



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 26, 2022 REPORT NO. PC-22-024

HEARING DATE: June 2, 2022

SUBJECT: 8896 AQUARIUS DRIVE. Process Four Decision

PROJECT NUMBER: [498150](#)

OWNER/APPLICANT: Pacific Asset Investment II LLC, Owner/Permittee and Victor Guzman, Applicant

SUMMARY

Issue: Should the Planning Commission approve a request for a Tentative Map, Site Development Permit, and Planned Development Permit for the subdivision of a single lot with an existing single-family dwelling unit into two lots, and construction of a new single-family dwelling unit on the newly created lot located at 8896 Aquarius Drive?

Staff Recommendation: APPROVE Tentative Map No. 1752337, Site Development Permit No. 1752353, and Planned Development Permit No. 2420945.

Community Planning Group Recommendation: On January 19, 2017, the Mira Mesa Community Planning Group voted 11-4-1 to approve the proposed project under the condition the Owner/Permittee make the wall/fence on the west and north satisfactory to the neighbors (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 12, 2021, and the opportunity to appeal that determination ended October 27, 2021 (Attachment 8).

Fiscal Impact Statement: None. All costs related to processing this project are covered by a deposit account maintained by the applicant.

Housing Impact Statement: The General Plan designates the site as Residential - Low (5 - 9 dwelling units/acre (du/ac)) and is supported by the Mira Mesa Community Plan, which designates the project site as Low Density (4-10 dwelling units/net acre). The project site is in the RS-1-14 Zone, which allows one dwelling unit per lot pursuant to San Diego Municipal

Code (SDMC) [Table 131-04D](#). There will be a net gain of one single-family dwelling unit to the City's housing stock.

BACKGROUND

The 0.62-acre project site is located at 8896 Aquarius Drive in the Mira Mesa Community Plan (Attachment 1). The project site currently contains one single-family dwelling unit built in 1972 and a backyard with a swimming pool. The project site is in RS-1-14 Zone, Airport Influence Area – MCAS Miramar, Brush Zones with 300 Foot Buffer, and the Very High Fire Hazard Severity Zone within the Mira Mesa Community Plan area. The project site is designated Low Density (4-10 dwelling units/net acre) in the Mira Mesa Community Plan (Attachment 2). The lot is bordered on the north, south, and west by single-family residential development, and designated Open Space to the east (Attachment 3). The project site contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources (Sensitive Vegetation) as defined in SDMC section [113.0103](#). The project site is adjacent to and abuts to the east the Multiple Habitat Planning Area (MHPA). There is no MHPA within the project site.

DISCUSSION

Project Description:

The project proposes the subdivision of a 0.62-acre lot into two lots and construction of a new two-story single-family dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

- A Site Development Permit is required for the subdivision of a premises that contains environmentally sensitive lands per San Diego Municipal Code (SDMC) section [126.0502\(d\)\(3\)](#). The project contains Environmentally Sensitive Lands in the form of Sensitive Biological Resources (Sensitive Vegetation). The project contains two habitat types: 0.46-acres of disturbed non-native vegetation habitat and 0.15-acres of developed habitat. The disturbed non-native vegetation habitat type has been highly disturbed by development and landscaping associated with the residential home. The habitat consists primarily of a lawn, small non-native herbaceous species, iceplant (*Carpobrotus edulis*), and ornamental trees. No native vegetation remains on the proposed project property. Within the property there's approximately 0.15-acres of developed area which contains an existing housing as well as a swimming pool and driveway. The project is conditioned to require implementation of a Brush Management Program and construction best management practices. The Brush Management Plan will implement a Zone One ranging from 13 to 66 feet extending from the habitable structures towards the native/naturalized vegetation. Zone Two will not be implemented, however Alternative Compliance measures will include a radiant heat wall at the interface of Zone One and the City's Open Space along Parcel 2. In addition, the project site is directly adjacent to the City's Multiple Habitat Planning Area (MHPA) and the project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Ultimately, the project will not result in significant impacts to sensitive biological resources.

