



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 1, 2018 REPORT NO. PC-18-073
HEARING DATE: November 8, 2018
SUBJECT: Pacifica Ridge, Process Four Decision
PROJECT NUMBER: [393812](#)
OWNER/APPLICANT: Raintree Residential, LLC

SUMMARY

Issue: Should the Planning Commission approve the subdivision of an existing vacant lot and construct a residential condominium development on a 4.35 acre site located on Smythe Avenue, north of West Foothill Road and south of Avenida De La Madrid in the RM-1-1 Zone within the San Ysidro Community Plan area?

Staff Recommendations:

1. ADOPT Addendum No. 393812 to Program Environmental Impact Report No. 310690/SCH No. 2015111012 and ADOPT the Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Tentative Map No. 1381777, Planned Development Permit No. 2187341, and Site Development Permit No. 1381778.

Community Planning Group Recommendation: On September 14, 2015, the San Ysidro Community Planning Group voted 13-0-1 to recommend approval of the project with no recommendations or conditions (Attachment 10).

Environmental Review: [Addendum No. 393812 to Program Environmental Impact Report \(EIR\) No. 310690/SCH No. 2015111012](#) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce all of the potential impacts to resources to below a level of significance (Attachment 4). Impacts were identified to Biological and Paleontological Resources.

Fiscal Impact Statement: None. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The San Ysidro Community Plan ([SYCP](#)) designated the project site as Low Medium Density Residential Units which allows a density of 10 to 15 dwelling units per acre (du/ac). The project proposes 44 units on 4.35 acres, resulting in an overall density of 10 du/ac. The site is currently undeveloped so this project would result in 44 new permanent residential units. The applicant has opted to pay an inclusionary Affordable Housing fee to meet their affordable housing requirements, as allowed by the San Diego Municipal Code (SDMC) Section [142.1304](#).

BACKGROUND

On November 15, 2016, the City Council of the City of San Diego certified the SYCP Final Program Environmental Impact Report (PEIR) and approved the current SYCP, including concurrent ordinance that rescinded a Planned District Ordinance (PDO) and rezoned the area using City-wide zones. The SYCP area encompasses approximately 1,863 acres within the southernmost part of the City of San Diego. The community is located south of State Route 905 (SR-905), north of United States International Border with Mexico, generally between Interstate 5 (I-5) and Interstate 805 (I-805), with some portions east of I-805, and some portions just west of I-5. A Mitigation Monitoring and Reporting Program (MMRP), Findings, and Statement of Overriding Considerations (SOCs) for the SYCP were also adopted with the PEIR and approval of the SYCP.

The 4.35-acre project site is located on the east side of Smythe Avenue, north of West Foothill Road and south of Avenida De La Madrid. The project site is currently undeveloped hillside, sloping generally southwest, with elevations ranging from 130 to 215 feet above mean sea level (AMSL). Topography on the site is generally steep (10 to 20 percent slopes). The property frontage along Smythe Avenue includes a steep cut slope (1.5:1 slope, up to 45 feet in height). The flatter portions of the site where development is proposed sit at a slightly higher elevation than the adjacent residential development to the north and east.

While the project site is undeveloped, it is located within a developed, urban neighborhood north of Beyer Boulevard and the San Diego Trolley line. North, west, and east of the project site includes single unit residential and multi-unit residential developments. South of the site is a small, vacant parcel and single unit residential development. Smythe Avenue Elementary School is located northwest of the project site, and La Mirada Elementary School is located northeast of the project site. The site consists of three lots, and with no known improvements on the site.

The project site is designated in the SYCP as Low Medium Density Residential Units which allows a density of 10 to 15 dwelling units per acre (du/ac). The project proposes 44 units on 4.35 acres, resulting in an overall density of 10 du/ac. The site is zoned RM-1-1, which is a multi-unit residential designation. The site is located in the Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, Brown Field Municipal Airport and Naval Outlying Landing Field, Imperial Beach Airport Land Use Compatibility Plan – Review Area 2, and Federal Aviation Administration Part 77 Noticing areas.

DISCUSSION

Project Description:

The project would consolidate the existing three lots on the 4.35-acre site into one lot, and construct 44 two-story, detached residential 3- to 4-bedroom condominium units, in 30-foot tall buildings located above two-car garages. Access to the site would be via a new private driveway from Smythe Avenue. A common open space area is proposed in the northwestern portion of the project site. Guest parking spaces are also provided along the eastern portion of the site.

Improvements to Smythe Avenue and the installation of water and sanitary sewer mains are proposed as part of the project. Smythe Avenue would be widened to a modified four-lane collector street, with two full northbound lanes, a bike lane, curb, gutter, and a non-contiguous sidewalk located within a 15-foot parkway. The improvements would extend the length of the property frontage adjacent to Smythe Avenue and transition into the existing improvements at the north and south end of the project site.

Project implementation would require the removal of existing vegetation, concrete brow ditches along the perimeter of the site, and asphalt/concrete along the edge of Smythe Avenue. The entire site would also be graded, and some offsite grading on adjacent properties is required for project implementation. Approximately 67,890 cubic yards (CY) of cut at a maximum depth of 40 feet, with 10,040 CY used as fill material on-site. The remaining CY of fill would be exported off-site to other construction sites nearby.

A deviation is requested for two retaining walls that would exceed the 10-foot retaining wall height standard, with maximum heights of 26 feet, and lengths of 460 feet and 560 feet. A deviation is also requested for development encroachment into steep hillsides. The deviations are discussed in more detail in the Deviations Section of this report.

All landscape and irrigation within the project site would conform to the standards of the City of San Diego (City) landscape regulations and the Land Development Manual Landscape Standards.

Required Approvals:

- Planned Development Permit (PDP) – A PDP is required to allow for the deviations from the Retaining Wall Height Regulations in order to construct a 26-foot-tall retaining wall in the front yard setback, where two retaining wall with a maximum height of 3 feet each are permitted. A second wall of up to 26 feet is also proposed in the interior of site, outside of the front yard setback.
- Site Development Permit (SDP) – The project site contains Environmental Sensitive Lands (ESL) in the forms of Steep Hillsides and biological resources that will be impacted by the development. A SDP is required to regrade 100% of the steep hillside, where the Steep Hillside Guidelines allows only 25% of the steep hillsides to be developed. Also, the project site contains sensitive biological resources in the form of Maritime succulent scrub which will

be removed during on site grading. Maritime succulent scrub is designated in the City's Biology Guidelines as Tier I Rare Upland and is considered a sensitive habitat.

- Tentative Map – A Tentative Map is proposed to consolidate three existing lots into one lot, and to provide for a condominium development of 44 residential units on the project site.

General Plan/Community Plan Analysis:

The proposed project is consistent with the General Plan and the SYCP. The SYCP designates the 4.35-acre site as Low-Medium Density Residential (10-15 du/acre). The Low Medium Density Residential designation provides for both single-family and multi-family housing within a low-medium density range. The project proposes 44 detached single single-family dwelling units to be located on a 4.35-acre site, which would result in an overall density of 10 du/ac and would be consistent with the land use designation and density identified for the site within the SYCP.

The proposed project is consistent with the General Plan's Land Use Element, which includes policy guidance to provide a variety of housing types and sizes and to provide linkages to and from housing through a well-defined pedestrian network. The proposed project is within a quarter of a mile of a transit stop, which is consistent with the General Plan's policy to increase supply of housing units in proximity to transit. The proposed project is consistent with the General Plan's Mobility Element, which includes policy guidance to improve walkability by implementing non-contiguous sidewalks where appropriate to help separate pedestrians from vehicular traffic.

The project site is identified in the SYCP within the Sunset Neighborhood within Figure 2-3 District Map. The proposed project is consistent with the SYCP's Urban Design Element which includes policy guidance to promote housing typologies appropriate to each neighborhood. The proposed project consists of 44 detached single-family dwelling units, which are designed in a manner that are consistent with the housing typologies of single dwelling units and duplexes identified by the SYCP as appropriate for the Sunset Neighborhood.

The proposed project is consistent with the SYCP's Mobility Element policy guidance to support and promote walkability and connectivity through sidewalk improvements along Smythe Avenue. The project proposes a non-contiguous sidewalk lined with street trees along Smythe Avenue with a landscaped buffer on both sides of the sidewalk. The project provides a pedestrian path that connects the sidewalk along Smythe Avenue with the proposed units and provides pedestrian connectivity to the cul-de-sac at the end of Camino de Progreso located to the north-east of the project site.

The proposed project is consistent with the SYCP's Land Use Element policy guidance that site structures to preserve and enhance public scenic vistas and open space areas, particularly those areas with views of Tijuana, the Tijuana River Valley, and the Pacific Ocean. The proposed project would result in the views south to Tijuana to be maintained along the Smythe Avenue corridor. Additionally, Smythe Avenue is not a scenic vista or overlook, according to Figure 4-21 of the SYCP, Scenic Overlooks and Vistas.

The proposed project is consistent with the SYCP's Land Use and Conservation Element policy guidance that recommends new development to minimize grading and relate to the topography and natural features of the San Ysidro hillsides. The proposed project includes graded development pads which would step down with the topography to the south. Graded slopes and site walls would be screened with landscaping which would add texture and visual interest along the public right-of-way. The site design for the project has been developed to minimize grading and achieve the density allocated by the community plan. The proposed project is also consistent with the SYCP's Urban Design Element policy guidance to incorporate useable open spaces into all residential developments, as it incorporates a few areas identified as common open spaces, one of which includes amenities for passive recreation.

Environmental Analysis:

The project site is located within the Multiple Species Conservation Program (MSCP) area, but is entirely outside of Multi-Habitat Planning Area (MHPA) boundaries. The project provided a biological survey of the site and determined that the majority of the site contains disturbed habitat, consisting of non-native vegetation, and maritime succulent scrub, which consists of native cactus species and other native vegetation species. Construction of the project would result in permanent impacts to the entire project site. Maritime succulent scrub is designated in the City Biology Guidelines as Tier I Rare Upland and is considered a sensitive habitat. Project-level impacts to this vegetation community would be significant and consistent with SYCP PEIR's Mitigation Framework Measure BIO-11, project-specific mitigation would be required.

Mitigation for the project's impacts to Tier I maritime succulent scrub shall be accomplished through the purchase and conservation of 1.98 acres of Tier I native grassland contiguous with Mission Trails Regional Park. Because the affected maritime succulent scrub exists outside of the MHPA while the proposed mitigation land exists inside of the MHPA, mitigation would be provided at a ratio of 1:1 of mitigation area to impact area. A Covenant of Easement shall be recorded over 1.98 acres of Tier I habitat in favor of the City and Wildlife Agencies.

Addendum No. 393812 to Environmental Impact Report No. 310690/SCH No. 2015111012 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) Guidelines. A Mitigation and Monitoring Reporting Program (MMRP) is proposed and has been made a condition of the project.

Project-Related Issues:

Deviations – The applicant has requested deviations from the applicable development regulations with the approval of a PDP in accordance with SDMC Section 126.0602(b)(1), provided that findings can be affirmed and the deviations result in a more desirable project. The following table is a list of the requested project deviations:

Deviations Summary			
Deviation	Deviation from SDMC	Allowed/Required	Proposed
Retaining Wall Height	Section 142.0340(c)(1)	Two retaining walls with a maximum height of 3 feet each are permitted in the required front yard setback	A 26-foot tall retaining wall is proposed in the front yard setback. A second wall of up to 26 feet is also proposed in the interior yard.
Steep Hillside Guidelines	Section 143.0142 (a)(2)	Development is to occur on portions of the premises without steep hillsides, except development is permitted in steep slopes outside of MHPA and Coastal Overlay zone, to allow development on 25% of the premises	100% of the steep hillsides will be impacted by development, including grading to achieve a developable area that will allow density consistent with the zone and plan designation

The property is currently undeveloped hillside, sloping generally southwest. Topography on the site is generally steep (10 to 20 percent). The Smythe Avenue property frontage consists of a large, steep cut slope (1.5:1 slope, up to 45 feet in height). The slope does not contain irrigated erosion control plantings and is sparsely vegetated. The deviation to Steep Hillside Guidelines is requested to re-grade 100% of the steep hillside where the Guidelines allow only 25% of the steep hillsides to be re-graded.

In partnership with the development's grading activities, the project proposes approximately 460 feet of single retaining wall along Smythe Avenue ranging from 0 to 26 feet in height and approximately 560 feet of single retaining wall ranging from 0 to 26 feet in height along the interior subdivision private driveway. The retaining wall would be a plantable, lay-back Mechanically Stabilized Earth (MSE) wall. The plantable MSE would provide a source of visual interest to the project site, with greenery, which would improve views along Smythe Avenue and would include a landscape buffer at its base to further enhance its appearance. The placement of trees on the graded slopes of the project, as well as along the street frontage of Smythe Avenue, would serve to break up the large retaining wall.

The SYCP contains the policy "Site structures to preserve and enhance public scenic vistas and open space areas, particularly those areas with views of Tijuana, the Tijuana River Valley, and the Pacific Ocean" (Policy 2.2.7). Views south to Tijuana would be maintained along the Smythe Avenue corridor. Smythe Avenue is not a scenic vista or overlook, according to Figure 4-21 of the SYCP, Scenic Overlooks and Vistas. The project's grading would reduce the elevation of the site, therefore,

the proposed retaining wall along Smythe Avenue would have a lower overall visible height than with the existing barren cut slope. The existing cut slope is at a maximum height of 45 feet while the proposed retaining wall would be at a maximum height of 26 feet. The project would not result in a significant impact associated with views from a public vantage point associated with the SYCP.

Therefore, based on the site grading and reduction of slope height (compared to the current condition), the MSE retaining wall and associated landscaping and greenery proposed to soften the visual effect of the retaining wall, and the lack of designation of Smythe Avenue as a scenic resource, the project with the requested deviations would be able to achieve minimum unit density of one Dwelling Unit (du) per 3,000 square feet, as required by RM-1-1 Base Zone, and meet the SYCP's minimum density of 10 du/ac for Low Medium Density Residential Units.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing vacant lot as a residential community, while meeting the purpose and intent of the development regulations.

CONCLUSION

With the approval of the requested deviations, the proposed development meets all applicable regulations and policy documents. Staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted SYCP, the SDMC, and the General Plan. Therefore, Staff can support the draft findings included in Attachment 5.

ALTERNATIVES

1. ADOPT Addendum No. 393812 to Program Environmental Impact Report No. 310690/SCH No. 2015111012 and ADOPT the MMRP and APPROVE Planned Development Permit No. 2187341, Site Development Permit No. 1381778, and Tentative Map No. 1381777 with modifications;
2. DO NOT ADOPT Addendum No. 393812 to Program Environmental Impact Report No. 310690/SCH No. 2015111012 and ADOPT the MMRP and DENY Planned Development Permit No. 2187341, Site Development Permit No. 1381778, and Tentative Map No. 1381777 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Martha Blake
Development Project Manager
Development Services Department

LOWE/MKB

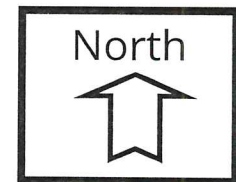
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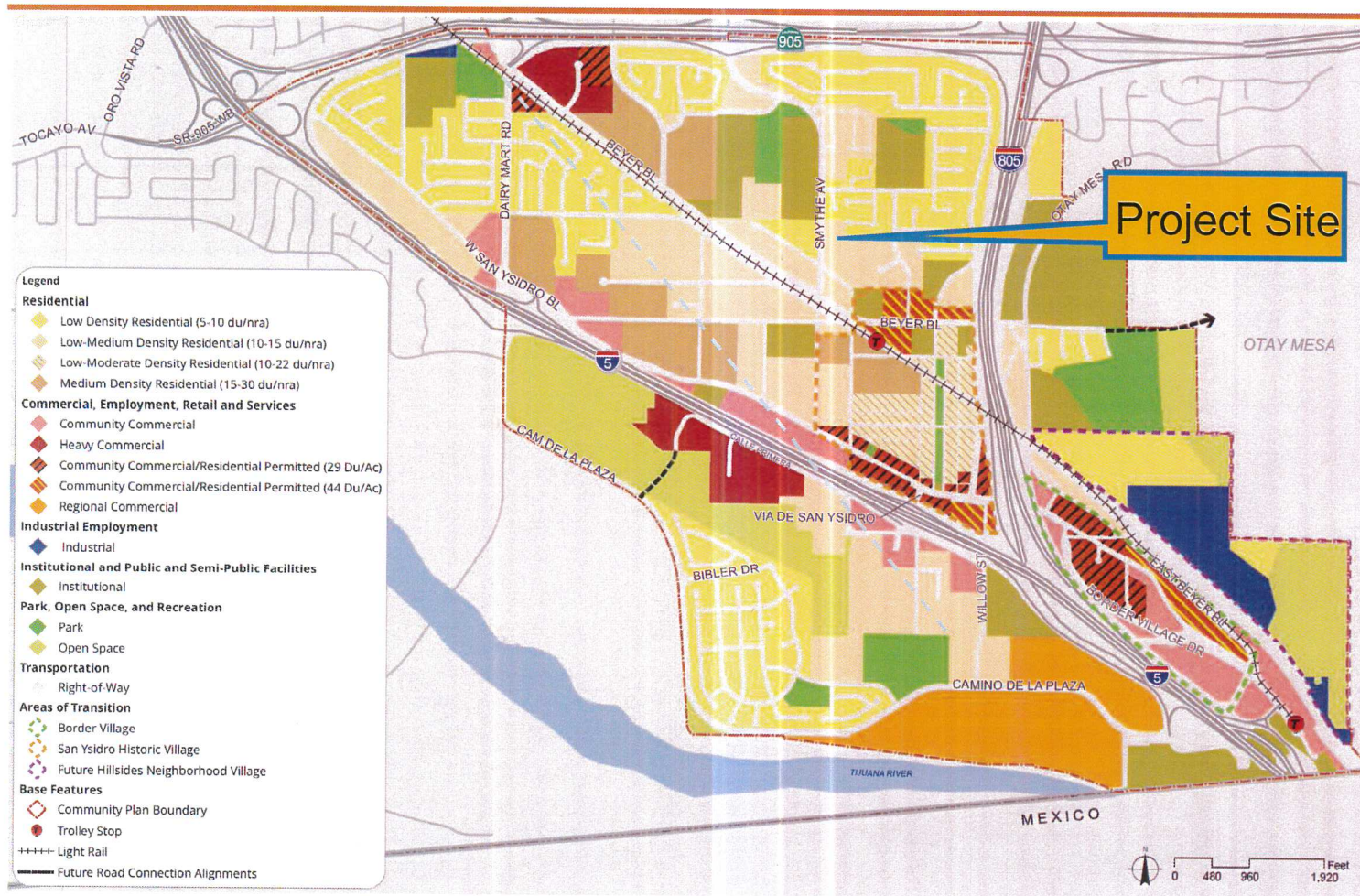
1. Aerial Photographs/Site Vicinity
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Environmental Resolution with MMRP
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Resolution Approving Tentative Map
8. Draft Tentative Map Conditions
9. Community Planning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



Aerial Photo

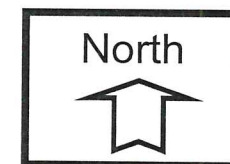
Pacifica Ridge/ Smythe Avenue
PROJECT NO. 393812

