98/85	3	
LOTUS SCOPARIUS/ DEERWEED	90/60	1	
ESCHSCHOLZIA CALIFORNICA/ CALIFORNIA POPPY	98/75	2	
TOTAL		20 LBS/ACRES	

FIBER MULCH. 2,000 LBS/ACRE
COMMERCIAL FERTILIZER
"GRO-POWER 5-3-1 PLUS. . . . 1,200 LBS/ACRE
AZTEC BINDER. 130 LBS/ACRE
SARVON (WETTING AGENT). . . . 6 GALLONS

FENCE NOTE:

PER SECTION 142.0412(g)(2) FENCE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE MADE OF NON-COMBUSTIBLE, ONE HOUR FIRE-RATED, AND/OR HEAVY TIMBER CONSTRUCTION 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
- DRIVEWAYS - 10 FEET
- INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS) - 25 FEET

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 VALVES 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 MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
5. AN IRRIGATION SYTEM 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.

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ELEVATION:	21.084' DATUM: M.S.L.

Prepared By:

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Project Address:

3929 Arroyo Sorrento Road
San Diego, CA 92130

Project Name:

McCarty Estates

Sheet Title:

Landscape Concept Plan Notes

- Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: APRIL 3, 2017

Original Date: September 27, 2016

Sheet 6 of 8

DEP# PTS NO. 51517

LO. No. 24007036

L.C. 278-1699 CCS 1916-6259

PROJECT NO. 1009-16

SHEET 6 OF 8

LANDSCAPE CONCEPT PLAN NOTES

PROJECT NAME: 3929 ARROYO SORRENTO ROAD
A.P.N. 307-060-60-00

DESIGNER: J.P. ENGINEERING, INC.
DRAWN: JHP
CHECKED: JHP
DATE: 04-03-17

BY: _____
NO. _____
DATE: _____

CIVIL ENGINEERING

LAND PLANNING

SURVEYING

4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111

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ATTACHMENT 1

3

6

8

OF

PROJECT NO. 1009-16

JP

BRUSH MANAGEMENT PROGRAM

ATTACHMENT 13

SHEET 7 OF 8
Project No. 1009-16

SHEET TITLE: BRUSH MANAGEMENT PROGRAM

PROJECT NAME: 3929 ARROYO SORRENTO ROAD
A.P.N. 307-060-60-00

FAX (858)569-0830

DESIGNER: TG
DRAWN: DHN
CHECKED: JHP
DATE: 12-15-17

BY: NO. DATE

DATE: 12-15-17

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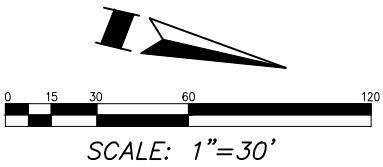
NO. DATE

DEP# PTS NO. 515157
LO. No. 24007036
L.C. 276-1699 CCS 1916-6259



LEGEND

- BRUSH MANAGEMENT ZONE 1 [Symbol]
- IRRIGATED SLOPE PLANTING ZONE 1A [Symbol]
- BRUSH MANAGEMENT ZONE 1 [Symbol]
- BRUSH MANAGEMENT ZONE 2 [Symbol]
- NO BRUSH MANAGEMENT [Symbol]
- EXISTING TREE TO REMAIN [Symbol]
- EXISTING PALM TREE (11) TO BE REMOVED [Symbol]
- EXISTING ORNAMENTAL SHRUBS [Symbol]
- EXISTING NON-IRRIGATED SHRUBS [Symbol]



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 CARMEL VALLEY ROAD

RECORD FROM: CITY OF SAN DIEGO

ELEVATION: 21.084' DATUM: M.S.L.

Prepared By:

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3929 Arroyo Sorrento Road
San Diego, CA 92130

Project Name:

McCarthy Estates

Sheet Title:

Brush Management Program Plan

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: September 27, 2016

Sheet 7 of 8

DEP# PTS NO. 515157

LO. No. 24007036

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BRUSH MANAGEMENT PROGRAM NOTES

BRUSH MANAGEMENT PROGRAM NOTES

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 AN ALTERNATIVE BM PROGRAM, SEE NOTES ON THIS PAGE.

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.

(a) BRUSH MANAGEMENT ACTIVITY IS PERMITTED WITHIN ENVIRONMENTALLY SENSITIVE LANDS (EXCEPT FOR WETLANDS) THAT ARE LOCATED WITHIN 100 FEET OF AN EXISTING STRUCTURE IN ACCORDANCE WITH SECTION 143.0110(c)(7). BRUSH MANAGEMENT IN WETLANDS MAY BE REQUESTED WITH A DEVELOPMENT PERMIT IN ACCORDANCE WITH SECTION 143.0110 WHERE THE FIRE CHIEF DEEMS BRUSH MANAGEMENT NECESSARY IN ACCORDANCE WITH SECTION 142.0412(i). WHERE BRUSH MANAGEMENT IN WETLANDS IS DEEMED NECESSARY BY THE FIRE CHIEF, THAT BRUSH MANAGEMENT SHALL NOT QUALIFY FOR AN EXEMPTION UNDER THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS, SECTION 143.0110(c)(7).

(b) BRUSH MANAGEMENT ZONES: WHERE BRUSH MANAGEMENT IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARDS AROUND STRUCTURES BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION. THIS FIRE BREAK SHALL CONSIST OF TWO DISTINCT BRUSH MANAGEMENT AREAS CALLED "ZONE ONE" AND "ZONE TWO" AS SHOWN IN DIAGRAM 142-04E.