- A Tentative Map is required for the subdivision of land when additional lots are created per SDMC section [125.0410](#).
- A Planned Development Permit is required for residential development requesting deviations from applicable zone regulations per SDMC [Table 143-04A](#). The only deviation requested is to allow 0 feet of street frontage on the newly created lot where a minimum street frontage of 50 feet is required. The proposed project is utilizing deviations from the development regulations to minimum street frontage for the newly created northern lot. The allowable deviation for the proposed development is summarized as follows:
 - A deviation to SDMC Section 131.0431 and [Table 131-04D](#), to allow 0 feet for street frontage on the newly created lot where the development regulations allow for a minimum street frontage of 50 feet.

The proposed subdivision will create two lots. Parcel 1 located on the southern portion of the property will be 15,842, and Parcel 2 located on the northern portion of the property will be 11,095 square feet (Figure 1). The project site currently has an existing street connection to the existing cul-de-sac at the terminus of Aquarius Drive along the southern side of the property. Parcel 1 shall have 38 feet of street frontage, however parcel 2 will have 0 feet of street frontage. A new private driveway will be constructed along the perimeter of the property which will allow access to Parcel 2. The requested deviation has been reviewed as it relates to the project design, property configuration, and the surrounding development. The deviation is appropriate and will result in a project that efficiently utilizes the site for residential use, while meeting the purpose and intent of the development regulations.

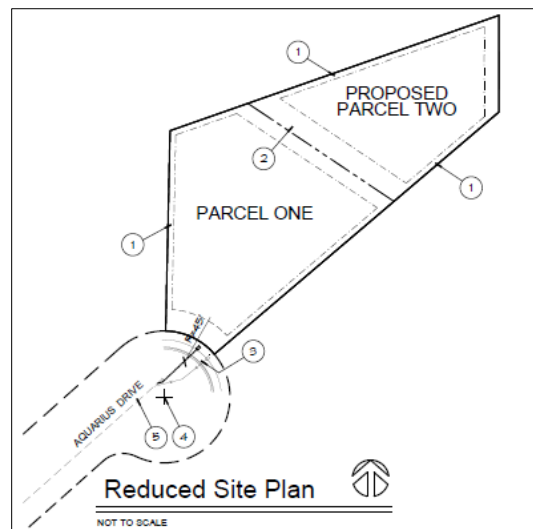


Figure 1 – Parcel 1 and Proposed Parcel 2

Consistent SDMC section [112.0103](#), when an applicant applies for more than one permit, map, or other approvals for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Four, Planning Commission decision with appeal rights to the City Council.

Community Plan Analysis:

The project site is located within Mira Mesa Community Plan area and is designated single-family residential development (maximum of 10 dwelling units/acre). The Mira Mesa Community Plan's

Residential Land Use policy (1.b) permit flexibility in street improvements in residential subdivisions in topographically constrained sites. The project design will not adversely affect the goals and objectives of the Mira Mesa Community Plan.

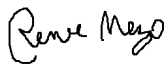
Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support project approval and recommends the Planning Commission to approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1752337, Site Development Permit No. 1752353, and Planned Development Permit No. 2420945 with modifications.
2. Deny Tentative Map No. 1752337, Site Development Permit No. 1752353, and Planned Development Permit No. 2420945, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Benjamin Hafertepe
Development Project Manager
Development Services Department

Attachments:

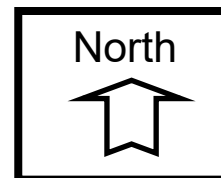
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Environmental Exemption
9. Map Exhibit-Tentative Map
10. Project Plans
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement



Aerial Photograph

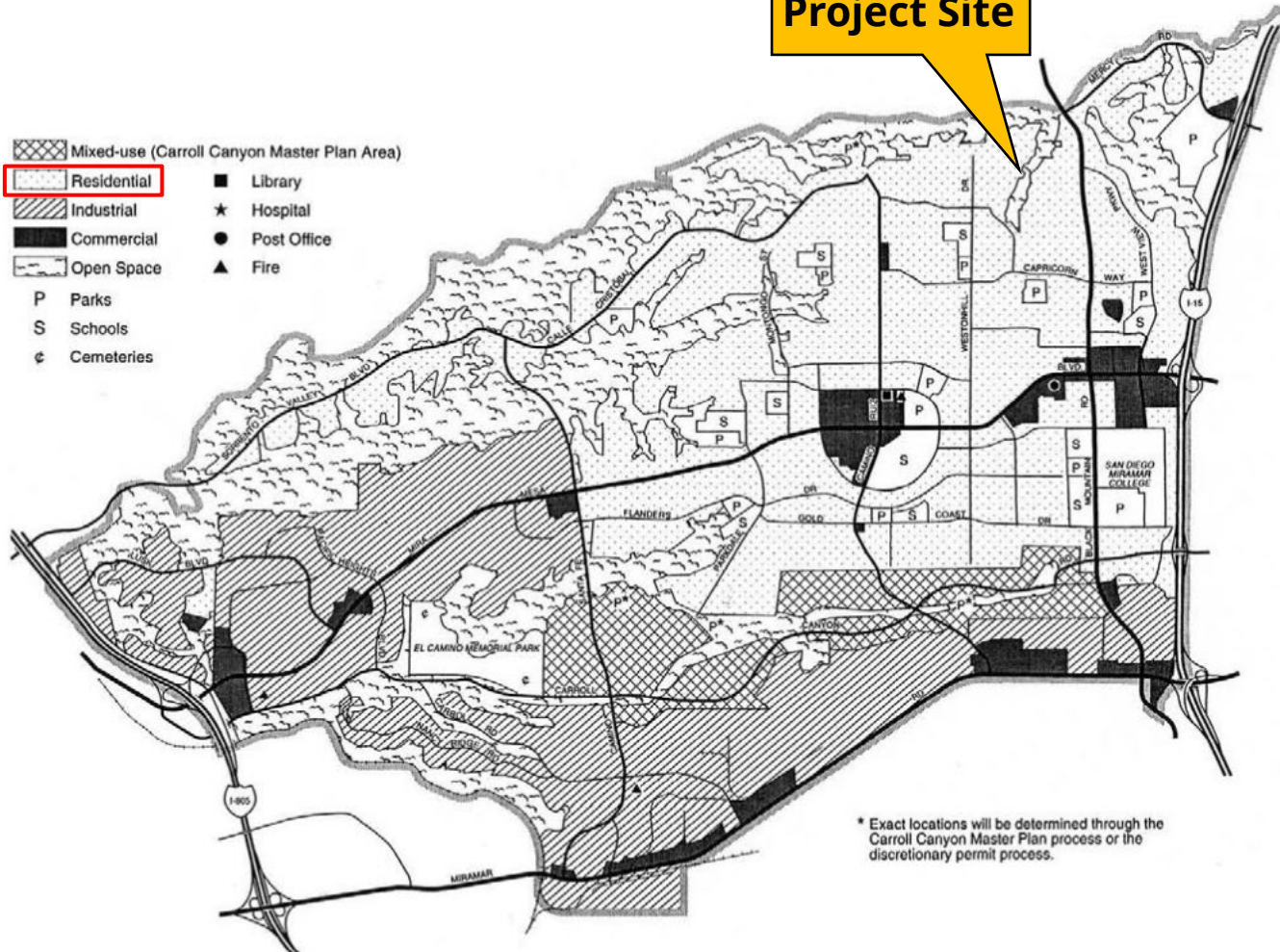
8896 Aquarius Drive

Project No. 498150 – 8896 Aquarius Drive



Project Site

-  Mixed-use (Carroll Canyon Master Plan Area)
-  **Residential**
-  Industrial
-  Commercial
-  Open Space
- P Parks
- S Schools
- ☪ Cemeteries
- Library
- ★ Hospital
- Post Office
- ▲ Fire



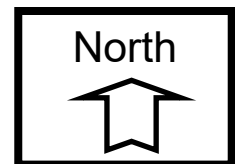
* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.