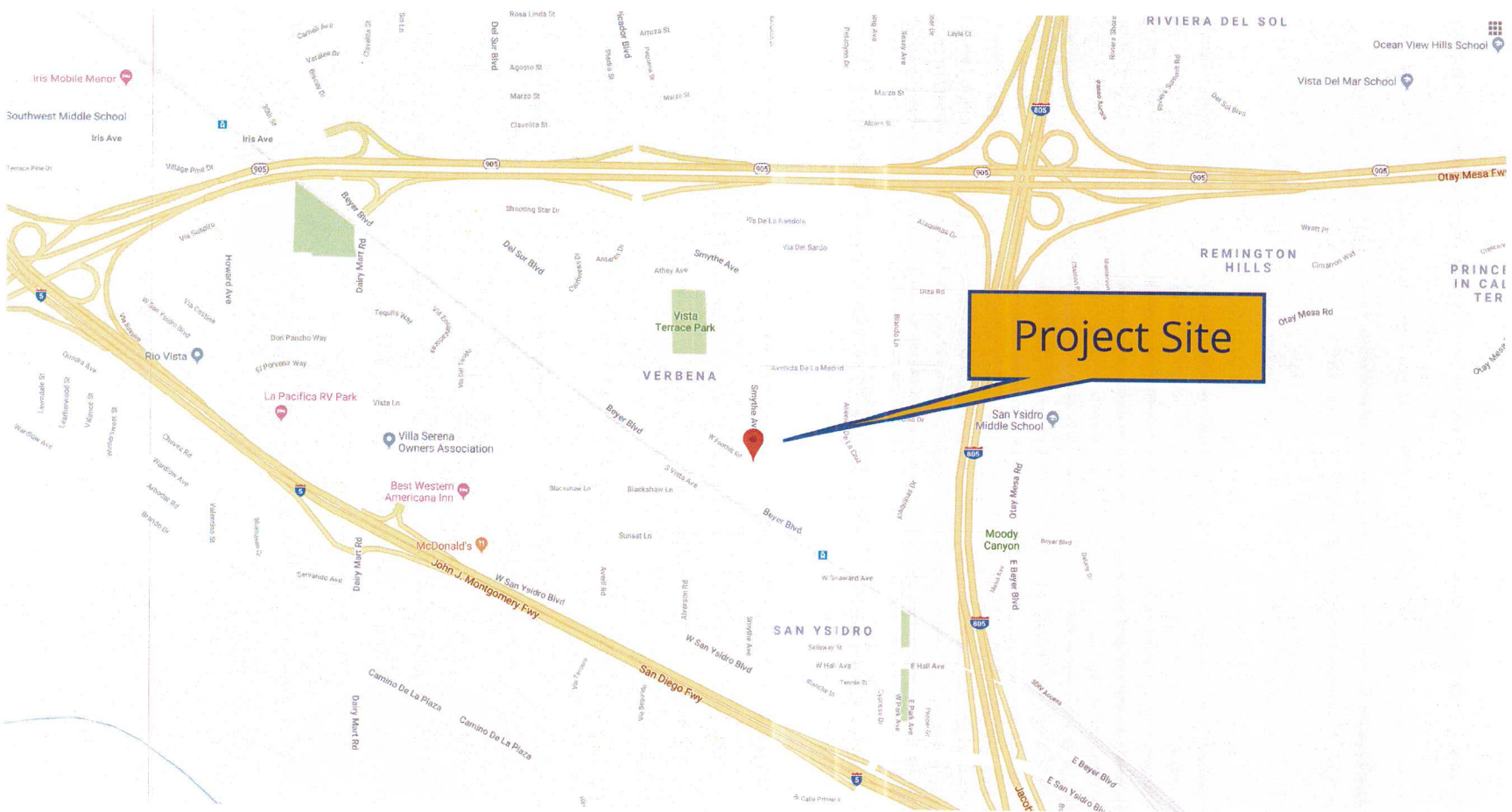




Land Use Map

Pacifica Ridge/ Smythe Avenue
PROJECT NO. 393812





Project Location Map

Pacifica Ridge/ Smythe Avenue
PROJECT NO. 393812



RESOLUTION NUMBER R-

ADOPTED ON NOVEMBER 8, 2018

WHEREAS, City of San Diego Planning Department conducted a comprehensive plan update to the San Ysidro Community Plan that included the adoption of a comprehensive plan update to the San Ysidro Community Plan was conducted that included amendments to the San Ysidro Community Plan and General Plan, ordinance amendments to the Land Development Code, ordinance amendments to the City's certified Local Coastal Program, a Rezone ordinance, an ordinance adopting the San Ysidro Historical Specific Plan, and an ordinance repealing the San Ysidro and Southeastern Planned District ordinance; and

WHEREAS, on November 28, 2016, the San Diego City Council adopted Resolution No. 310803, certifying Program Environmental Impact Report No. 310690 / SCH No. 2015111012, a copy of which is on file in the City Clerk's Office in accordance 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.); and

WHEREAS, on November 20, 2014, Raintree Terraces LLC submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Program Environmental Impact Report if such Addendum meets the requirements of CEQA; and

BE IT RESOLVED, by the City Council of the City of San Diego as follows:

1. That the information contained in the Program Environmental Impact Report No. 310690 / SCH No. 2015111012 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this City Council prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Program Environmental Impact Report No. 386029 / SCH No. 2014051075 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Program Environmental Impact Report No. 310690 / SCH No. 2015111012 or that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report No. 310690 / SCH No. 2015111012.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project

proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum to Program Environmental Impact Report No. 310690 / SCH No. 2015111012 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That pursuant to CEQA Section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That Development Services Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: [JAN GOLDSMITH, CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

PLANNED DEVELOPMENT PERMIT NO. 2187341, SITE DEVELOPMENT PERMIT NO. 1381778, and
TENTATIVE MAP NO. 1381777

PROJECT NO. 560527

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Program Environmental Impact Report No. 386029 / SCH No. 2014051075 shall be made conditions of Planned Development Permit No. 2187341 and Site Development Permit No. 1381779 as may be further described below.

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

1. Prior to the issuance of any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply **ONLY** to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/information/standtemp>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

Qualified Paleontological Monitor, Qualified Biologist, Acoustician

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 560527 and/or Environmental Document Number 560527, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

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

- National Pollutant Discharge Elimination System (NPDES) Municipal

- Storm Water Permit Compliance;
- NPDES General Construction Activity Permit for Storm Water Discharges Compliance;
- California Fish and Game Code Section 1602 Streambed Alteration Agreement;
- Federal Clean Water Act Section 404 Permit; and
- Federal Clean Water Act Section 401 Water Quality Certification

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

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

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

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Visual Quality	Contour Grading Verification Letter	Contour Grading/Staking Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Noise

- I. Prior to issuance of any residential building permit, the Owner/Permittee shall submit an exterior to interior noise analysis to identify appropriate sound transmission reduction measures necessary to achieve an interior noise level that would not exceed 45 dBA.
- II. Prior to issuance of Final Inspection/Occupancy, the Owner/Permittee shall submit two copies of the final acoustical report with construction documents to the Building Inspector, to verify that interior acoustical levels of 45 dBA has been achieved.

Biological Resources – Uplands (Habitat Acquisition Fund)

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall make payment to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 0.30 acre of Diegan coastal sage scrub (Tier II) and 0.62 acre of non-native grassland (Tier IIIB). This payment is based on mitigation ratios, per the City of San Diego Biology Guidelines (2012). Impacts to Diegan coastal sage scrub (Tier II) inside of the MHPA shall be required at a mitigation ratio of 1:1 (approximately 0.30 acre) and outside of the MHPA at a mitigation ratio of 1.5:1 (approximately 0.45 acre). Impacts to non-native grassland (Tier IIIB) inside of the MHPA shall be required at a mitigation ratio of 0.5:1 (approximately 0.31 acre) and outside of the MHPA at a mitigation ratio of 1.5:1 (approximately 0.62 acre). The equivalent contribution payment into the City's HAF shall also include a ten (10) percent administrative fee.

Biological Resources

- I. **Prior to Construction**
 - A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
 - B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME), which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including nesting surveys for yellow-breasted chat, yellow warbler, ~~and~~ Cooper's hawk, Least Bell's Vireo), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to sensitive bird species such as yellow-breasted chat, yellow warbler, ~~and~~ Cooper's hawk, and Least Bell's Vireo removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of the yellow-breasted chat, yellow warbler, and Cooper's hawk, on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting yellow-breasted chat, yellow warbler, and Cooper's hawk, and Least Bell's Vireo) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging area, etc.).

II. During Construction

- A. **Monitoring** – All construction (including access/staging area) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final

BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

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

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a precon meeting that shall include the PI, CM, and/or Grading Contractor, RE, BI, if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the CM and/or Grading Contractor.
 - a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents

(reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

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

IV. Night and/or Weekend Work

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

V. Post Construction

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

which describes the results, analysis, and conclusions of all phases of the paleontological monitoring program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

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

PLANNING COMMISSION RESOLUTION NO. [REDACTED]
PLANNED DEVELOPMENT PERMIT NO. 2187341
SITE DEVELOPMENT PERMIT NO. 1381778
PACIFICA RIDGE PROJECT NO. 393812 [MMRP]

WHEREAS, RAINTREE RESIDENTIAL, LLC, a Delaware limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a multi-family residential development with 44, two-story, detached, residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2187341 and No. 1381779), on portions of a 4.35-acre site located on Smythe Avenue, north of West Foothill Rd. and south of Avenida De La Madrid; and

WHEREAS, the project site is located at Smythe Avenue, north of West Foothill Road and south of Avenida De La Madrid in the Residential Multiple Dwelling (RM-1-1), Residential Tandem Parking Overlay, Transit Area Overlay, Transit Priority Area, Brown Field Municipal Airport and Naval Outlying Landing Field Imperial Beach Airport Land Use Compatibility Plan (ALUCP) – Review Area 2, FAA-Part 77 Noticing Area zone(s) of the San Ysidro Community Plan area; and

WHEREAS, the project site is legally described as:

Parcel 1: All that portion of the Northwest quarter of the Southwest Quarter of section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Government Survey.

Parcel 2: All that portion of the Northwest quarter of the Southwest quarter of section thirty-six (36), Township eighteen (18) South, Range two (2) West, San Bernardino Meridian.

Parcel 3: A Right of Way, together with the right of ingress and egress for construction and maintenance of conduit line, twenty (20) feet wide over and across a portion of said Northwest quarter of the Northwest quarter of Southwest quarter of said Parcel 2.

Parcel 4: All that portion of the Northwest quarter of the Southwest quarter of section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Survey approved February 25, 1870.

WHEREAS, on November 8, 2018, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2187341 and Site Development Permit No. 1381778 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, that it adopts the following findings with respect to Planned Development Permit No. 2187341 and Site Development Permit No. 1381778:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The proposed 4.35-acre residential development over Parcels 1 - 4 of Map 7042 does not adversely affect the land use plan. The land is designated for Low-Medium Density Residential of 10 to 15 dwelling units per acre in the SYCP. The proposed project includes 44 condominium units along with amenities and associated improvements for driveways, parking, and utilities. The proposed project density is 10 du/acre, which meets the minimum density range of the SYCP for the site.

Deviations for retaining wall height and development encroachment into steep slopes are proposed to achieve the minimum density range. The existing slope along Smythe Avenue is a cut slope with a maximum height of 45 feet, and no vegetation. The grading and proposed retaining walls would reduce the height of the slope along Smythe Avenue to 26 feet, and the walls would be plantable. The Project will be consistent with the policies of the SYCP, with grading that relates to the topography and natural features of the San Ysidro hillsides. The proposed development pads

would step down with the topography to the south, and the graded slopes and screening of the wall would include landscaping that would add texture and visual interest along the public right-of-way.

By taking access to the site from Smythe Avenue, project-related impacts to existing, established neighborhoods to the north and east will be minimized. This access will also provide a route to Beyer Boulevard and the existing Trolley Station. Additionally, the project is consistent with applicable Conservation Element policies contained in the General Plan, and therefore the proposed subdivision and its design and improvements will be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes 44 residential condominium units on a site that contains Environmentally Sensitive Lands (ESL). The project will comply with applicable local, regional, state, and federal regulations to prevent detrimental impact to health, safety, and welfare of persons working in and around the project site, including all applicable building, fire, plumbing, and mechanical code requirements.

Proper infrastructure is proposed to ensure the project will be provided with potable water, sanitary sewer, and fire sprinkler supply lines. The project proposes sufficient accessibility for emergency vehicles to access the all portions of the site from multiple points of entry.

Based on the design measures incorporated into the project, and the permit conditions controlling the construction and operation of the project, 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 more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The proposed 4.35-acre development over Parcels 1-4 of Map 7042 complies with the LDC through deviations as allowed by a Planned Development Permit, in accordance with SDMC Section 126.0602(b)(1). The land is currently zoned as RM-1-1 which is designated for residential multiple dwelling unit developments with maximum densities of 15 dwelling units per acre. To enable any residential development on the project site consistent with the Base Zone regulations, the project includes deviations for retaining wall height and development encroachment into steep hillsides to achieve maximum development area.

The following table is a list of the requested project deviations:

Deviations Summary			
Deviation	Deviation from SDMC	Allowed/Required	Proposed
Retaining Wall Height	Section 142.0340(c)(1)	Two retaining walls with a maximum height of 3 feet each are permitted in the required front yard setback	A 26-foot tall retaining wall is proposed in the front yard setback. A second wall of up to 26 feet is also proposed in the interior.
Steep Hillside Guidelines	Section 143.0142 (a)(2)	Development is to occur on portions of premises without steep hillsides, except development is permitted in steep slopes outside of MHPA and Coastal Overlay zone, to allow development on 25% of premises	100% of the steep hillsides will be impacted by development, including grading to achieve a developable area that will allow density consistent with the zone and plan designation

The deviations will allow the project to be able to achieve minimum unit density of one Dwelling Unit (du) per 3,000 square feet, as required by RM-1-1 Base Zone. Given the terrain of the site, as well as the need to provide access to the site from Smythe Avenue, this grading is needed to make the site suitable for the private driveway and housing units. The driveway access is being taken at the northwest portion of the project, which is the highest elevation of the street when compared to the project site. Taking access from Smythe Avenue avoids adding vehicle trips through the established neighborhood just to the east of the project, minimizing impacts to those neighbors while also providing bike and pedestrian access to Smythe Avenue which leads to an existing San Diego Trolley station. In addition, the proposed retaining walls would be plantable, and the project's grading would reduce the elevation of the site, therefore, the proposed retaining wall along Smythe Avenue would have a lower overall visible height than with the existing barren cut slope. The existing cut slope is at a maximum height of 45 feet while the proposed retaining wall would be at a maximum height of 26 feet.

The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the development of the existing vacant lot as a residential community consistent with the land use plan, while meeting the

purpose and intent of the development regulations. Therefore, the proposed development would be consistent with the Land Development Code.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

Please see PDP Finding A(1)(a).

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

Please see PDP Finding (A)(1)(b).

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

Please see PDP Finding (A)(1)(c).

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 proposed project is designed with minimal disturbance to biological resources, but will result in impacts to steep hillsides, which is defined as an environmentally sensitive land. Impacts to biological resources are fully mitigated through offsite acquisition and conservation of 1.98 acres of Tier I habitat, in accordance with the City's Biology Guidelines and as described in the Addendum to PEIR. The project has requested a deviation to the steep hillside guidelines to impact 100% of the onsite steep hillsides and a deviation to the retaining wall height in order for the project to achieve minimum unit density of one Dwelling Unit (du) per 3,000 square feet, as required by RM-1-1 Base Zone, and meet the SYCP's minimum density of 10 du/ac for Low Medium Density Residential Units.

The 460-foot-long retaining wall along Smythe Avenue would range from 0 to 26 feet in height and the approximately 560-foot-long interior retaining wall ranging from 0 to 26 feet in height along would be plantable, lay-back Mechanically Stabilized Earth (MSE) wall. The plantable MSE would provide a source of visual interest to the project site, with greenery, which would improve views along Smythe Avenue and would include a landscape buffer at its base to further enhance its appearance. The placement of trees on the graded slopes of the project, as well as along the street frontage of Smythe Avenue, would serve to break up the large retaining walls. The

project's grading would reduce the elevation of the site, therefore, the proposed retaining wall along Smythe Avenue would have a lower overall visible height than, with the existing barren cut slope. The existing cut slope is at a maximum height of 45 feet while the proposed retaining wall would be at a maximum height of 26 feet.

Therefore, the site is physically suitable for the design and siting of the proposed development and development will result in the minimum disturbance possible to 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.

This project is located on areas that are considered to be steep slopes, but is not located within a Special Flood Hazard Area. The site drainage and grading will ensure minimal erosion and majority of the developed site runoff will be collected, treated, and discharged in accordance with all applicable storm water regulations and standards.

The project geotechnical engineer, Allied Earth Technology, has provided recommendations for removal and replacement of earthwork that will result in a geologically stable project. Implementation of the proposed project requires approximately 67,890 cubic yards of excavation to a depth of 40 feet and 10,040 cubic yards of fill to depths up to 20 feet. The site is to be balanced with the earthwork.

The Geotechnical Investigation prepared by Allied Earth Technology indicates that the most likely geologic hazard would be ground shaking as a result of the fault lines. The nearest fault lines, Rose Canyon and Elsinore-Julian, are located 11.3 and 46.6 miles from the site. All geologic hazards can be mitigated following the grading and structural recommendations outlined in Geocon's report.

A Hydrology Study has been prepared by SB&O Inc. to demonstrate that the site will detain flows from large storm events sufficient to reduce the post-construction discharge to levels equal to or lower than the pre-development levels. A Water Quality Technical report has been prepared to address both quality of the storm water runoff and effects related to hydromodification.

Therefore, based on proposed design measures, and the conclusions stated in the technical studies, the proposed development will minimize the alteration of the natural land forms and will not result in the 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 development will not conduct offsite grading on the property to the south to minimize impacts to environmentally sensitive lands. A brow ditch will be constructed along the southern property line to contain storm water runoff from leaving the project site. Therefore, the project will not adversely impact 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 and Vernal Pool Habitat Conservation Plan (VPHCP).

The project site lies within the MSCP area, but outside of the MHPA areas. The Biology Study prepared by LSA, Associates shows compliance with mitigation requirements for vegetation communities. The report also provides BMP measurements such as gravel bags, and silt fencing to prevent off-site sedimentation from the concrete brow ditches. Therefore, the project will be consistent with the MSCP and VPHCP.

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

The proposed site is located approximately five miles inland and not located within the coastal overlay zone. Thus, the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The development approvals include mitigation for the development impacts to biological and paleontological resources, in accordance with City Guidelines and the PEIR certified for the SYCP, as described in the project Addendum to PEIR. The mitigation is appropriate for the impacts created by the proposed development.

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, Planned Development Permit No. 2187341 and Site Development Permit No. 1381778 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2187341 and No. 1381779, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: November 8, 2018

IO#: 24005223

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005223

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2187341
SITE DEVELOPMENT PERMIT NO. 1381778

PACIFICA RIDGE PROJECT NO. 393812 [MMRP]
PLANNING COMMISSION

This Planned Development Permit No. 2187341 and Site Development Permit No. 1381778 are granted by the Planning Commission of the City of San Diego to Raintree Residential, LLC, a Delaware limited liability company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 and 126.0602. The 4.35-acre site is located on Smythe Avenue, north of West Foothill Road and south of Avenida De La Madrid in the Residential Multiple Dwelling (RM-1-1), Residential Tandem Parking Overlay, Transit Area Overlay, Transit Priority Area, Brown Field Municipal Airport and NOLF Imperial Beach Airport Land Use Compatibility Plan (ALUCP) – Review Area 2, FAA-Part 77 Noticing Area zone(s) of the San Ysidro Community Plan area. The project site is legally described as:

Parcel 1: All that portion of the Northwest quarter of the Southwest Quarter of section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Government Survey.

Parcel 2: All that portion of the Northwest quarter of the Southwest quarter of section thirty-six (36), Township eighteen (18) South, Range two (2) West, San Bernardino Meridian.

Parcel 3: A Right of Way, together with the right of ingress and egress for construction and maintenance of conduit line, twenty (20) feet wide over and across a portion of said Northwest quarter of the Northwest quarter of Southwest quarter of said Parcel 2.

Parcel 4: All that portion of the Northwest quarter of the Southwest quarter of section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Survey approved February 25, 1870.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a multi-family residential development with 44, two-story, detached, residential condominium units, described and identified by size, dimension, quantity, type, and

location on the approved exhibits [Exhibit "A"] dated November 8, 2018, on file in the Development Services Department.