(1) BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCRoACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(a)(4) OF THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS.

(2) BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND SHALL CONSIST OF THINNED, NATIVE OR NON-IRRIGATED VEGETATION.

(c) THE WIDTH OF ZONE ONE AND ZONE TWO SHALL NOT EXCEED 100 FEET AND SHALL MEET THE WIDTH REQUIREMENTS IN TABLE 142-04H UNLESS MODIFIED BASED ON EXISTING CONDITIONS PURSUANT TO SECTION 142.0412(i) AND THE FOLLOWING:

(1) THE ESTABLISHMENT OF BRUSH MANAGEMENT ZONES ONE AND TWO FOR NEW DEVELOPMENT SHALL BE ADDRESSED IN A SITE-SPECIFIC PLAN TO INCLUDE ALL CREATIVE SITE AND/OR STRUCTURAL DESIGN FEATURES TO MINIMIZE IMPACTS TO UNDISTURBED NATIVE VEGETATION. BOTH ZONE ONE AND ZONE TWO SHALL BE PROVIDED ON THE SUBJECT PROPERTY UNLESS A RECORDED EASEMENT IS GRANTED BY AN ADJACENT PROPERTY OWNER TO THE OWNER OF THE SUBJECT PROPERTY TO ESTABLISH AND MAINTAIN THE REQUIRED BRUSH MANAGEMENT ZONE(S) ON THE ADJACENT PROPERTY IN PERPETUITY.

(2) WHERE ZONE TWO IS LOCATED WITHIN CITY-OWNED PROPERTY, A RIGHT-OF-ENTRY SHALL BE EXECUTED IN ACCORDANCE WITH SECTION 63.0103 PRIOR TO ANY BRUSH MANAGEMENT ACTIVITY. ZONE TWO BRUSH MANAGEMENT IS NOT PERMITTED IN CITY-OWNED OPEN SPACE FOR NEW DEVELOPMENT PROPOSALS. FOR PROPERTIES IN THE COASTAL OVERLAY ZONE, ADDITIONAL REQUIREMENTS FOR NEW SUBDIVISIONS ARE FOUND IN SECTION 142.0412(n).

TABLE 142-04H
BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	STANDARD ZONE WIDTHS
LOT 1:	
ZONE ONE WIDTH	35'
ZONE TWO WIDTH	65'
LOT 2:	
ZONE ONE WIDTH	35'
ZONE TWO WIDTH	65'

(d) BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

- (e) WHERE ZONE ONE WIDTH IS REQUIRED ADJACENT TO THE MHPA OR WITHIN THE COASTAL OVERLAY ZONE, ANY OF THE FOLLOWING MODIFICATIONS TO DEVELOPMENT REGULATIONS OF THE LAND DEVELOPMENT CODE OR STANDARDS IN THE LAND DEVELOPMENT MANUAL ARE PERMITTED TO ACCOMMODATE THE INCREASE IN WIDTH:
- (1) THE REQUIRED FRONT YARD SETBACK OF THE BASE ZONE MAY BE REDUCED BY 5 FEET,
- (2) A SIDEWALK MAY BE ELIMINATED FROM ONE SIDE OF THE PUBLIC RIGHT-OF-WAY AND THE MINIMUM REQUIRED PUBLIC RIGHT-OF-WAY WIDTH MAY BE REDUCED BY 5 FEET, OR
- (3) THE OVERALL MINIMUM PAVEMENT AND PUBLIC RIGHT-OF-WAY WIDTH MAY BE REDUCED IN ACCORDANCE WITH THE STREET DESIGN STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (f) THE ZONE TWO WIDTH MAY BE DECREASED BY 1 1/2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH UP TO A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH.
- (g) **ZONE ONE REQUIREMENTS**
- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION, ONE HOUR FIRE-RATED AND/OR HEAVY TIMBER CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
- (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
- (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVERSPRAY SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- (8) FENCES LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE MADE OF NON-COMBUSTIBLE, ONE HOUR FIRE-RATED AND/OR HEAVY TIMBER CONSTRUCTION MATERIALS, UNLESS OTHERWISE APPROVED IN WRITING BY THE FIRE CHIEF.

(h) **ZONE TWO REQUIREMENTS**

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:

- (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE NON-IRRIGATED, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
- (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANGE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
- (C) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
- (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(a), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
- (7) EXCEPT AS PROVIDED IN SECTION 142.0412(i), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

BRUSH MANAGEMENT PER SECTION III OF THE LANDSCAPE STANDARDS

BRUSH MANAGEMENT-DESCRIPTION

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

BRUSH MANAGEMENT-REQUIREMENTS

3.2-1 BASIC REQUIREMENTS-ALL ZONES

- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (e.g., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (SEE FIGURE 3-1 OF LANDSCAPE STANDARDS). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (SEE FIGURE 3-1 OF THE LANDSCAPE STANDARDS).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (i.e., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS-ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS.
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS-ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

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McCorty Estates

- Revision 14: _____
Revision 13: _____
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Revision 11: _____
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Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: APRIL 3, 2017

Sheet Title:

Brush Management Program Notes

Sheet 8 of 8

DEP# PTS NO. 51517

LO. No. 24007036

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 CARMEL VALLEY ROAD
RECORD FROM:	CITY OF SAN DIEGO
ELEVATION:	21.084' DATUM: M.S.L.