The project shall include:

- a. Construction of a multi-family residential development with 44, two-story, detached, residential condominium units above two-car garages.
- b. Deviations;
 - Deviation to allow the construction of an at grade to 26-foot in height, 460-foot long retaining wall along Smythe Avenue property frontage and an at grade to 26-foot in height, 560-foot long retaining wall along the interior subdivision private driveway where the San Diego Land Development Manual, Steep Hillside Guidelines; Section II C, Standard 2, and Diagram II-4 allows a maximum single wall height (grade to grade) of 10 feet or multiple staggered walls, separated by a minimum of 3 feet, each wall not to exceed 10-foot (grade to grade).
 - Deviation to allow 100 percent grading of the steep hillside where the San Diego Municipal Code Section 143.0142 (a)(2) restricts development in steep hillsides to be maximum 25 percent.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Retaining walls, common open space, underground storm water detention/storage facility; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 23, 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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in the Addendum to the Program Environmental Impact Report No. 393812, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as the Addendum to the Program Environmental Impact Report No. 393812, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

19. The Planned Development Permit No. 218734 and Site Development Permit No. 1381778 shall comply with all Conditions of the Final Map for the Tentative Map No. 1381777.

20. The project proposes to export 57,850 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

21. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
22. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
23. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate and improve additional right-of-way along the project site frontage on Smythe Avenue per the approved 'Exhibit A', satisfactory to the City Engineer.
24. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional five feet on Camino De Progreso to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
25. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
26. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for three (3) curb outlets in the Smythe Avenue right-of-way.
27. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25-foot wide driveway, adjacent to the site on Smythe Avenue, satisfactory to the City Engineer.
28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to construction of the Sidewalk, Curb & Gutter, with current City Standards, adjacent to the site on Smythe Avenue, satisfactory to the City Engineer.
29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 20-foot wide emergency only driveway with removable bollards, adjacent to the site on Camino De Progreso, satisfactory to the City Engineer.
30. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to construction of the Sidewalk per the approved 'Exhibit A' with current City Standard, adjacent to the site on Camino De Progreso, satisfactory to the City Engineer.
31. Prior to the issuance of any construction permits, 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.
32. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the

Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

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

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

36. Prior to the issuance of any construction permits, the Subdivider shall record a Declaration of Covenants and Reservation of Easements for the private drainage system crossing adjacent property at North of the subdivision. The Declaration of Covenants and Reservation of Easements shall state: Since the Drainage Easement agreement is a private and not a public issue, the City of San Diego is not responsible for any dispute that might arise in the future between the private parties.

LANDSCAPE REQUIREMENTS:

37. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

38. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit 'A' in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

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

40. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

42. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

PLANNING/DESIGN REQUIREMENTS:

44. Owner/Permittee shall maintain minimum off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

45. 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.

46. Prior to the issuance of any construction permits, 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 on the premises as shown on Exhibit "A" for Steep Hillsides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

47. 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:

48. Prior to the issuance of the first construction permit, the owner/permittee shall dedicate and shall assure by permit and bond the construction of Smythe Avenue along the project frontage as a four-lane collector with a left turn pocket with 70-feet of pavement curb to curb in 92-99-foot right-of-way including 15-foot parkway with noncontiguous six-foot sidewalk adjacent to the project, curb and gutter, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

49. Prior to any Final Map being recorded, the Subdivider shall provide evidence that CC&R's related to shared water and sewer facilities have been added to the titles of those properties which share private water and/or sewer facilities. The CC&R's related to shared water and sewer facilities must be written so as to provide for the perpetual operation and maintenance of all shared private facilities and is subject to the approval of the Public Utilities Director.

50. Prior to the issuance of any grading permit under this development permit, the Subdivider shall install all above ground private back flow prevention as required to protect all water service lines (domestic, fire, and irrigation) in a manner satisfactory to the Public Utilities Director and the City Engineer. Backflow Prevention Devices (BFPDs) are typically located on private property, in-line with the water service, and immediately adjacent to the right-of-way. The Public Utilities Department will not permit BFPDs to be located below grade or within the structure.

51. Prior to the issuance of any construction permit under this development permit, the Subdivider shall provide evidence of a City approved, County recorded Encroachment Maintenance and Removal Agreement (EMRA) for any pre-existing or proposed encroachment within any public right-of-way or public easement contiguous to the property associated with this development permit.

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

53. Prior to the issuance of any construction permit, the Subdivider shall assure by permit and bond the design and construction of all proposed public water and sewer facilities indicated on Exhibit "A" of the development's associated approved Tentative Map and/or Discretionary Permit.

54. All proposed private water and/or sewer facilities outside of the public right-of-way must be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

55. All water and sewer facilities to be constructed within the public right-of-way or other public easement (including water services and sewer laterals) must be designed and constructed in

accordance with criteria established in the most current version of all applicable City of San Diego Water and Sewer Facility Design Guidelines, regulations, standards, and practices pertaining thereto.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on November 8, 2018 and [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: Planned Development Permit No. 218734
Site Development Permit No. 1381778
Date of Approval: November 8, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Raintree Residential, LLC
Owner/Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1381777, PACIFICA RIDGE - PROJECT NO. 393812
[MMRP]

WHEREAS, Raintree Residential, LLC, a California limited liability company, Subdivider, and Stephen Ott, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1381777) for Pacifica Ridge Project, to construct a multi-family residential development with 44, two-story, detached, residential condominium units, and to waive the requirement to underground existing offsite overhead utilities. The project site is located on Smythe Avenue, north of West Foothill Road and south of Avenida De La Madrid in the Residential Multiple Dwelling (RM-1-1), Residential Tandem Parking Overlay, Transit Area Overlay, Transit Priority Area, Brown Field Municipal Airport and NOLF Imperial Beach Airport Land Use Compatibility Plan (ALUCP) – Review Area 2, FAA-Part 77 Noticing Area zone(s) of the San Ysidro Community Plan area. The property is legally described as:

Parcel 1: All that portion of the Northwest quarter of the Southwest Quarter of section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Government Survey.

Parcel 2: All that portion of the Northwest quarter of the Southwest quarter of section thirty-six (36), Township eighteen (18) South, Range two (2) West, San Bernardino Meridian.

Parcel 3: A Right of Way, together with the right of ingress and egress for construction and maintenance of conduit line, twenty (20) feet wide over and across a portion of said Northwest quarter of the Northwest quarter of Southwest quarter of said Parcel 2.

Parcel 4: All that portion of the Northwest quarter of the Southwest quarter of section 36, Township 18 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Survey approved February 25, 1870.

WHEREAS, the Map proposes the Subdivision of a 4.35-acre site into one (1) lot for the creation of 44 residential condominium units; 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 subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 44; and

WHEREAS, on November 8, 2018, the Planning Commission of the City of San Diego considered Tentative Map No. 1381777, and pursuant to San Diego Municipal Code section(s) 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1381777:

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

The proposed 4.35-acre residential development over Parcels 1 - 4 of Map 7042 does not adversely affect the adopted San Ysidro Community Plan and Local Coastal Program Land Use Plan

(SYCP). The land is designated for Low-Medium Density Residential of 10 to 15 dwelling units per acre in the SYCP. The proposed site would allow between 43 and 65 dwelling units. The project has been designed to accommodate 44 units which conforms to the planned density. The project also proposes amenities and associated improvements for driveways, parking and utilities. The project is consistent with the SYCP's Urban Design Element policy to incorporate useable open spaces into all residential developments, with provision of more than one common open spaces area, including one with amenities for passive recreation. The project shall meet all of the development standards within the San Diego Municipal Code (SDMC) Chapter 13.

Deviations for retaining wall height and development encroachment into steep slopes are proposed to achieve the minimum density range. The existing slope along Smythe Avenue is a cut slope with a maximum height of 45 feet, and no vegetation. The grading and proposed retaining walls would reduce the height of the slope along Smythe Avenue to 26 feet, and the walls would be plantable. The Project will be consistent with the policies of the SYCP, with grading that relates to the topography and natural features of the San Ysidro hillsides. The proposed development pads would step down with the topography to the south, and the graded slopes and screening of the wall would include landscaping that would add texture and visual interest along the public right-of-way.

By taking access to the site from Smythe Avenue, project-related impacts to existing, established neighborhoods to the north and east will be minimized. This access will also provide a route to Beyer Boulevard and the existing Trolley Station. Additionally, the project is consistent with applicable Conservation Element policies contained in the General Plan, and therefore the proposed subdivision and its design and improvements will be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed subdivision complies with the applicable RM-1-1 zone designated for residential multiple dwelling unit developments. The project includes a 44 unit condominium development with driveways, parking, and utilities. The project shall meet all of the development standards within the Land Development Code (LDC). The proposed density is 10 du/acre, which meets the RM-1-1 density requirements.

The applicant has requested deviations from the applicable development regulations with the approval of a PDP in accordance with SDMC Section 126.0602(b)(1), provided that findings can be affirmed and the deviations result in a more desirable project.

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

The land is currently zoned as RM-1-1 which is designated for residential multiple dwelling unit developments with maximum densities of 15 dwelling units per acre. The proposed project includes 44 condominium units along with amenities and associated improvements for driveways, parking and utilities. The project shall meet all of the development standards within the San Diego Municipal Code (SDMC) Chapter 13. As noted in Tentative Map Finding No. 1, the project has been

designed to accommodate 44 units which conforms to the planned density. Therefore, the project site is physically suitable for the type and density of development.

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

The subdivision and proposed project are not likely to cause substantial environmental damage. Impacts to biological resources are fully mitigated through offsite acquisition and conservation of 1.98 acres of Tier I habitat, in accordance with the City's Biology Guidelines and as described in the Addendum to PEIR. The proposed development will not conduct offsite grading on the property to the south to minimize impacts to environmentally sensitive lands. A brow ditch will be constructed along the southern property line to contain storm water runoff from leaving the project site.

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

The project proposes 44 residential condominium units on a site that contains Environmentally Sensitive Lands (ESL). The project will comply with applicable local, regional, state, and federal regulations to prevent detrimental impact to health, safety, and welfare of persons working in and around the project site, including all applicable building, fire, plumbing, and mechanical code requirements.

Proper infrastructure is proposed to ensure the project will be provided with potable water, sanitary sewer, and fire sprinkler supply lines. The project proposes sufficient accessibility for emergency vehicles to access the all portions of the site from multiple points of entry.

Based on the design measures incorporated into the project, and the permit conditions controlling the construction and operation of the project, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located on private property and is not within a public access corridor identified in the community plan and does not contain any easements for public access. 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 proposed dwelling have adequate window openings to allow for cross ventilation cooling, thereby reducing the need to air-conditioning. All the living spaces and main bedrooms are located on the east side overlooking the valley, with the garages and bathrooms with minimum

amount of glazing on the west side, thereby reducing the heat load to the living and sleeping areas of the dwellings. 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.

The 44 unit project fits within the minimum required density for its designated zone. A requirement of this project was to add additional lanes to Smythe Avenue adjacent to the project in order to provide for better traffic flow. This project includes the widening of Smythe Avenue into a modified four-lane collector street, which will include two full northbound lanes, bike lane, curb, gutter, and non-contiguous sidewalk located within a 15' parkway. The Smythe Avenue improvements will extend the length of the property adjacent to Smythe Avenue and transition into the existing improvements at the North and South ends.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1381777, hereby granted to Raintree Residential, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005223

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1381777, PACIFICA RIDGE - PROJECT NO. 393812 [MMRP].

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire November 23, 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 the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Planned Development Permit No. 2187341 and Site Development Permit No. 1381778.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

6. Prior to recordation of the Tentative Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. 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.
9. 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.
10. The Final Map shall comply with all Conditions of the Planned Development Permit No. 2187341 and Site Development Permit No. 1381778.
11. The following will be conditions of the Tentative Map Resolution that the Subdivider will need to satisfy/assure before the Final Map is recorded.
12. The Subdivider shall ensure that all 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.
13. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install new street lights adjacent to the site on Smythe Avenue as shown on approved Exhibit 'A'.

MAPPING

14. A Final Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the Tentative Map.
15. Prior to the expiration of the Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
16. Prior to the recordation of the Final Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
17. 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.
18. "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].

19. "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."
20. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER

21. Prior to any Final Map being recorded, the Subdivider shall provide evidence that CC&R's related to shared water and sewer facilities have been added to the titles of those properties which share private water and/or sewer facilities. The CC&R's related to shared water and sewer facilities must be written so as to provide for the perpetual operation and maintenance of all shared private facilities and is subject to the approval of the Public Utilities Director.

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. 24005229

DRAFT

10/19/15: APPROVED AS WRITTEN (11-0-0)

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from September 14, 2015

1. **Call to order:** At 5:35 p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: A. Aguirre; M. Chavarin; T. Currie; D. Flores (5:40 pm); M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; A. Perez; D. Qasawadish; F. Castaneda
Absent: S. Otto

Quorum of 12 present at Call to Order, Item #2a, 2.b

Quorum of 13 present at Item #5.a, 5.b & 5.c

Quorum of 12 present at Item #5.d & 5.e

2. **Consent Items –**

a. A motion was made by R. Moran and seconded by A. Perez to approve the Consent Items (Agenda (9/14/15) & Minutes (8/17/15)). Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; A. Perez; D. Qasawadish. No: None. Abstain: None.

3. **Announcements:**

- a. **Chairman:**

1. Clarification: It was mistakenly reported at the last meeting that GSA was to provide design services for the SANDAG Wayfinding Grant for the POE. This is misleading. The City of San Diego's Planning Department was awarded a SGIP grant from SANDAG to improve wayfinding in the POE District in San Ysidro. Outreach to begin on this effort next Spring once the granting agreements are finalized. There will not be an RFP for this particular grant effort. The City of San Diego will implement the project through an innovative partnership supporting at-risk youth in the Urban Corps of San Diego County's workforce development program.
2. *Use and Occupancy Permit* for City-owned land at 360-399 East San Ysidro Blvd. to allow for parking. Public has until September 25th to object to City. There are some storm water issues to be resolved.

- b. **Board Members:**

1. D. Flores:
 - a. Distributed Calendar of Events for Casa Familiar
 - b. Monthly Safety Walk scheduled for the end of September.
 - c. *Sin Limites* workshop - Community Projects October 21st at 212 W. Park Ave. 5:30 pm.

- c. **Elected Officials and Public Servants:**

1. Gabriella Dominguez (District 8 Council Member Alvarez):
 - a. District 8 office hours 10 am to 12 pm on Thursday October 8th at Otay Nestor Library 3003 Coronado Ave.
 - b. Town Hall Meeting with Councilmember David Alvarez Thursday October 15th at San Ysidro Middle School 4345 Otay Mesa Rd, at 6 to 7:30 pm.
 - c. BIKESD - Bike to the Border starting at Border X Brewing 2181 Logan Ave., at 8 am. 35 mile fun ride.

10/19/15: APPROVED AS WRITTEN (11-0-0)

2. Sara Osborn (City of San Diego):
 - a. *Creating Great Cities*, an evening with Gil Penalosa, Thursday October 8th from 6:30 until 9 pm at 330 Park Blvd., Downtown Central Library.

d. **Members of the Public:**

1. Marvin Carpenter, Businessperson – Distributed letter regarding his plan to stimulate attractive residential development. Suggests allowing 1 residential unit for each 1700 sf of lot area and "rollback" on building fees.

4. **Public Comment on Matters Not on the Agenda:** Chairman – A vacancy is declared in the seat held by Luciana Corrales, representing a not-for profit (*Circulate San Diego*), because they do not maintain a non-residential business address in San Ysidro. The notice will be announced in the October meeting agenda. Please let all possible interested persons aware of the vacancy.

5. **Docket Items:**

- a. **Pacific Ridge SDP/TM/PDP;** (Aaron Parker, Applicant, Michael Kootchick, Architect) Site Development Permit for Environmentally Sensitive Lands, Tentative Map, and Planned Development Permit to construct 44 detached two-story residential condominium units on a vacant 4.35 acre (189,486 sf) site at 1975-1/3 Smythe Avenue, north of West Foothill Road. APN 638-060-03, 04, 41. Three bedrooms (1,385 sf) and four bedrooms (1,501 sf) units with attached two-car garages. Additional 31 parking spaces provided. SYIO RM-1-1 zone (1 d.u./3,000) proposed density is 1 d.u./4,307 sf which will satisfy SY Community Plan density recommendations. **A motion was made by A. Martinez and seconded by B. Gonzalez to recommend approval of the project as presented. Motion Passed 13-0-1 Yes: M. Aguirre; F. Castaneda; M. Chavarin; T. Currie; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; A. Perez; D. Qasawadish. No: None. Abstain: None**

- b. **City of San Diego Geographic Targeting Initiative** (Joe Whittaker & Sima Thakkar, Economic Development Department Staff) – As outlined in the City's 2015-2019 Consolidated Plan, the Geographic Targeting Initiative will be used to identify areas of high need related to the *Community Development Block Grant* Program and allocation process. An overview of the HUD Programs was given and a briefing of the GTI Summary of Findings. The six neighborhoods were Barrio Logan, City Heights, Encanto Neighborhoods, Linda Vista, San Ysidro, and Southeastern San Diego. In San Ysidro there were 16 focus community block groups, where 7 were 51% low-income, 5 were 51% low-moderate income, and 4 were ineligible. **Information Only.**
http://docs.sandiego.gov/councilcomm_agendas_attach/2015/psln_150729_3.pdf

- c. **El Pueblito Viejo Village Specific Plan -** (Sara Osborn; City Staff, RRM Design Group Diane Bathgate and Kimbey-Horn Leo Espelet) A presentation of the purpose, objectives and opportunities of a Specific Plan within the El Pueblito Viejo village area was given. The Specific Plan will be a companion document to the Community Plan and an implementation tool that is intended to enhance the Village identity and improve the transit focus in the area. **Information Only.**

10/19/15: APPROVED AS WRITTEN (11-0-0)

- d. **San Ysidro Community Plan Update Zoning Program** (Sara Osborn, City Staff) This item was a discussion of the draft Zoning Program which will be processed concurrently with the Community Plan Update. The proposed zone will support the Community Plan's draft land use map and also reflect the SYCPG's input provided through its subcommittee on August 19, 2013 and include additional changes identified through the Community Plan Update process. **Information Only.**
 - e. **San Ysidro Community Plan Update – April 2015 draft.**
CONTINUED TO OCTOBER 19, 2015 MEETING. (*Infrastructure and Public Improvements Subcommittee Report on the Implementation Element.*)
6. **Subcommittee Reports:** CONTINUED TO OCTOBER 19, 2015 MEETING
- a. Infrastructure & Public Improvements: (Otto)
 - b. San Ysidro Community Plan Update Advisory Committee: (Freedman)
7. **Representative's Reports:** CONTINUED TO OCTOBER 19, 2015 MEETING
- a. SY POE Expansion & Reconfiguration: (Aguirre)
 - b. SY Smart Border Coalition: (Currie)
 - c. Community Planners Committee: (Meza)
 - d. Otay Mesa Planning Group: (Martinez)
8. **Adjournment** – Meeting Adjourned at 8:25 p.m.

Next Meeting October 19, 2015
Minutes submitted by J. Goudeau



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

PACIFICA RIDGE

Project Address:

1975 AND 113 Smythe Avenue

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

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

Additional pages attached. ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:

Smythe Ave.

Project No. (For City Use Only)

393812

Part II - To be completed when property is held by a corporation or partnership**Legal Status (please check):**

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print):

PAINTREE RESIDENTIAL, LLC

☒ Owner☐ Tenant/Lessee

Street Address:

11855 SORRENTO VALLEY RD., SUITE 253

City/State/Zip:

SAN DIEGO, CA

Phone No:

(858) 273-9800

Fax No:

Name of Corporate Officer/Partner (type or print):

MICHAEL KOOTCHICK

Title (type or print):

C.E.O. - MANAGER

Signature :

Date:

10-17-14

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

PROJECT SCOPE OF WORK

THIS PROJECT PROPOSES A RESIDENTIAL CONDOMINIUM SUBDIVISION TOTALING 44 UNITS. THE PROJECT IS LOCATED EAST OF SMYTHE AVENUE, NORTH OF FOOTHILL ROAD, AND EAST OF THE CUL-DE-SAC AT THE END OF CAMINO DE PROGRESSO, WITHIN THE RM-1-1 ZONE OF THE SAN YSIDRO COMMUNITY PLAN AREA. THIS SUBDIVISION PROPOSES 22 MULTIFAMILY TWO STORY DUPLEX CONDOMINIUM BUILDINGS. EACH UNIT HAS A GROUND FLOOR PRIVATE REAR YARD AREA, AND SHARES COMMON RECREATIONAL OPEN SPACE. THE PROJECT SITE HAS NO KNOWN EXISTING IMPROVEMENTS.

PROPOSED IMPROVEMENTS INCLUDE THE FOLLOWING:

- THE WIDENING OF SMYTHE AVENUE INTO A MODIFIED FOUR-LANE COLLECTOR STREET, WHICH WILL INCLUDE: 2 FULL NORTHBOUND LANES, BIKE LANE, CURB, GUTTER AND NON-CONTIGUOUS SIDEWALK LOCATED WITHIN A 15' PARALLEL. THE SMYTHE AVENUE IMPROVEMENTS WILL EXTEND THE LENGTH OF THE PROPERTY ADJACENT TO SMYTHE AVENUE AND TRANSITION INTO THE EXISTING IMPROVEMENTS AT THE NORTH AND SOUTH ENDS.
- A 12" PUBLIC WATER MAIN WILL BE EXTENDED FROM THE EXISTING 12" WATER MAIN IN SMYTHE AVENUE TO THE ENTRANCE DRIVEWAY OF THE PROJECT SITE.
- A PROPOSED 8" SANITARY SEWER MAIN WILL BE INSTALLED IN SMYTHE AVENUE, CONNECTION THE PROPOSED SUBDIVISION WITH THE EXISTING SEWER FACILITY AT THE INTERSECTION WITH FOOTHILL ROAD TO THE SOUTH.
- THE PROPOSED SUBDIVISION WILL HAVE A PRIVATELY MAINTAINED WATER QUALITY TREATMENT AND DETENTION FACILITY TO HANDLE THE PROJECTS STORMWATER RUN-OFF TREATMENT NEEDS.
- THE PROJECT PROPOSES COMMON LANDSCAPED AREAS THAT WILL BE PLANTED, IRRIGATED AND MAINTAINED BY THE HOA. THE SUBDIVISION WILL BE ADA ACCESSIBLE THROUGHOUT.

THE PROPOSED PROJECT WILL REQUIRE DISCRETIONARY PERMITS/APPROVALS FOR THE FOLLOWING:

- TENTATIVE MAP
- SITE DEVELOPMENT PERMIT
- PLANNED DEVELOPMENT PERMIT
- PROCESS FOUR DECISION

PROJECT TEAM**CIVIL ENGINEER**

SB&O, INC.
3950 RUFFIN ROAD, SUITE 120
SAN DIEGO, CA 92123
PHONE: 619-580-1141
FAX: 619-580-8157
CONTACT: STEPHEN OTT

OWNER

PAINTREE RESIDENTIAL LLC
1055 SORRENTO VALLEY ROAD, SUITE 253
SAN DIEGO, CA 92121
PHONE: 619-273-8800
CONTACT: MICHAEL KODONCHIK

ENVIRONMENTAL CONSULTANT

CSA ASSOCIATES, INC.
703 PALOMAR AIRPORT ROAD, SUITE 260
CARLSBAD, CALIFORNIA 92011
PHONE: (760) 831-5471
CONTACT: JACQUELINE HALL, B.A.

ARCHITECT

STARK ARCHITECTURE AND PLANNING
1055 SORRENTO VALLEY ROAD, SUITE 100
SAN DIEGO, CA 92101
PHONE: 619-259-7070
CONTACT: SORAPONG THAMAYONGKIT

LANDSCAPE ARCHITECT

MY LANDSCAPE ARCHITECTS, INC.
1547 FAIRM STREET, SUITE 4
SAN DIEGO, CA 92124
PHONE: 619-447-4747
CONTACT: JENNIFER SPENCER

GEOTECHNICAL ENGINEER

ALLIED EARTH TECHNOLOGY
4826 LA CUENTA DRIVE
SAN DIEGO, CA 92124
PHONE: 619-447-4747
CONTACT: ROBERT CHAN

LEGAL DESCRIPTION/ASSESSOR'S PARCEL NUMBER

- PARCEL 1: (A.P.N.: 638-080-04)
ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.
- PARCEL 2: (A.P.N.: 638-080-03)
ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) SOUTH, RANGE TWO (2) WEST, SAN BERNARDINO MERIDIAN.
- PARCEL 3:
A RIGHT OF WAY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE CONDUIT LINE, TWENTY (20) FEET WIDE OVER AND ACROSS A PORTION OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID PARCEL 2.
- PARCEL 4: (PORTION-A.P.N.: 638-080-11)
ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES SURVEY APPROVED FEBRUARY 25, 1970.

TYPE OF CONSTRUCTION

TYPE V-B (NON-BASED CONSTRUCTION)

OCCUPANCY

OCCUPANCY CLASSIFICATION: R-3/MULTI FAMILY DETACHED DWELLING UNITS

ZONING

EXISTING ZONING: RM-1-1

(SITE DEVELOPMENT PERMIT RESTRICTS DENSITY TO 1 D.U./3,000 S.F.)

UTILITIES/DISTRICTS

PARKS: SAN DIEGO PARKS AND RECREATION
CITY OF SAN DIEGO.
TELEPHONE: AT&T.
ELECTRICITY AND GAS: SDGE.
CABLE T.V.: CSD COMMUNICATIONS.
JUNK: CITY OF SAN DIEGO.
SCHOOL: SWEETWATER HIGH SCHOOL DISTRICT.

REQUESTED DEVIATIONS

1. REQUEST DEVIATION FROM SINGLE RETAINING WALL HEIGHT MAXIMUM (GRADE TO GRADE). PROJECT PROPOSES APPROXIMATELY 40% OF SINGLE RETAINING WALL ALONG SMYTHE AVENUE RANGING FROM 0' TO 26' IN HEIGHT, AND APPROXIMATELY 500' OF SINGLE RETAINING WALL RANGING FROM 0' TO 26' ALONG THE INTERIOR SUBDIVISION PRIVATE DRIVEWAY. PROJECT WOULD NOT BE ABLE TO MEET MINIMUM UNIT DENSITY OF 10 D.U./3,000 S.F. AS REQUIRED BY RM-1-1 ZONE. PROJECT PROPOSES A PLANTABLE, LAY-BACK MISE WALL THAT PROVIDES ENHANCED AESTHETICS, SPEED AND EASE OF CONSTRUCTION, REDUCED TRAFFIC CONTROL, AND DRINKING TOILETARY PLANTING ALTERNATIVES.
2. REQUEST DEVIATION FROM 8' PARKING LANE ADJACENT TO PROJECT FRONTAGE ALONG SMYTHE AVENUE AS REQUIRED BY THE STREET DESIGN MANUAL. FOR FOUR LANE URBAN COLLECTORS WITH TWO WAY LEFT TURN LANE, STEEP EXISTING STREET GRADES, MINIMAL POINTS OF INTEREST, ADDITIONAL WIDENING INTO AN EXISTING STEEP HILLSIDE, AND SUBSTANTIALLY INCREASED RETAINING WALL HEIGHTS, SIGNIFICANTLY REDUCE THE NEED FOR A PARKING LANE ADJACENT TO THE PROPERTY FRONTAGE.
3. REQUEST DEVIATION FROM STEEP HILLSIDE GUIDELINES TO RE-GRADE 100% OF THE STEEP HILLSIDE WHERE 25% IS ALLOWED PER THE GUIDELINES. THE EXTREME NATURAL TERRAIN OF THE SITE DOES NOT SUPPORT THE MINIMUM DENSITY OF 1 D.U./3,000 S.F. MANIPULATED BY THE RM-1-1 ZONE WITHOUT RE-GRAVING THE EXISTING STEEP SLOPE ALONG SMYTHE AVENUE. THE SAN YSIDRO COMMUNITY PLANNING GROUP HAS UNANIMOUSLY ENCOURAGED THE PROPOSED BUILDING TYPE AND SITE LAYOUT, SUPPORTING A DEVIATION TO THE STEEP HILLSIDE GUIDELINES.
4. REQUEST DEVIATION FROM CITY OF SAN DIEGO STANDARD DRAWING 520-184 REQUIRING RESIDENTIAL LOTS WITH FRONTAGES OF LESS THAN 45' HAVE A MAXIMUM DRIVEWAY WIDTH OF 12' OR OR COVERAGE. THE PROJECT PROPOSES A 20' RESIDENTIAL DRIVEWAY (SDG-158) OPENING ON A 33.55' FRONTAGE TO ACCOMMODATE THE MINIMUM 20' FIRE ACCESS DRIVEWAY OPENING AND MINIMIZE THE LOT COVERAGE AS MUCH AS POSSIBLE.

REFERENCE DRAWINGS

Smythe Avenue Improvements: 14638-D, 16394-D, 16673-D, 30158-D

LIST OF ABBREVIATIONS

EXIST.	EXISTING	S.C.O.	SEWER CLEANOUT
R/W	RIGHT-OF-WAY	G.F.F.	GRADE FINISHED FLOOR ELEVATION
TYP.	TYPE	E.P.	EDGE OF PAVEMENT
F.G.	FINISHED GRADE	D.M.	DIAMETER
S.G.	SUBGRADE	E.O.E.	EXISTING OVERHEAD ELECTRIC
T.C.	TOP OF CURB	W.C.P.	WIDENED CLAY PIPE
F.F.	FINISHED FLOOR	S.F.	SQUARE FEET
AC.	ACRE	L.P.	LOW POINT
U.G.	UNDERGROUND	U.G.A.	UNLESS OTHERWISE NOTED
C.B.	CATCH BASIN	S.D.C.O.	STORM DRAIN CLEANOUT
B.L.D.	BUILDING		
C.B.	CATCH BASIN		
B.O.T.	BOTTOM		
T.B.O.	TO BE DETERMINED		
S.M.H.	SEWER MANHOLE	T.W.L.T.	TWO WAY LEFT TURN

PARKING

REQUIRED PARKING SPACES:	3-4 BEDROOM:	44 UNITS x 2.25 = 99
	GUEST PARKING:	20R x 59 = 20
	TOTAL REQUIRED:	119
	PROPOSED GARAGE PARKING:	88
	PROPOSED OPEN PARKING:	32
	TOTAL PROVIDED:	120
	REQUIRED:	3
	PROVIDED:	3
	NOT APPLICABLE FOR GARAGE UNITS.	

MOTORCYCLE SPACES:**BICYCLE SPACES:****CONDOMINIUM STATEMENT**

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS TO BE FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 44.

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED:
AREA 100% OF TOTAL SITE 4.35 AC. AMOUNT OF CUT 74,558 CUBIC YARDS
AND MAXIMUM DEPTH CUT: 52 FEET. AMOUNT OF FILL: 10,156 CUBIC YARDS
AND MAXIMUM DEPTH OF FILL: 20 FEET. MAXIMUM HEIGHT OF FILL SLOPE(S):
80 FEET, 2:1 SLOPE RATIO. MAXIMUM HEIGHT OF CUT SLOPE(S): 20 FEET, 2:1 SLOPE
RATIO. AMOUNT OF EXPORT SOIL: 65,400 CUBIC YARDS. RETAINING WALLS:
LENGTH 1,020 FEET; MAXIMUM HEIGHT: 26 FEET.

SLOPE ANALYSIS OF DISTURBED AREAS

0% TO 25%	= 2.69 ACRES.
25% TO 35%	= 0.79 ACRES.
> 35%	= 0.87 ACRES.
TOTAL	= 4.35 ACRES.

USES

EXISTING USE: VACANT ACREAGE, NO EXISTING STRUCTURES.
PROPOSED USE: MULTI-FAMILY RESIDENTIAL DETACHED CONDOMINIUMS.

OVERLAY ZONES

ENVIRONMENTALLY SENSITIVE LANDS.

GEOLOGIC

GEOLOGIC HAZARD CATEGORY: -

DENSITY

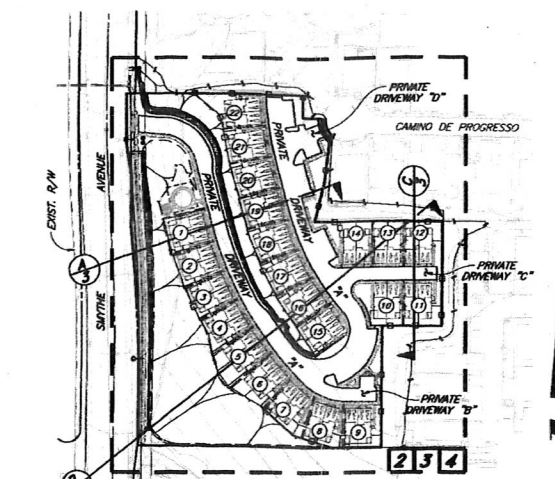
LOT 1: 44 UNITS = 1 D.U. / 4307 S.F.

AREAS

DESCRIPTION	AREA (AC.)
BUILDINGS	0.96
PRIVATE STREET	0.85
P.C.C. CONCRETE	0.40
LANDSCAPE	2.14
GROSS AREA:	4.35

OPEN SPACE REQUIRED

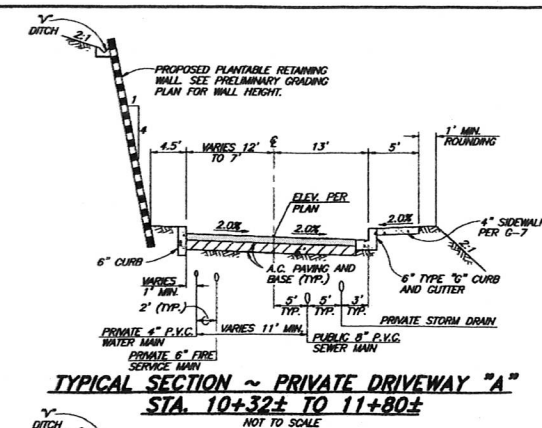
REQUIRED COMMON OPEN SPACE = 500 S.F./UNIT x 44 UNITS
= 22,000 S.F.
TOTAL PROVIDED = 32,400 S.F.

**TENTATIVE MAP/PRELIMINARY GRADING
AND SITE DEVELOPMENT PLAN FOR:
PACIFICA RIDGE****KEY MAP**

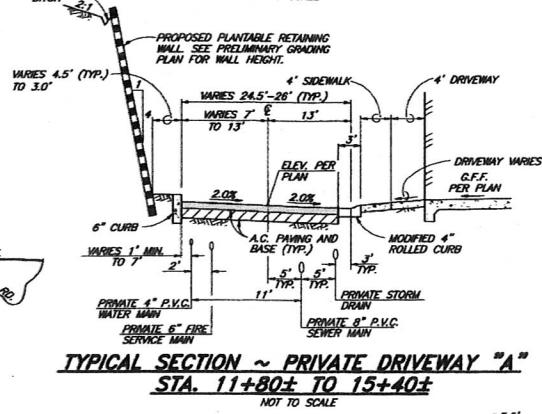
SCALE: 1" = 100'

VICINITY MAP

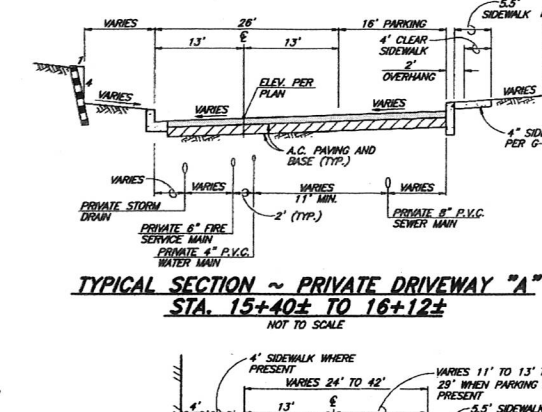
NOT TO SCALE
THOMAS BROTHERS PG. 1350, GRID F-3
2006 EDITION



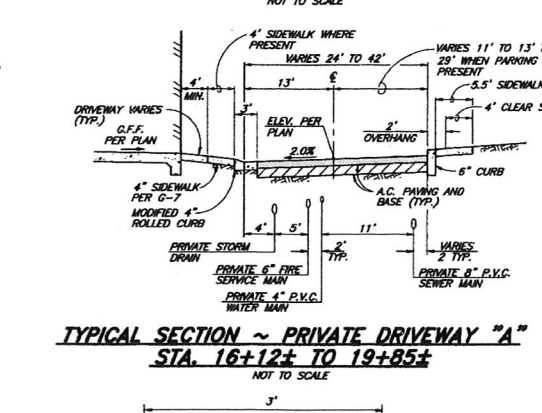
TYPICAL SECTION ~ PRIVATE DRIVEWAY "A"
STA. 10+32± TO 11+80±
NOT TO SCALE



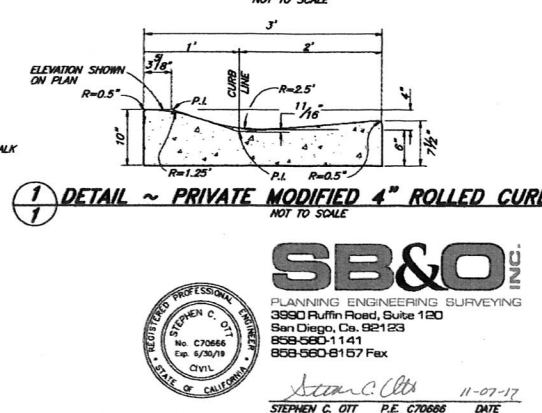
TYPICAL SECTION ~ PRIVATE DRIVEWAY "A"
STA. 11+80± TO 15+40±
NOT TO SCALE



TYPICAL SECTION ~ PRIVATE DRIVEWAY "A"
STA. 15+40± TO 16+12±
NOT TO SCALE



TYPICAL SECTION ~ PRIVATE DRIVEWAY "A"
STA. 16+12± TO 19+85±
NOT TO SCALE



DETAIL ~ PRIVATE MODIFIED 4" ROLLED CURB
NOT TO SCALE

DETAIL ~ PRIVATE MODIFIED ROLLED CURB TO TYPE "G" CURB TRANSITION
NOT TO SCALE

TYPICAL SECTION ~ PRIVATE DRIVEWAY "D"
NOT TO SCALE

LEGEND**DESCRIPTION**

PROJECT BOUNDARY
STREET CENTERLINE
CURB AND GUTTER
LOT LINE
NUMBER OF PARKING SPACES
"M" INDICATES MOTORCYCLE PARKING
SIDEWALK
DIRECTION OF DRAINAGE
SLOPE (2:1 MAX. U.O.N.)
DAYLIGHT LINE
PROPOSED CONTOUR
EASEMENT LINE
RETAINING WALL
BUILDING NUMBER

STREET LIGHT

TOP OF CURB ELEVATION
FINISH SURFACE SPOT ELEVATION
FINISH GRADE SPOT ELEVATION
INVERT ELEVATION
FLOWLINE ELEVATION
TOP OF WALL ELEVATION
TOP OF FOOTING ELEVATION

SUBGRADE ELEVATION

FINISHED FLOOR ELEVATION

R.C.P. STORM DRAIN

CURB INLET

STORM DRAIN MANHOLE

STORM DRAIN HEADWALL

RIP-RAP

SEWER MAIN

SEWER MANHOLE

WATER MAIN

FIRE HYDRANT

EXISTING STORM DRAIN PIPE

EXISTING TYPE "A-4" CLEANOUT

EXISTING TYPE "B-1" CURB INLET

EXISTING CONTOUR

EXISTING CURB AND GUTTER

EXISTING STRIPING

EXISTING GAS

EXISTING ELECTRIC

EXISTING SEWER MAIN

EXISTING RECLAIMED WATER MAIN

EXISTING FIRE HYDRANT

EXISTING FENCE

EXISTING STREET LIGHT

GENERAL NOTES

1. TOTAL NUMBER OF PROPOSED UNITS = 44 RESIDENTIAL UNITS
2. GROSS AREA = 4.35 AC
3. ALL RESIDENTIAL STRUCTURES SHOWN ARE 2 STORIES (MAX 30').
4. REFUSE AND RECYCLING MATERIAL STORAGE AREAS ARE PROVIDED FOR WITHIN THE GARAGE OF EACH UNIT (SEE ARCHITECT'S PLANS FOR LOCATION).
5. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-2-0 (REV. 8/01/44).
6. BUS STOPS ADJACENT TO PROPERTY: NONE.
7. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
8. UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
9. STORM WATER B.M.P.'S ARE SHOWN FOR INFORMATION ONLY. FINAL SIZE AND LOCATION SHALL BE REVIEWED AND APPROVED AFTER MINISTRIAL REVIEW.
10. GRADING SHALL BE IN CONFORMANCE WITH CITY OF SAN DIEGO ORDINANCE.
11. FLAT PADS SHOWN WILL BE GRADED TO DRAIN AT 1% MINIMUM.
12. PROPOSED PRIVATE DRIVEWAYS SHALL BE IN CONFORMANCE WITH CITY OF SAN DIEGO PRIVATE STREET STANDARDS.
13. PRIVATE DRIVEWAY SIGHTING DISTANCE AT THE INTERSECTION WITH SMYTHE AVENUE SHALL BE IN CONFORMANCE CALTRANS HIGHWAY DESIGN MANUAL.
14. DWELLINGS SHALL HAVE AUTOMATIC FIRE SPRINKLERS PER NFPA 130.
15. PUBLIC SIDEWALKS AND RAMPS SHALL CONFORM TO THE AMERICAN DISABILITY ACT (ADA) REQUIREMENTS.
16. EXIST. LOTS: 3
17. PROPOSED LOTS: 1
18. NAD 83 COORDINATES INDEX: 1441752
19. NAD 83 COORDINATES INDEX: 6,310,407/1,782,444
20. NO OVERHEAD ELECTRICAL UTILITIES.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TENTATIVE MAP
3	PRELIMINARY GRADING PLAN
4	SITE DEVELOPMENT PLAN AND FIRE ACCESS PLAN
5	A.D.A. PATHWAY PLAN
6	SLOPE ANALYSIS

TOPOGRAPHIC SOURCE

AERIAL SURVEY BY: SAN-LO AERIAL SURVEYS

DATE FLOWN: MAY 15, 2003

BENCHMARK

BENCH PLUG AT THE SOUTHEAST CORNER OF AVENIDA DE LA MADRID AND SMYTHE AVENUE
PER CITY OF SAN DIEGO BENCHMARK LIST ELEV. = 185.813 M.S.L. (NVD 1929).

I.D. = 24005223

P.T.S. NO. = 393812

CCS83 COORDS = 144-1753

L.C. COORDS = 1784-6313

Prepared By:

Name: SB&O INC.

Address: 3950 RUFFIN ROAD, SUITE 120

SAN DIEGO, CALIFORNIA 92123

Phone #: (619) 580-1141

Project Address:

1975 1/3 SMYTHE AVENUE

SAN YSIDRO, CA 92173

Project Name:

PACIFICA RIDGE

Title Sheet:

TITLE SHEET, TENTATIVE MAP, PRELIMINARY

GRADING, SITE DEVELOPMENT PLAN, A.D.A.

PATHWAY AND SLOPE ANALYSIS

DEEP NO.:

Revision 13:	11-07-17
Revision 12:	5-16-17
Revision 11:	5-17-17
Revision 10:	4-14-17
Revision 9:	2-22-16
Revision 8:	5-18-16
Revision 7:	5-18-16
Revision 6:	5-18-16
Revision 5:	5-18-16
Revision 4:	10-16-15
Revision 3:	6-20-15
Revision 2:	5-06-15
Revision 1:	11-12-14

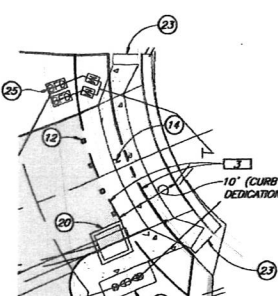
Original Date: 10-16-14

Sheet 1 of 19

DEEP NO.:

T.M. APPROVAL NO.: 1381777

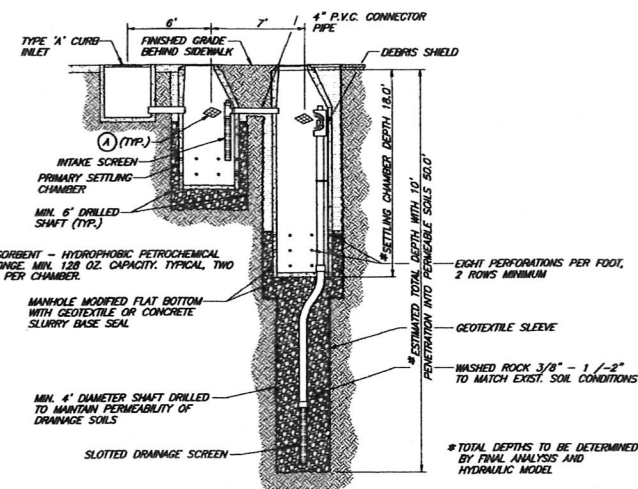
711727M01-15



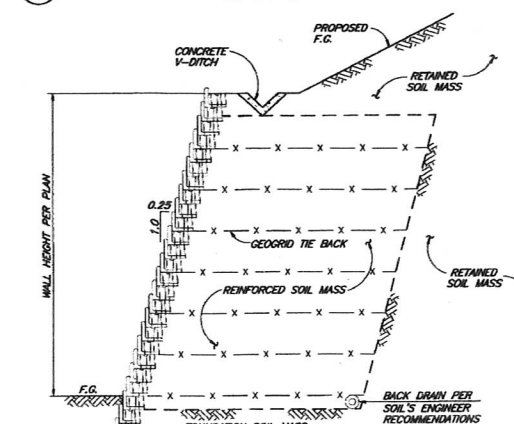
4
2

DETAIL
NOT TO SCALE

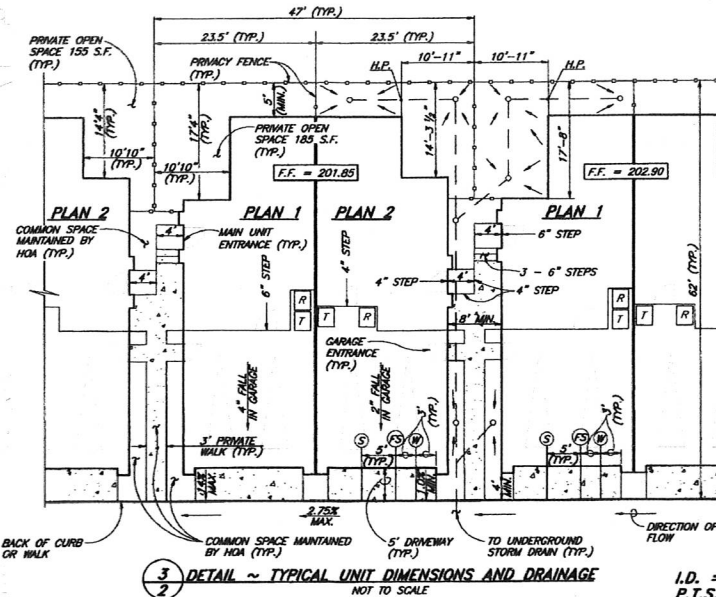
CAMINO DEL PROGRESSO



1 DETAIL ~ PRIVATE MAXWELL PLUS DRAINAGE SYSTEM
2 NOT TO SCALE



2 DETAIL ~ PRIVATE MSE RETAINING WALL



PLAN NOTES

- 1 OFFSITE GRADING AND ACCESS AGREEMENT PERFORMED UNDER WRITTEN AGREEMENT WITH INDIVIDUAL PROPERTY OWNERS. SEE SHEET 3 FOR LOCATIONS AND DETAILS.

I.D. = 24005223
P.T.S. NO. = 393812
CCS83 COORDS = 144-1753
L.C. COORDS = 1784-6313

Prepared By: _____
Name: SS&O INC.
Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123
Phone #: (650) 560-1141
Project Address: _____
1975 1/3 SMYTHE AVENUE
SAN YSIDRO, CA 92173
Project Name: _____
PACIFICA RIDGE

Sheet Title: TITLE SHEET, TENTATIVE MAP, PRELIMINARY
GRADING, SITE DEVELOPMENT PLAN, A.D.A.
PATHWAY AND SLOPE ANALYSIS

Original Date: 10-18-14

Sheet 2 of 19

DEP NO.: _____

T.M. APPROVAL NO.: 1381777

71170 20

PRELIMINARY GRADING PLAN FOR: PACIFICA RIDGE

EASEMENT NOTES

1. EGRESS AND EGRESS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES PER MAP NO. 7842, TO BE VACATED.
2. EASEMENT FOR EXIST. 20' WIDE RIGHT-OF-WAY FOR CONDUIT.
3. 5' STREET DEDICATION.

PLAN NOTES

1. OFFSITE GRADING AND ACCESS AGREEMENT FOR 276 CAMINO DEL PROGRESSO [DOCUMENT #2017-0007379]
2. OFFSITE GRADING AND ACCESS AGREEMENT FOR 1882 PASEO FRATERNIDAD [DOCUMENT #2017-0007390]
3. OFFSITE GRADING AND ACCESS AGREEMENT FOR 265 CAMINO DEL PROGRESSO [DOCUMENT #2017-0007381]
4. OFFSITE GRADING AND ACCESS AGREEMENT FOR 271 CAMINO DEL PROGRESSO [DOCUMENT #2017-0007392]
5. OFFSITE GRADING AND ACCESS AGREEMENT FOR 259 CAMINO DEL PROGRESSO [DOCUMENT #2017-0007393]
6. OFFSITE GRADING AND ACCESS AGREEMENT FOR 1881 PASEO FRATERNIDAD [DOCUMENT #2017-0007384]
7. OFFSITE GRADING AND ACCESS AGREEMENT FOR 1932, 1934, 1936, 1938, AND 1940 AVENIDA DE LA CRUZ [DOCUMENT #2017-0076636]

CAMINO DEL PROGRESSO

EXIST. 8" V.C. SEWER

EXIST. 6" A.C. WATER

EXIST. SIDEWALK

EXIST. SIDEWALK

EXIST. SIDEWALK

EXIST. SIDEWALK

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LEGEND

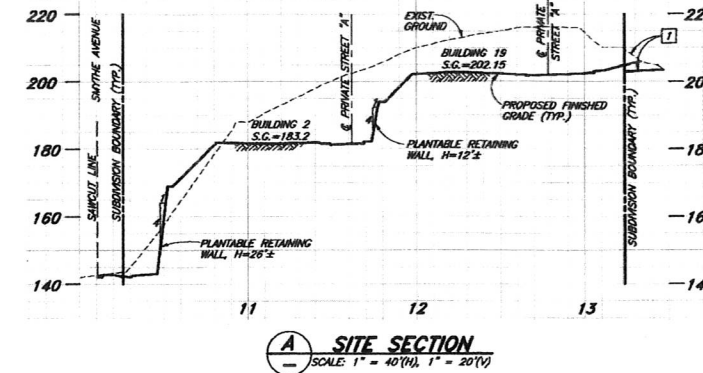
- INDICATES SENSITIVE BIOLOGICAL RESOURCE AREA
- INDICATES SLOPES 25% GREATER AND OVER 50' IN HEIGHT

FOR TYPICAL UNIT DIMENSIONS AND DRAINAGE, SEE DETAIL SHEET 2.

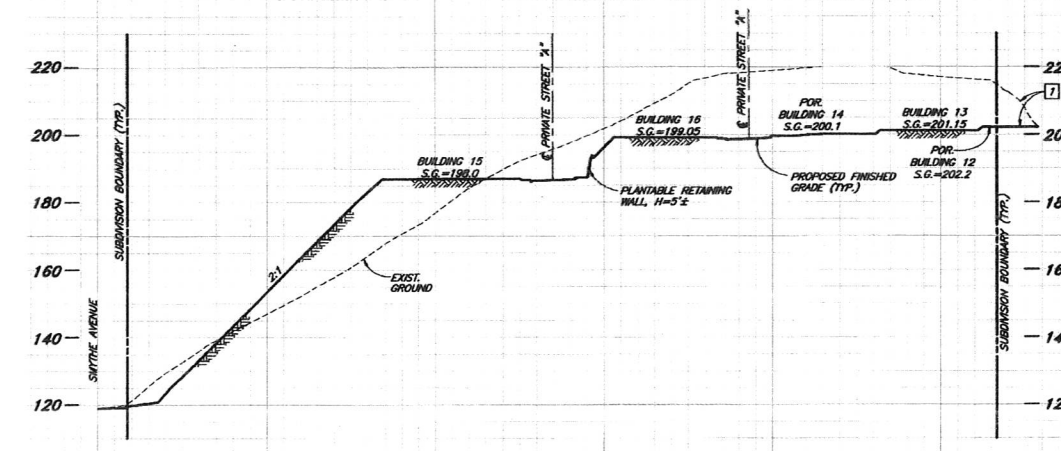
FOR IMPROVEMENT NOTES SEE TENTATIVE MAP SHEET.

FOR TYPICAL UNIT DIMENSIONS AND DRAINAGE, SEE DETAIL SHEET 2.

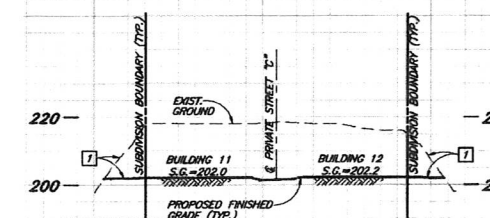
FOR IMPROVEMENT NOTES SEE TENTATIVE MAP SHEET.



A SITE SECTION
SCALE: 1" = 40'(H), 1" = 20'(V)



B SITE SECTION
SCALE: 1" = 40'(H), 1" = 20'(V)



C SITE SECTION
SCALE: 1" = 40'(H), 1" = 20'(V)

I.D. = 24005223
P.T.S. NO. = 393812
CCS83 COORDS = 144-1753
L.C. COORDS = 1784-6313

Prepared By:

Name: SB&O INC.

Address: 3990 Ruffin Road, Suite 120

San Diego, CA 92123

Phone #: (619) 560-1141

Project Address:

Project Name:

Project Address:

Project Name:

Project Address:

Project Name:

Project Address:

Project Name:

Project Address:

Project Name:

Project Address:

Project Name:

Project Address:

Original Date: 10-16-14

Sheet 3 of 19

DEP NO.:

T.M. APPROVAL NO.: 1381777

711721M03-06

SB&O INC.

PLANNING ENGINEERING SURVEYING

3990 Ruffin Road, Suite 120

San Diego, CA 92123

Phone #: (619) 560-1141

Project Address:

Project Name:

Project Address:

Project Name:

Project Address:

Project Name:

Project Address:



STEPHEN C. OTT P.E. C70686 DATE 11-07-17

Project Address:

Project Name:

Project Address:

Project Name:

SITE DEVELOPMENT AND FIRE ACCESS PLAN FOR:
PACIFICA RIDGE

EASEMENT NOTES

- 1. EGRESS AND EGRESS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES PER MAP NO. 7842, TO BE VACATED.
- 2. EASEMENT FOR EXIST. 20' WIDE HIGH-OF-WAY FOR CONDUIT.
- 3. 5' STREET DEDICATION.

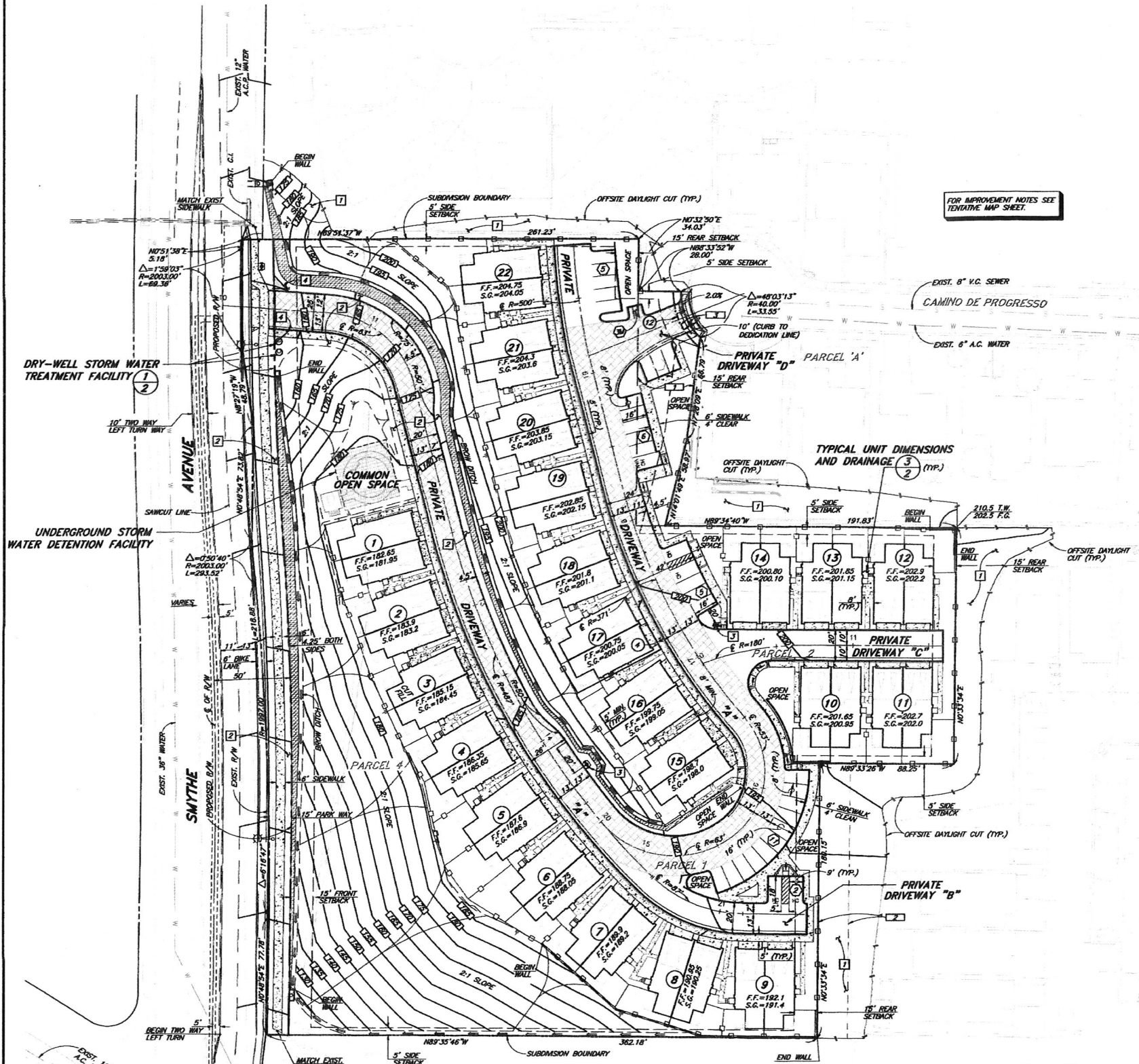
ADDITIONAL NOTES

- 1. BFPD'S ARE REQUIRED FOR ALL PUBLIC WATER SERVICE LINES (DOMESTIC, IRRIGATION, AND FIRE). THEY ARE TO BE LOCATED ON PRIVATE PROPERTY, IN-LINE WITH THE SERVICE, AND (UNLESS APPROVED OTHERWISE) IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT DOES NOT ALLOW BFPD'S TO BE LOCATED BELOW GRADE OR WITHIN A STRUCTURE.
- 2. ALL WATER AND SEWER FACILITIES TO BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- 3. THE DOMESTIC WATER, FIRE, AND SEWER SERVICES SHOWN FOR LOT #2 ARE TYPICAL FOR ALL LOTS.
- 4. ALL PROPOSED PRIVATE SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
- 5. NO TREE OR SHRUB EXPECTED TO EXCEED THREE (3) FEET IN HEIGHT AT MATURITY SHALL BE PLANTED OR RETAINED WITHIN FIVE (5) FEET OF ANY PUBLIC WATER FACILITY, OR WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITY.

PLAN NOTES

- 1. NUMBER OF PARKING SPACES PROVIDED
- 2. OFFSITE GRADING PERFORMED UNDER WRITTEN AGREEMENT WITH INDIVIDUAL PROPERTY OWNERS.
- 3. 4.0' CLEAR TREE LAWN.
- 4. PROPOSED FIRE HYDRANT LOCATION.
- 5. SIGHT VISIBILITY TRIANGLES.

FIRE ACCESS PATHWAY



FOR IMPROVEMENT NOTES SEE TENTATIVE MAP SHEET.

TYPICAL UNIT DIMENSIONS AND DRAINAGE (TYP.)



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
658-660-1141
658-660-8157 Fax

I.D. = 24005223
P.T.S. NO. = 393812
CCS83 COORDS = 144-1753
L.C. COORDS = 1784-6313
Prepared By:
Name: SB&O INC.
Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123
Phone #: (658) 560-1141
Project Address: 1975 1/3 SMYTHE AVENUE
SAN YSIDRO, CA. 92173
Project Name: PACIFICA RIDGE
Sheet Title: TITLE SHEET, TENTATIVE MAP, PRELIMINARY
GRADING, SITE DEVELOPMENT PLAN, A.D.A.
PATHWAY AND SLOPE ANALYSIS

Original Date: 10-16-14
Sheet 4 of 19
DEP NO.: _____

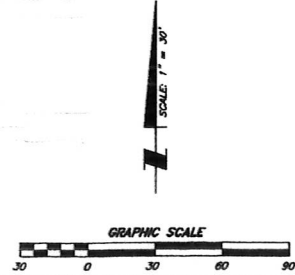
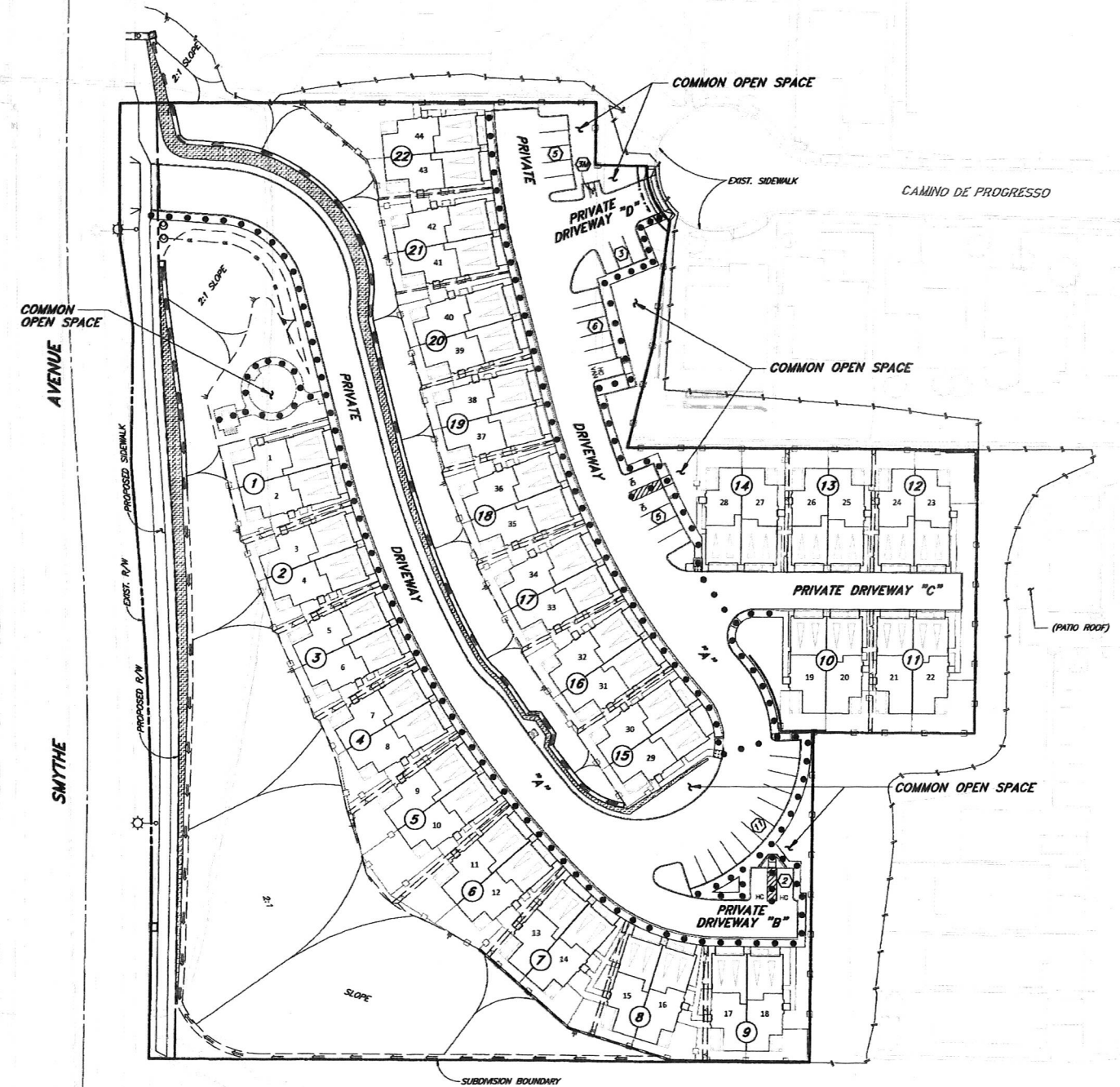
T.M. APPROVAL NO.: 1381777 71170.20

A.D.A. PATHWAY PLAN FOR:
PACIFICA RIDGE

LEGEND
PROPOSED A.D.A. PATHWAY

NO. OF UNITS	NO. OF A.D.A. PARKING
44	5

SEE TENTATIVE MAP SHEET 2 FOR IMPROVEMENT NOTES.



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
658-660-1141
658-660-8157 Fax

I.D. = 24005223
P.T.S. NO. = 393812
CCS83 COORDS = 144-1753
L.C. COORDS = 1784-6313
Prepared By:
Name: SB&O INC.
Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123
Phone #: (658) 560-1141
Project Address: 1975 1/3 SMYTHE AVENUE
Project Name: PACIFICA RIDGE
Sheet Title: TITLE SHEET, TENTATIVE MAP, PRELIMINARY
GRADING, SITE DEVELOPMENT PLAN, A.D.A.
PATHWAY AND SLOPE ANALYSIS

Original Date: 10-18-14
Sheet 5 of 19
DEP NO.: _____

PACIFICA RIDGE
RAINTREE RESIDENTIAL LLC

SAN DIEGO, CALIFORNIA

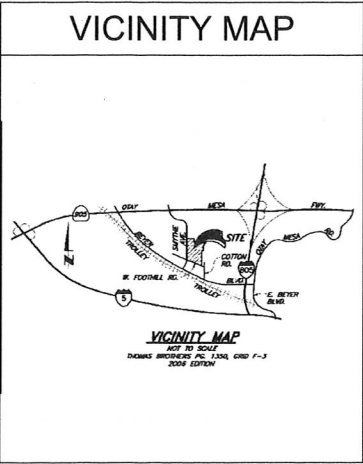
PROJECT TEAM

OWNER:
PATHFINDER RAIN TREE
MICHAEL KOOTCHICK
11855 Sonoma Valley Road, Suite 523
San Diego, CA 92121
Contact: Michael Kootchick
(858) 273-8800 x11
(619) 804-3417 mobile
email: michael@sdpropertymanager.com

ARCHITECT:
STARCK ARCHITECTURE + PLANNING
2045 Kettner Blvd. Suite 100
San Diego, CA 92101
Contact: Dan Muller, Jamie Starck
(619) 299-7070
(619) 295-8768 fax
email: dan@starckap.com; jamie@starckap.com

CIVIL:
SB&O, Inc.
3900 Ruffin Rd., Suite 120
San Diego, CA 92123
Contact: Stephen C. Ott
(858) 560-1141
(858) 560-8157 FAX
email: stephen@sbainc.com

LANDSCAPE:
IVY LANDSCAPE ARCHITECTS
1947 Fern Street, Ste. 4
San Diego, CA 92102
Contact: Harry Mesyanek
(619) 235-5360 business
(619) 235-5364 direct
(619) 235-5369 fax
email: hmesyanek@ivyia.com



PROJECT DATA

PROJECT DESCRIPTION: (22) TWO STORY DUPLEX HOMES CONSISTING OF (2) PLAN VARIATIONS, 44 UNITS TOTAL.

TYPE OF CONSTRUCTION: TYPE V B (NON RATED CONSTRUCTION)

CODE: 2013 CGC

OCCUPANCY GROUP: R-3 / TWO FAMILY DWELLING

NUMBER OF STORES: 2

FIRE SPRINKLERS: YES, NFPA 13D

MAX ALLOWABLE HEIGHT: 30'-0" OVERALL STRUCTURE HEIGHT PLUS GRADE DIFFERENTIAL UP TO 10' (SAN DIEGO MUNICIPAL CODE 113.0210)

AREA ANALYSIS

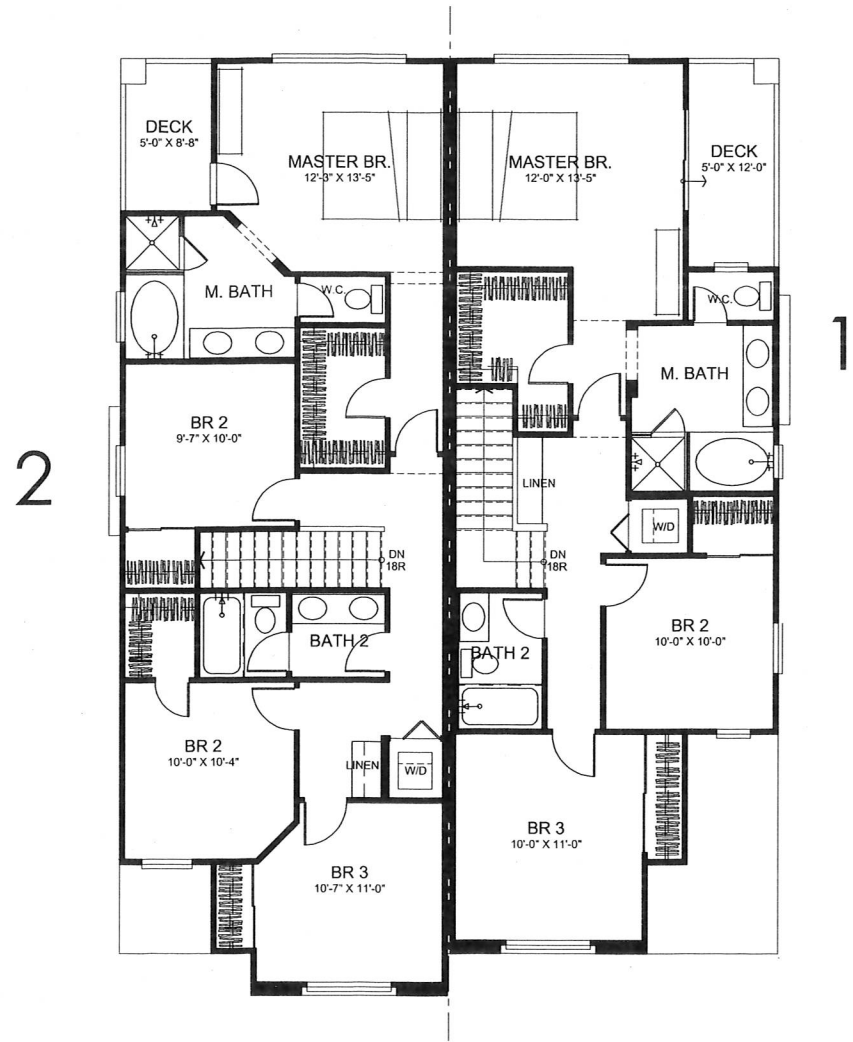
AREA ANALYSIS	
PLAN 1	
FIRST FLOOR	518 S.F.
SECOND FLOOR	867 S.F.
TOTAL LIVING AREA	1385 S.F.
2 CAR GARAGE	425 S.F.
DECK	67 S.F.

AREA ANALYSIS	
PLAN 2	
FIRST FLOOR	522 S.F.
SECOND FLOOR	979 S.F.
TOTAL LIVING AREA	1501 S.F.
2 CAR GARAGE	435 S.F.
DECK	49 S.F.

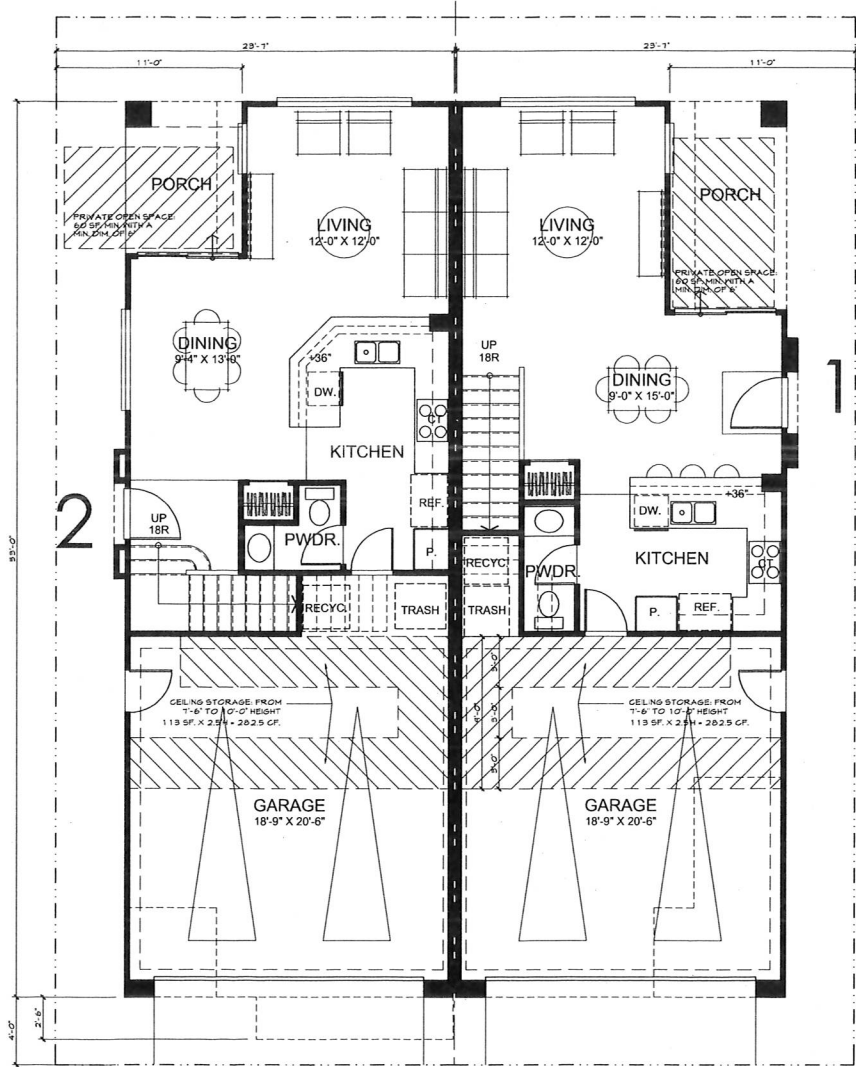
SHEET INDEX

SHEET NO.	SHEET TITLE
7	TITLE SHEET
8	FLOOR PLANS
9	ROOF PLAN
10	A EXTERIOR ELEVATIONS (Front & Right)
11	A EXTERIOR ELEVATIONS (Rear & Left)
12	B EXTERIOR ELEVATIONS (Front & Right)
13	B EXTERIOR ELEVATIONS (Rear & Left)
14	C EXTERIOR ELEVATIONS (Front & Right)
15	C EXTERIOR ELEVATIONS (Rear & Left)

PROJECT NUMBER : 3938/2



SECOND FLOOR PLAN - A (B & C SIM.)

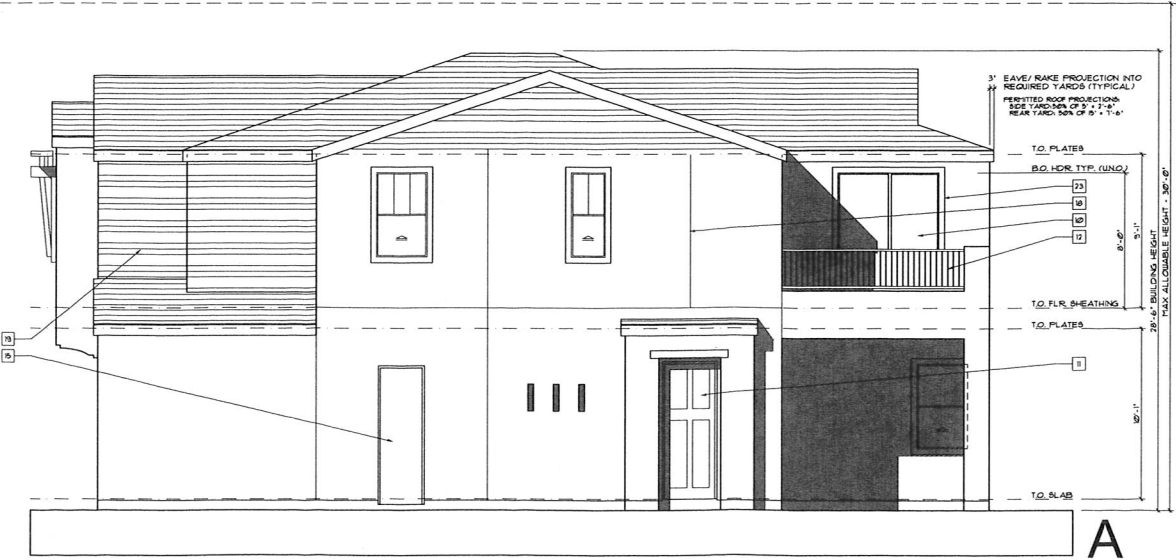


FIRST FLOOR PLAN - A (B & C SIM.)

PROJECT NUMBER : 393812



FRONT ELEVATION



RIGHT ELEVATION

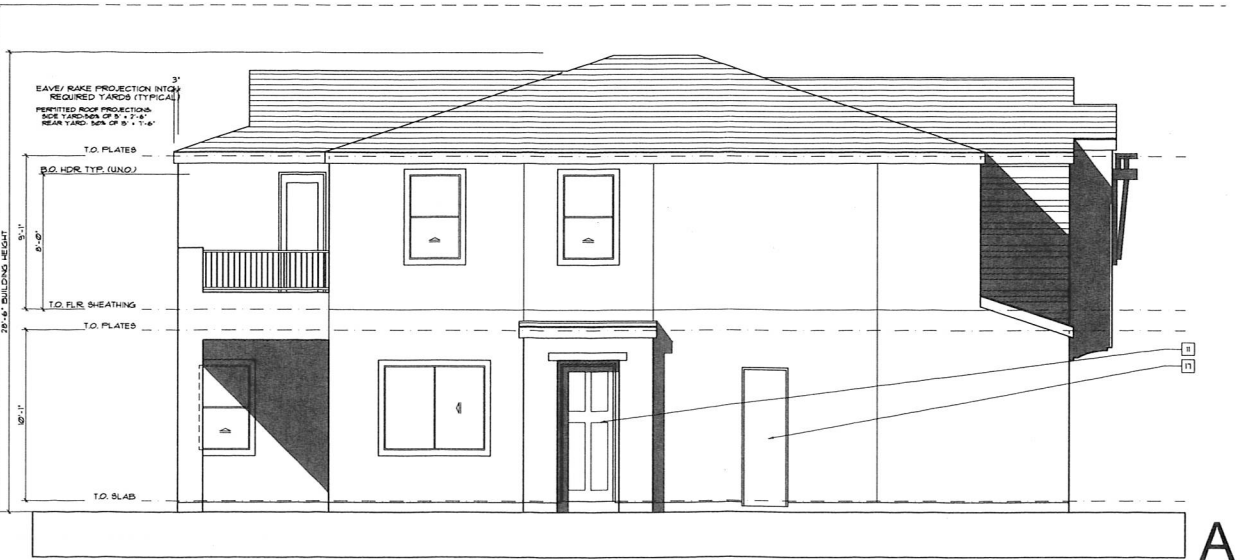
TYPICAL BUILDING MATERIALS	
1	ASPHALT TILE ROOF
2	WOOD RAKE/FASCIA
3	INTEGRAL COLOR PLASTER
4	DECORATIVE PLASTER TRIM
5	WOOD WINDOW TRIM IN SIDING AREA
6	VINYL WINDOW
7	PLASTER RECESS
8	PAINTED RE-SAWN WOOD BEAM/TRELIS
9	SECTIONAL GARAGE DOOR
10	SLIDING GLASS DOOR
11	ENTRY DOOR
12	METAL RAILING
13	WOOD RAILING
14	PLASTER CORBEL
15	WOOD CORBEL
16	RESAWN WOOD BRACE
17	GARAGE MAN DOOR
18	PLASTER EXPANSION JOINT
19	HORIZONTAL HARDBOARD SIDING
20	SHINGLE HARDBOARD SIDING
21	HARDBOARD AND BATTEN SIDING
22	DECK
23	PLASTER WINDOW TRIM

* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

PROJECT NUMBER : 393812



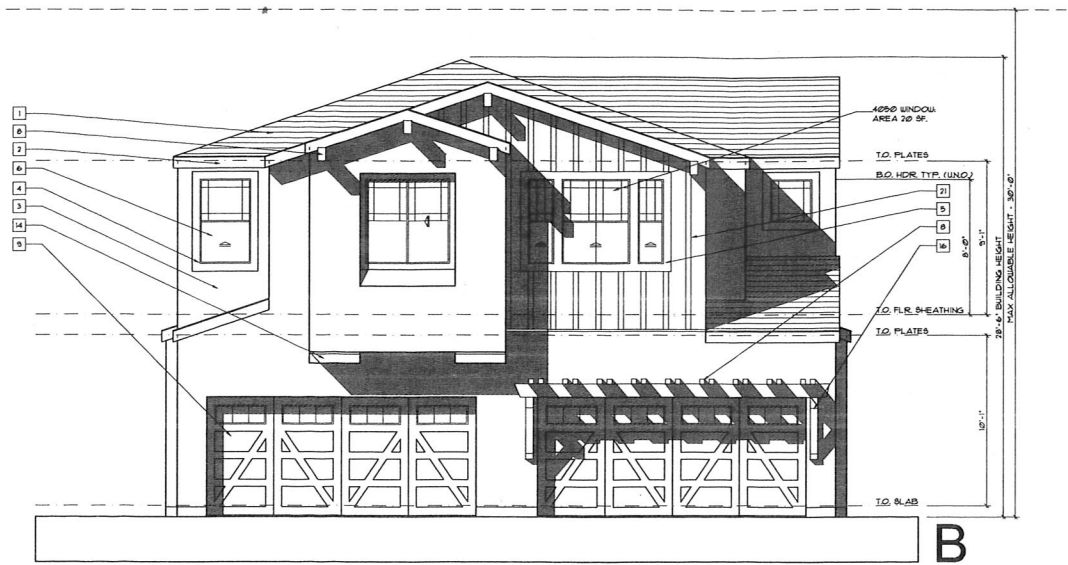
REAR ELEVATION



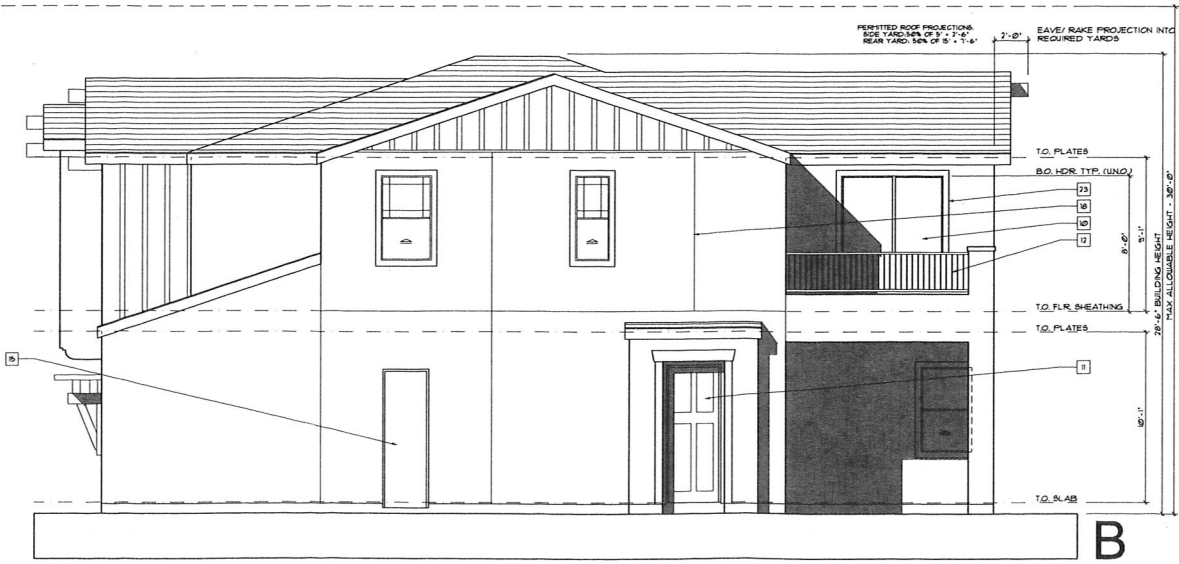
LEFT ELEVATION

TYPICAL BUILDING MATERIALS	
1	ASPHALT TILE ROOF
2	WOOD RAKE/PASGA
3	INTEGRAL COLOR PLASTER
4	DECORATIVE PLASTER TRIM
5	WOOD WINDOW TRIM IN SIDING AREA
6	VINYL WINDOW
7	PLASTER REGRESS
8	PAINTED RE-SAWN WOOD BEAM/TRELLIS
9	SECTIONAL GARAGE DOOR
10	SLIDING GLASS DOOR
11	ENTRY DOOR
12	METAL RAILING
13	WOOD RAILING
14	PLASTER CORBEL
15	WOOD CORBEL
16	RESAWN WOOD BRACE
17	GARAGE MAN DOOR
18	PLASTER EXPANSION JOINT
19	HORIZONTAL HARDBOARD SIDING
20	SHINGLE HARDBOARD SIDING
21	HARDBOARD AND BATTEN SIDING
22	DECK
23	PLASTER WINDOW TRIM
* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.	

PROJECT NUMBER : 393812



FRONT ELEVATION



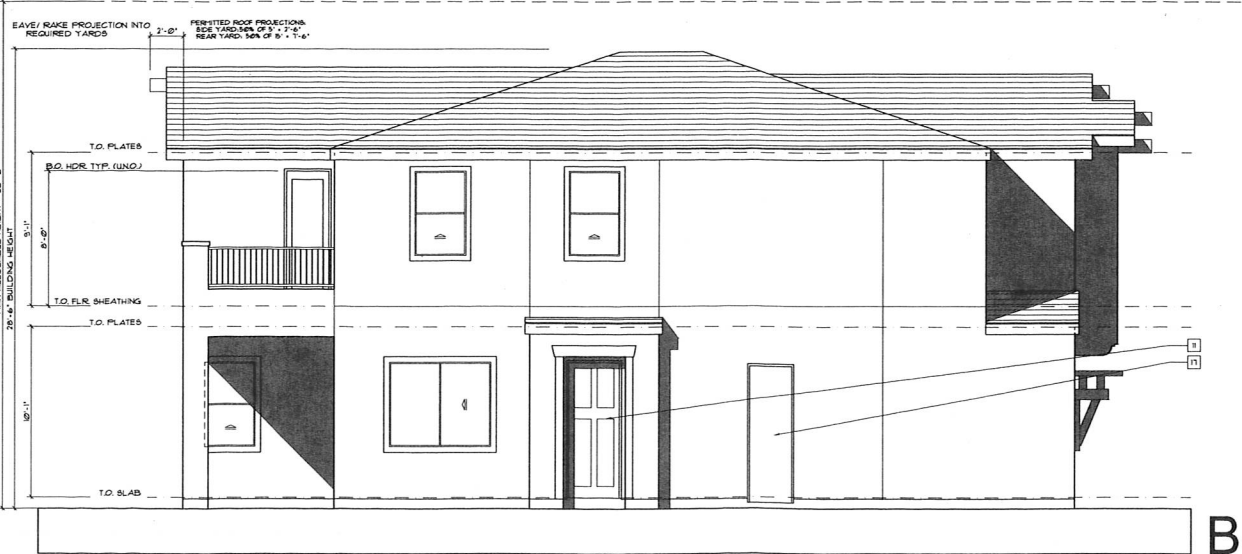
RIGHT ELEVATION

TYPICAL BUILDING MATERIALS	
1	ASPHALT TILE ROOF
2	WOOD RAKE/PASGA
3	INTEGRAL COLOR PLASTER
4	DECORATIVE PLASTER TRIM
5	WOOD WINDOW TRIM IN SIDING AREA
6	VINYL WINDOW
7	PLASTER RECESS
8	PAINTED RE-SAWN WOOD BEAM/TRELIS
9	SECTIONAL GARAGE DOOR
10	SLIDING GLASS DOOR
11	ENTRY DOOR
12	METAL RAILING
13	WOOD RAILING
14	PLASTER CORBEL
15	WOOD CORBEL
16	RESAWN WOOD BRACE
17	GARAGE HAND DOOR
18	PLASTER EXPANSION JOINT
19	HORIZONTAL HARDBOARD SIDING
20	SHINGLE HARDBOARD SIDING
21	HARDBOARD AND BATTEN SIDING
22	DECK
23	PLASTER WINDOW TRIM
* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.	

PROJECT NUMBER : 393812



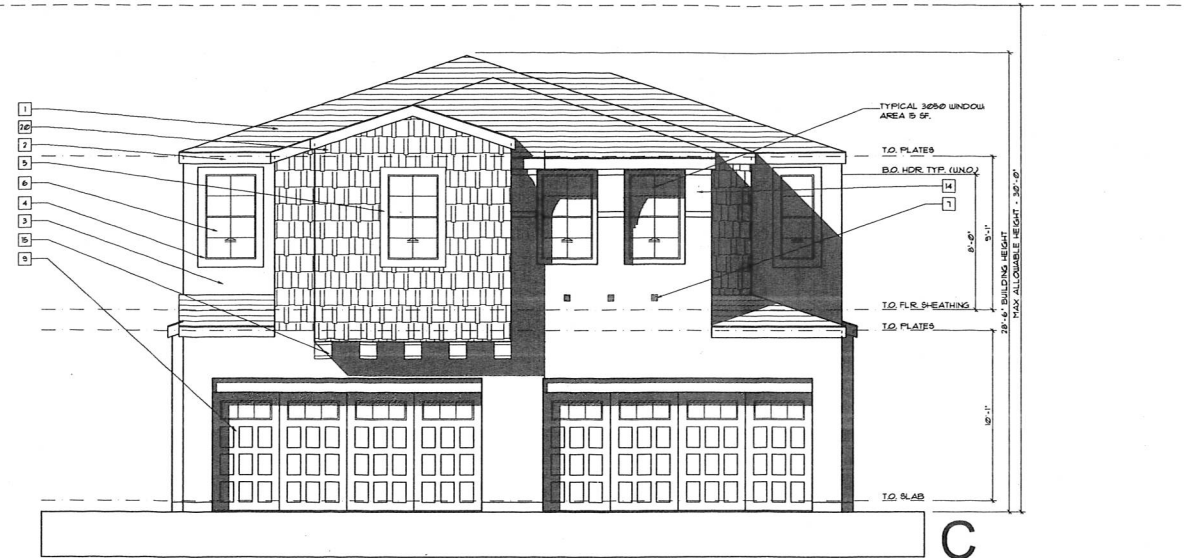
REAR ELEVATION



LEFT ELEVATION

TYPICAL BUILDING MATERIALS	
1	ASPHALT TILE ROOF
2	WOOD RAKE/FASCIA
3	INTEGRAL COLOR PLASTER
4	DECORATIVE PLASTER TRIM
5	WOOD WINDOW TRIM IN SIDING AREA
6	VINYL WINDOW
7	PLASTER RECESS
8	PAINTED RE-SAWN WOOD BEAM/TRELIS
9	SECTIONAL GARAGE DOOR
10	SLIDING GLASS DOOR
11	ENTRY DOOR
12	METAL RAILING
13	WOOD RAILING
14	PLASTER CORBEL
15	WOOD CORBEL
16	RESAWN WOOD BRACE
17	GARAGE MAN DOOR
18	PLASTER EXPANSION JOINT
19	HORIZONTAL HARBORBOARD SIDING
20	SHINGLE HARBORBOARD SIDING
21	HARBORBOARD AND BATTEN SIDING
22	DECK
23	PLASTER WINDOW TRIM
* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.	

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FRONT ELEVATION



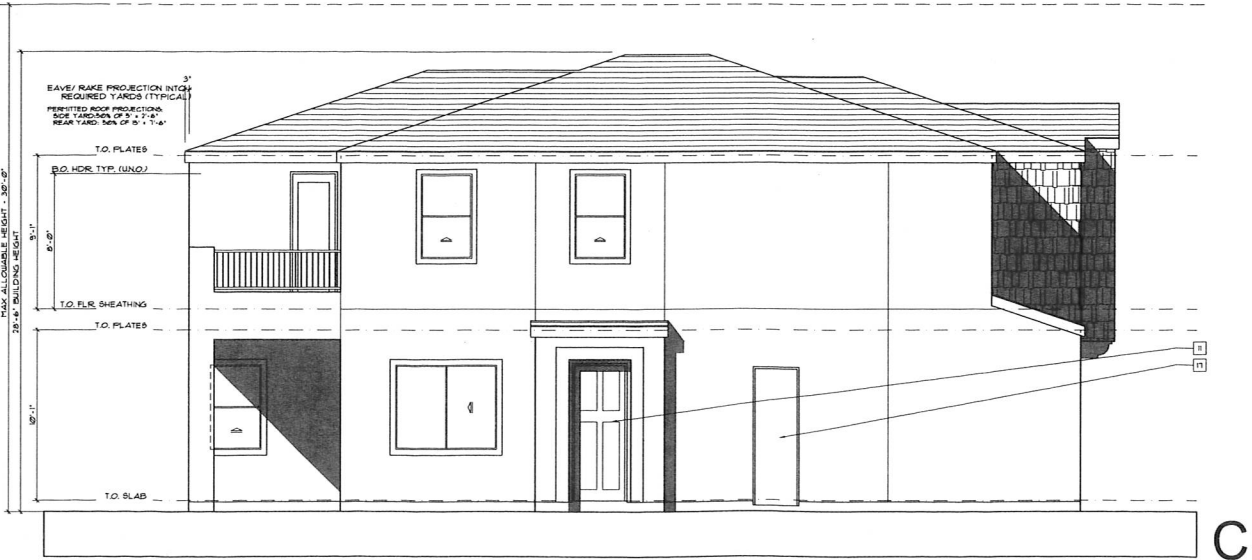
RIGHT ELEVATION

TYPICAL BUILDING MATERIALS	
1	ASPHALT TILE ROOF
2	WOOD RAKE/FASCIA
3	INTERIOR COLOR PLASTER
4	DECORATIVE PLASTER TRIM
5	WOOD WINDOW TRIM IN SIDING AREA
6	VINYL WINDOW
7	PLASTER REGRESS
8	PAINTED RE-SAWN WOOD BEAM/TRELLIS
9	SECTIONAL GARAGE DOOR
10	SLIDING GLASS DOOR
11	ENTRY DOOR
12	METAL RAILING
13	WOOD RAILING
14	PLASTER CORBEL
15	WOOD CORBEL
16	RESAWN WOOD BRACE
17	GARAGE MAN DOOR
18	PLASTER EXPANSION JOINT
19	HORIZONTAL HARDBOARD SIDING
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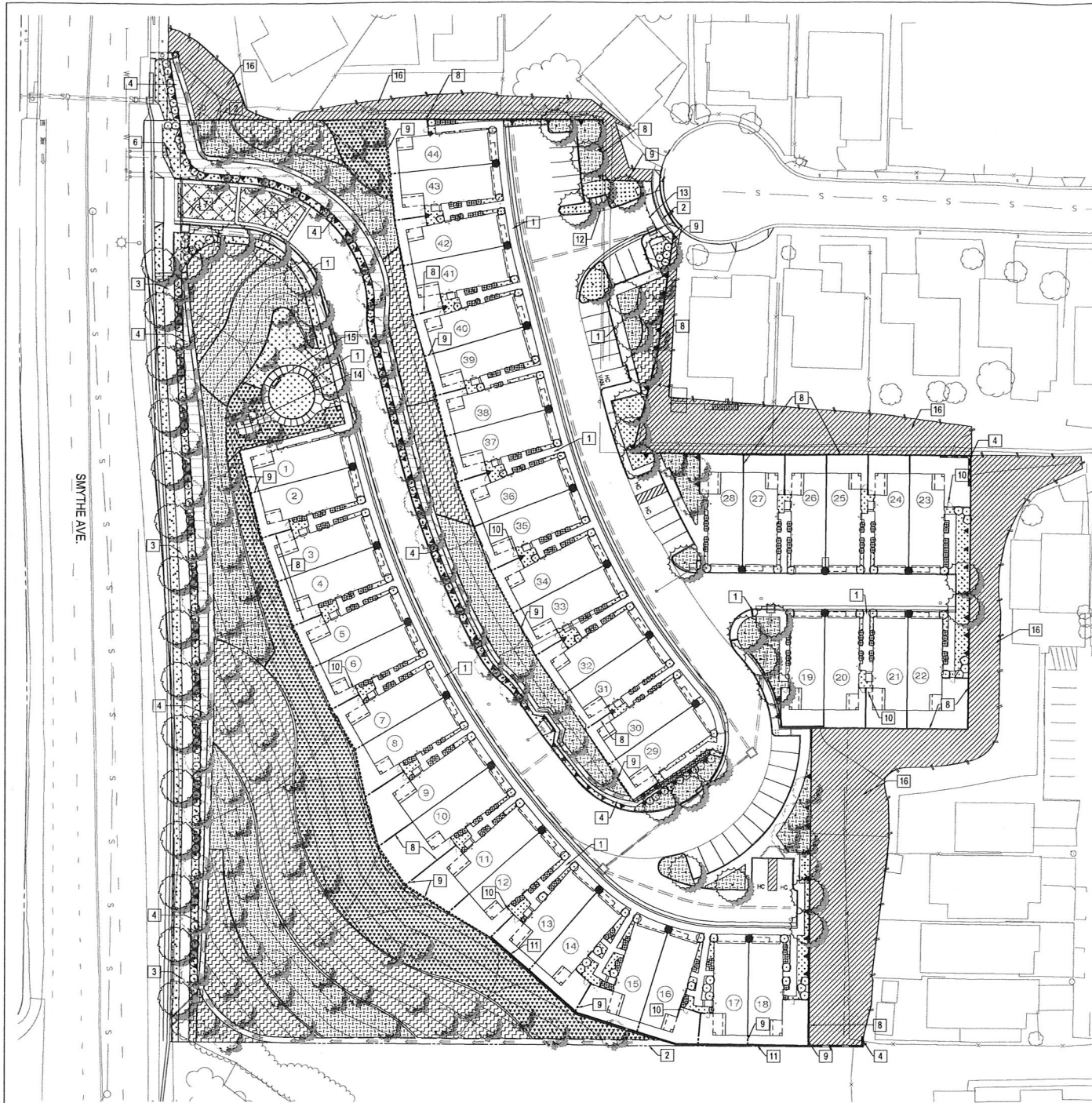
REAR ELEVATION



LEFT ELEVATION

TYPICAL BUILDING MATERIALS	
1	ASPHALT TILE ROOF
2	WOOD RAKE/FASCI
3	INTERAL COLOR PLASTER
4	DECORATIVE PLASTER TRIM
5	WOOD WINDOW TRIM IN SIDING AREA
6	VINYL WINDOW
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- LANDSCAPE ELEMENTS LEGEND**
1. CONCRETE SIDEWALK
 2. EXISTING PROPERTY LINE
 3. PUBLIC SIDEWALK/CONCRETE PAVING, PER CIVIL ENGINEER.
 4. RETAINING WALL (PER CIVIL ENGINEER)
 5. BIORETENTION BASIN, PER CIVIL ENGINEER
 6. WET UTILITIES, PER CIVIL ENGINEER
 7. ENHANCED VEHICULAR PAVING
 8. 5'-6" HT WOOD FENCE
 9. 5'-6" DECORATIVE METAL FENCE
 10. 5'-6" HT. DECORATIVE METAL GATE
 11. 5'-6" HT. DECORATIVE METAL GATE ON TOP OF RETAINING WALL
 12. MOTORCYCLE PARKING
 13. TRAFFIC BOLLARDS, PER CIVIL ENGINEER
 14. TRELLIS WITH BBQ AREA AND PICNIC TABLE
 15. BENCH
 16. OFFSITE GRADING, PER CIVIL ENGINEER

CANDIDATE PLANT LEGEND		MIN. SIZE	MATURE HEIGHT & SPREAD	FORM & FUNCTION
	QUERCUS ILEX HOLLY OAK	24" BOX	40' x 35'	STREET TREE
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX	40' x 50'	STREET TREE
	KOELREUTERIA BIPINNATA CHINESE LANTERN TREE	24" BOX	30' x 30'	STREET TREE
	JACARANDA MIMOSIFOLIA JACARANDA TREE	36" BOX	30' x 25'	ACCENT CANOPY SHADE
	TABESUA SPP / PINK TRUMPET TREE	36" BOX	25' x 25'	ACCENT CANOPY SHADE
	RHUS LANCEA AFRICAN SUMAC	36" BOX	25' x 30'	CANOPY SHADE
	TRISTANIA CONFERTA BRESIAE BOX	24" BOX	35' x 20'	VERTICAL SCREENING
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	15' x 20'	ACCENT
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX	20' x 20'	ACCENT
	ARBUSUTUS MARINA MARINA STRAWBERRY TREE	15 GAL	20' x 20'	ACCENT
	PRUNUS CAROLINIANA 'BRIGHT N' TIGHT' CAROLINIANA CHERRY	15 GAL	4' x 10'	VERTICAL SCREENING
	PODOCARPUS MACROPHYLLUS MAKI YEW PINE	15 GAL	4' x 10'	VERTICAL SCREENING
	VERTICAL DRIVEWAY TREE			

FRONT YARD PLANTINGS:		MIN. SIZE	MATURE HEIGHT & SPREAD	FORM & FUNCTION
LARGE SHRUBS: SUCH AS:				
	GALVEZIA SPECIOSA 'FIRECRACKER' (FIRECRACKER SANDWICH PLANT)	5 GAL @ 48" O.C.	4'x5'	ACCENT EVERGREEN BACKGROUND SHRUB
	HETEROMELES ARBUTIFOLIA (TOYON)	5 GAL @ 48" O.C.	8'x10'	EVERGREEN BACKGROUND SHRUB
	RHAMNUS C. MOUND SAN BRUNO (COFFEEBERRY)	5 GAL @ 48" O.C.	4'x5'	EVERGREEN BACKGROUND SHRUB
	LEPTOSPERMUM SP. (TEA TREE)	5 GAL @ 36" O.C.	6'x10'	ACCENT EVERGREEN BACKGROUND SHRUB
	MYRTICA CALIFORNICA (PACIFIC WAX MYRTLE)	5 GAL @ 36" O.C.	6'x10'	EVERGREEN BACKGROUND SHRUB
MEDIUM SHRUBS: SUCH AS:				
	AGAVE SPP. (AGAVE)	5 GAL @ 30" O.C.	3'x5'	ACCENT SHRUB
	ANZOZANTHOS SPP. (KANGAROO PAW)	1 GAL @ 24" O.C.	3'x5'	ACCENT SHRUB
	MULLENBERGIA RIGENS (DEER GRASS)	1 GAL @ 24" O.C.	3'x5'	ACCENT GRASS
	GREVILLEA NOELII (NOEL'S GREVILLEA)	1 GAL @ 30" O.C.	4'x4'	ACCENT EVERGREEN SHRUB
	ROSMARINUS SPP. (ROSEMARY)	1 GAL @ 24" O.C.	VARIES	EVERGREEN SHRUB
	HELIOTROPIS CHOCOLATE (BLUE OAT GRASS)	1 GAL @ 18" O.C.	2'x2'	ACCENT GRASS
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	CEANOTHUS SPP. (CALIFORNIA LILAC)	1 GAL @ 36" O.C.	VARIES	ACCENT EVERGREEN SHRUB
	ALOE SPP. (ALOE)	5 GAL @ 30" O.C.	2'x2'	ACCENT SHRUB/GROUND COVER
	BACCHARIS PILLULARIS (COYOTE BRUSH)	1 GAL @ 36" O.C.	2'x5'	EVERGREEN BACKGROUND SHRUB
	BOUGAINVILLEA SPP. (BOUGAINVILLEA)	1 GAL @ 48" O.C.	7'x5'	ACCENT GROUND COVER
	CAREX SPP. (SEDGE)	1 GAL @ 24" O.C.	2'x2'	ACCENT GRASS
GROUND COVERS: SUCH AS:				
	FESTUCA MAUREI (ATLAS FESCUE)	1 GAL @ 18" O.C.	2'x2'	ACCENT GRASS
	IVA HAYESIANA (SAN DIEGO MARSH ELDER)	1 GAL @ 30" O.C.	1'x4'	GROUND COVER
	LANTANA MONTIVIDENTIS (TRAILING LANTANA)	1 GAL @ 24" O.C.	1'x3'	ACCENT GROUND COVER
	MAHONIA REPENS (CREEPING OREGON GRAPE)	1 GAL @ 18" O.C.	1'x3'	GROUND COVER
	SALVIA SPP. (SAGE)	1 GAL @ 18" O.C.	3'x3'	ACCENT SHRUB
	SENECIO MANDARINISCAE (BLUE CHALK STICKS)	1 GAL @ 18" O.C.	1'x18"	ACCENT GROUND COVER
SLOPE PLANTINGS/SLID TREATMENT AREAS: SUCH AS:				
	BACCHARIS PILLULARIS (COYOTE BRUSH)	1 GAL @ 36" O.C.	2'x5'	EVERGREEN BACKGROUND SHRUB
	BOUGAINVILLEA SPP. (BOUGAINVILLEA)	1 GAL @ 48" O.C.	3'x5'	ACCENT GROUND COVER
	CAREX SPP. (SEDGE)	1 GAL @ 24" O.C.	2'x2'	ACCENT GRASS
	FESTUCA MAUREI (ATLAS FESCUE)	1 GAL @ 18" O.C.	2'x2'	ACCENT GRASS
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
	HEPHERALDA PARVIFLORA (RED YUCCA)	5 GAL @ 36" O.C.	3'x5'	ACCENT
OFF SITE GRADING AREAS				
HYDROSEED MIX				
VINES SUCH AS:				
	FICUS PUMILA (CREEPING FIG)	1 GAL @ 18" O.C.	35'x1"	EVERGREEN VINE
	TRACHELOSPERMUM JASMINODES (STAR JASMINE)	1 GAL @ 18" O.C.	35'x1"	EVERGREEN VINE
	MACFADYENA UNGUIS-CATI (CATS CLAW VINE)	1 GAL @ 18" O.C.	35'x1"	ACCENT VINE

DESIGN STATEMENT

THE PLANT PALETTE HAS BEEN SELECTED IN ORDER TO STRESS THE IMPORTANCE OF WATER-WISE LANDSCAPING, AS WELL AS PROVIDING FOR AN AESTHETICALLY-PLEASING LANDSCAPE FOR THE SAN YSIDRO COMMUNITY. THE PLANTS SELECTED ARE CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE WATER CONSERVATION ORDINANCE. TURF WILL BE LIMITED TO RECREATIONAL AND GATHERING AREAS. ALL PLANTED AREAS EXCEPT FOR TURF SHALL RECEIVE A 3" LAYER OF BARK MULCH.

THE R.O.W. AREA ALONG SMYTHE AVE. CONSISTS OF A 6' WIDE SIDEWALK FLANKED ON EITHER SIDE BY PLANTING AREAS TO HELP CREATE A PEDESTRIAN SCALE ENVIRONMENT. NEXT TO THE STREET IS A 4'-9" WIDE PLANTING AREA LINED WITH LARGE STREET TREES AND GROUND COVERS. ON THE OTHER SIDE OF THE SIDEWALK IS A 4'-3" WIDE PLANTING AREA CREATED AT THE BASE OF THE SOIL RETENTION WALL TO ACCOMMODATE SMALLER TREES, SHRUBS AND VINES. IN ADDITION, THE INDIVIDUAL CELLS OF THE WALL WILL BE PLANTED TO ADD COLOR AND GREENERY WHICH WILL HELP SOFTEN THE EFFECT OF THE WALLS.

THE OVERALL SITE DESIGN ALLOWS MANY OF THE LOTS TO CAPTURE THE EXPANSIVE VIEWS TO THE SOUTHWEST OF THE SITE. PLANTINGS HAVE BEEN SELECTIVELY PLACED TO ENHANCE THESE VIEWS. THE PLANTING PALETTE FOR THE SLOPES WILL BE EASY TO MAINTAIN, PROVIDE STABILITY AND CREATE ATTRACTIVE VIEWS FOR THE ENTIRE COMMUNITY.

IRRIGATION SYSTEM DESIGN

THE SYSTEM WILL BE DESIGNED TO REDUCE OVERALL WATER REQUIRED FOR SUPPLEMENTAL IRRIGATION. THERE WILL BE A DEDICATED WATER METER FOR LANDSCAPE IRRIGATION. A FLOW-SENSOR, RAIN-SENSOR AND ET-BASED CONTROLLER WILL BE UTILIZED TO ACHIEVE THIS GOAL. THE DELIVERY METHOD WILL BE A COMBINATION OF OVERHEAD SPRAY, BUBBLERS AND DRIP IRRIGATION. HYDROZONES WILL BE SEPARATED BASED ON PLANT REQUIREMENTS AND SOLAR EXPOSURE. IRRIGATION DESIGN PLANS WILL COMPLY WITH THE AB 1881 AND THE CITY OF SAN DIEGO LANDSCAPE WATER CONSERVATION ORDINANCE. HOA AREAS WILL BE MAINTAINED BY THE HOA WHILE BACKYARDS WILL BE MAINTAINED BY THE HOMEOWNER.

ADDITIONAL NOTES

MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE: TRAFFIC SIGNAL/STOP SIGN - 20FT.; SEWER LINES - 10FT.; UNDERGROUND UTILITY LINES - 5 FT.; ABOVE GROUND UTILITY STRUCTURES - 10FT.; DRIVEWAYS - 10FT.; INTERSECTIONS - 25FT. NO TREE OR SHRUB EXPECTED TO EXCEED 3' IN HEIGHT AT MATURITY SHALL BE PLANTED OR RETAINED WITHIN 5' OF ANY PUBLIC WATER FACILITY OR WITHIN 10' OF ANY PUBLIC SEWER FACILITY.

DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.

REQUIRED PER CITY, ROOT BARRIERS: ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE 24" DEEP, 0.6" THICK, AND BE PLACED FLUSH WITH THE TOP OF ANY ADJACENT GROUND OR CURB AND BE CENTERED 6" ON EITHER SIDE OF THE TREE (12" TOTAL).

AN HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL HOA LANDSCAPE AREAS, INCLUDING THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS. BACKYARD LANDSCAPE AREAS WILL BE MAINTAINED BY THE RESIDENTS.

THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.

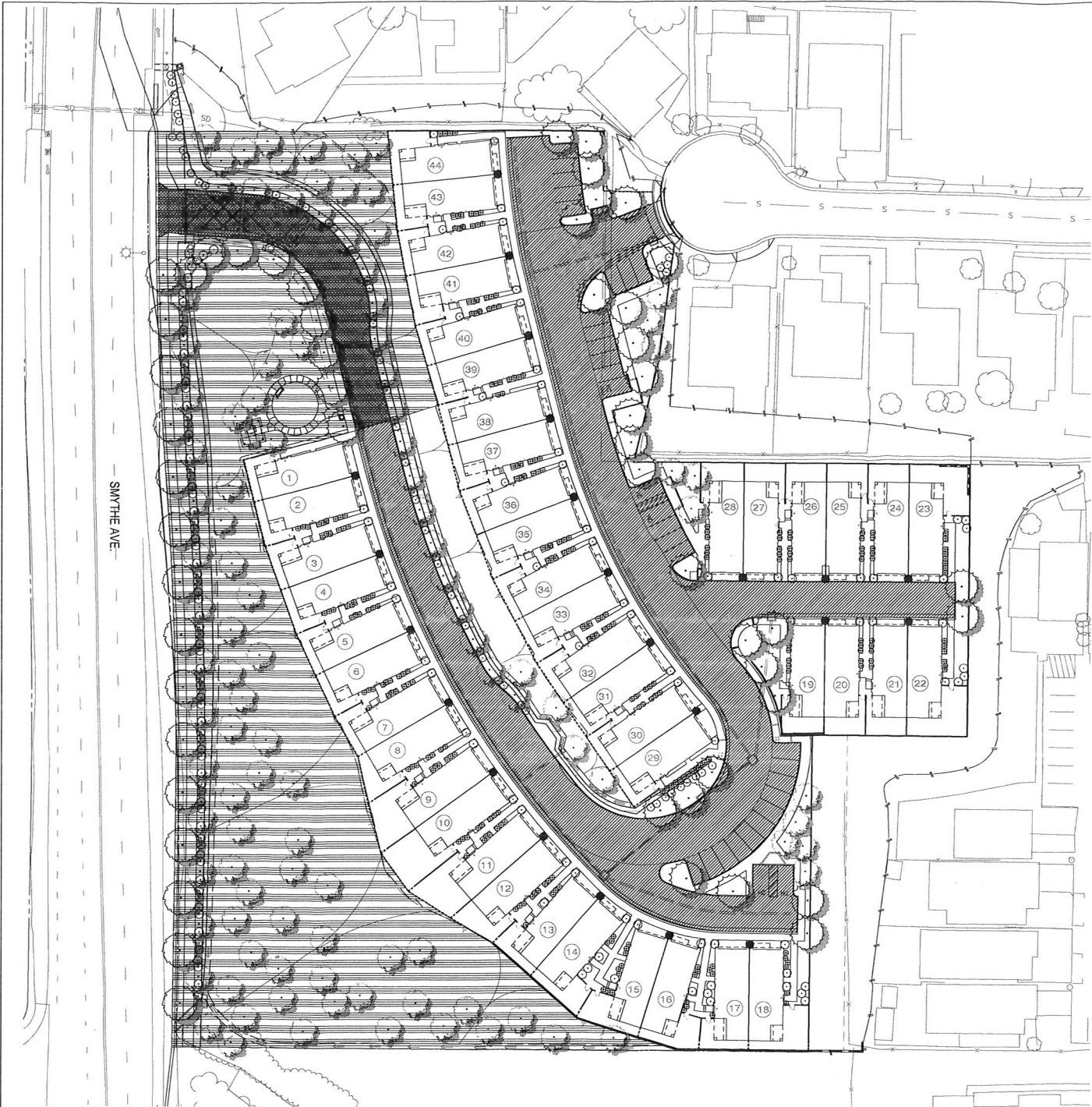
PLANTINGS FOR SOIL RETENTION WALL:		MIN. SIZE	MATURE HEIGHT & SPREAD	FORM & FUNCTION
GROUND COVERS/VINES SUCH AS:				
	ARMERIA MARITIMA (COMMON THRIFT)	1 GAL @ 12" O.C.	1'x1'	ACCENT COLOR
	BOUGAINVILLEA SPP. (BOUGAINVILLEA)	1 GAL @ 48" O.C.	25'x5'	ACCENT VINE
	DISTICTIS BUCCINATORIA (BLOOD RED TRUMPET VINE)	1 GAL @ 36" O.C.	35'x1'	EVERGREEN VINE
	ERIGERON GAUCUS (FLABANE)	1 GAL @ 12" O.C.	1'x1'	ACCENT COLOR
	FICUS PUMILA (CREEPING FIG)	1 GAL @ 36" O.C.	35'x1'	EVERGREEN VINE
	GERANIUM SP. (GERANIUM)	1 GAL @ 12" O.C.	2'x1'	ACCENT COLOR
	PARTHENOCISSUS TRICUSPIDATA (BOSTON IVY)	1 GAL @ 36" O.C.	35'x1'	EVERGREEN VINE
	SAPONARIA OCCIDENTALIS (CARRY-ON LILACEAE)	1 GAL @ 12" O.C.	1'x5'	ACCENT COLOR

LANDSCAPE DEVELOPMENT PLAN
PACIFICA RIDGE
SAN DIEGO, CA 92173

REVISION 4: _____ PREPARED BY:
REVISION 3: 4/30/2016
REVISION 2: 10/16/2015
REVISION 1: 5/8/2015
ORIGINAL DATE: 9/30/2014

1947 Fern Street
Suite 4
San Diego, CA 92102
619.235.5360
619.235.5369 Fax
info@ivy.com
Landscape Architecture
Planning

0' 15' 30' 60'
SCALE 1"=30'-0"
NORTH



LANDSCAPE AREA/POINTS CALCULATIONS		KEY
REMAINING YARD PLANT AREA REQ'D: 40sf PER TREE PROVIDED: 10,530sf PLANT POINTS REQ'D (60 PER EACH BUILDING): 1,320 (50% NEED TO BE FROM TREES): 660 PROVIDED: 1,345 THROUGH TREES: 660	36" BOX - 8(50) = 400 24" BOX - 13(20) = 260 15 GAL - 22(10) = 220 5 GAL - 60(5) = 300 1 GAL - 178(1) = 178 TOTAL: 1,356	
VEHICULAR USE AREA (>6000 SF) OUTSIDE STREET YARD TOTAL VJA AREA OUTSIDE STREET YARD: 30,245sf PLANT AREA REQ'D (3% x area): 908sf PROVIDED: 2,914 sf PLANT POINTS REQ'D (.03 x area): 908 (50% NEED TO BE FROM TREES): 454 PROVIDED: 1,103 THROUGH TREES: 930	36" BOX - 15 (50) = 750 24" BOX - 9 (20) = 180 5 GAL - 28 (5) = 140 1 GAL - 33 (1) = 33 TOTAL: 1,103	VJA OUTSIDE STREET YARD
VEHICULAR USE AREA (>6000 SF) INSIDE STREET YARD TOTAL VJA AREA INSIDE STREET YARD: 4,800sf PLANT AREA REQ'D (5% x area): 240sf PROVIDED: 965 PLANT POINTS REQ'D (.05 x area): 240 (50% NEED TO BE FROM TREES): 120 PROVIDED: 326 THROUGH TREES: 200	24" BOX - 10 (20) = 200 5 GAL - 21(5) = 105 1 GAL - 21 (1) = 21 TOTAL: 326	VJA INSIDE STREET YARD
STREET YARD TOTAL AREA: 64,115 S.F. PLANT AREA REQ'D (50% x total area): 32,058sf PROVIDED: 50,857sf PLANT POINTS REQ'D (.05 x total area): 3,206 (50% NEED TO BE FROM TREES): 1,603 PROVIDED: 3,300 THROUGH TREES: 1,670	36" BOX - 9 (50) = 450 24" BOX - 50(20) = 1,000 15 GAL - 22(10) = 220 5 GAL - 21(5) = 105 1 GAL - 1,525(1) = 1,525 TOTAL: 3,300	

SAN DIEGO LANDSCAPE POINT MAP & CALCULATIONS



SMYTHE AVE - EXISTING VIEW LOOKING NORTH



SMYTHE AVE - PROPOSED VIEW LOOKING NORTH

LANDSCAPE
DEVELOPMENT PLAN
PACIFICA RIDGE
SAN DIEGO, CA 92173

REVISION 4: _____
REVISION 3: _____
REVISION 2: 10/16/2015
REVISION 1: 5/8/2015
ORIGINAL DATE: 9/30/2014

PREPARED BY:
IVY
1947 Fern Street
Suite 4
San Diego, CA 92102
619.235.5360
619.235.5369 Fax
info@ivy-la.com
Landscape Architecture
Planning



SMYTHE AVE - EXISTING VIEW OF SITE



SMYTHE AVE - PROPOSED VIEW OF SITE

LANDSCAPE
DEVELOPMENT PLAN
PACIFICA RIDGE
SAN DIEGO, CA 92173

REVISION 4: _____
REVISION 3: _____
REVISION 2: 10/16/2015
REVISION 1: 5/8/2015
ORIGINAL DATE: 9/30/2014

PREPARED BY:
IVY
1947 Fern Street
San Diego, CA 92102
619.235.5760
619.235.5369 Fax
info@ivy-la.com
Landscape Architecture
Planning