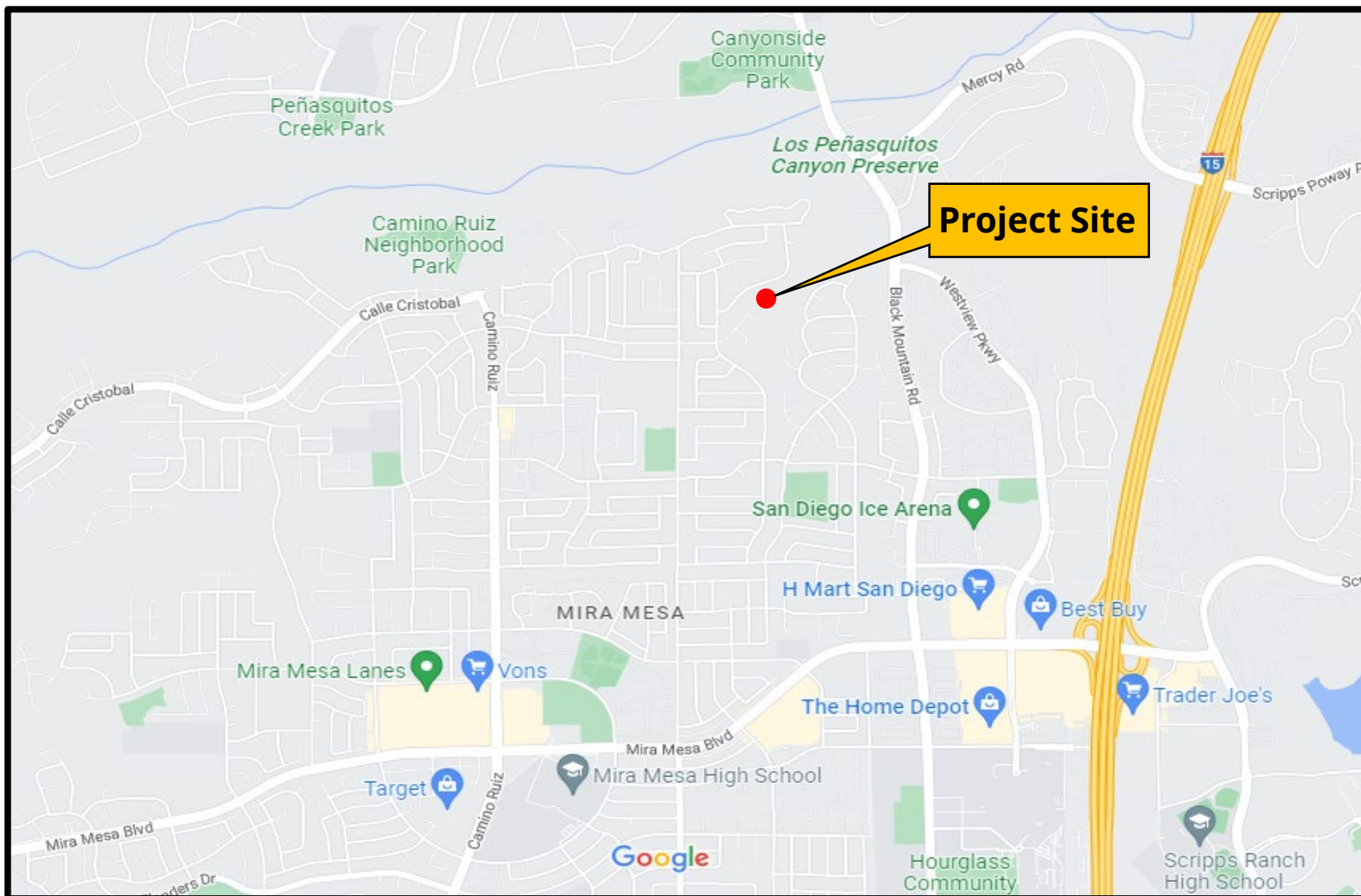


Land Use Map

8896 Aquarius Drive
Project No. 498150 – 8896 Aquarius Drive

Land Use Map
Mira Mesa Community Plan **1**
FIGURE

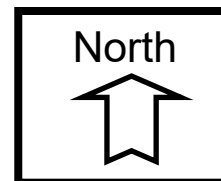




Project Location Map

8896 Aquarius Drive

Project No. 498150 – 8896 Aquarius Drive



PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1752353
PLANNED DEVELOPMENT PERMIT NO. 2429045
8896 AQUARIUS DRIVE - PROJECT NO. 498150

WHEREAS, Pacific Asset Investments II LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide a single lot with an existing residential single dwelling unit into two lots, and to construct a new residential single dwelling unit on the newly created lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1752353 & 2429045), on portions of a 0.62-acre site;

WHEREAS, the project site is located at 8896 Aquarius Drive in the RS-1-14 Zone, Airports: Airport Influence Area – MCAS Miramar, Fire: Brush Zones with 300 Foot Buffer, Fire: Very High Fire Hazard Severity Zone, and within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel One: Lot 1454 of Larwin-Mesa View Unit No.13, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7089, filed in the office of the County Recorder of San Diego County, October 20, 1971; Parcel Two: a non-exclusive easement over Lot 1380 (the common area) of Larwin-Mesa View Unit No. 13, according to Map thereof No. 7089 filed in the Office of the County Recorder of San Diego County, October 20, 1971 for ingress, egress and the uses and purposes set forth in the Declaration of Covenants, Conditions and Restrictions recorded October 7, 1971 as file No. 23771;

WHEREAS, on October 12, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New

Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 2, 2022, the Planning Commission of the City of San Diego considered Site Development Permit No. 1752353 and Planned Development Permit No. 2429045 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1752353 and Planned Development Permit No. 2429045:

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0505]

1. Findings for all Site Development Permits:

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The project site is within the Mira Mesa Community plan area. The General Plan designates the site Residential - Low (5 - 9 dwelling units/acre (du/ac)) and is supported by the Mira Mesa Community Plan (Community Plan), which designates the project site as Low Density (4-10 dwelling units/net acre). This land use designation characterized by single-family residential development on 5,000 to 7,000 square foot lots built under standard subdivision regulations. The project is appropriate for the flat mesa areas of the community. The project site is zoned RS-1-14 Zone, which allows 1 dwelling unit per lot. The project's floor area ratio (FAR) of 0.21 is in compliance with the maximum of 0.60 allowed. The proposed project is utilizing deviations from the development regulations to minimum street frontage for the newly created northern lot. The allowable deviation for the proposed development is summarized as follows:

- 1.) A deviation to SDMC Section 131.0431 and Table 131-04D, to allow 0 feet for street frontage on the newly created lot where the development regulations allow for a minimum street frontage of 50 feet.

With the allowable deviation, the project conforms with all applicable development standards of the underlying RS-1-14 Zone including height, density, floor area ratio,

lot coverage, and parking requirements. The proposed residential subdivision and construction of one dwelling unit is consistent with Community Plan land use designation, and promotes the Community Plan goal of creating a range of housing opportunities for all economic levels within Mira Mesa. The project is compatible with the surrounding development and permitted by the community plan and zoning designation. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New Construction). No mitigation for potential significant impacts is required. The environmental analysis of the project did not find any significant impacts to public health, safety, and welfare. The project will not have any impact on the provision of essential public services. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The project will be subject to ministerial construction permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all referenced standards, which also establish standards to safeguard public health, safety, and welfare. Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks. The construction will be inspected by certified building and engineer inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage.

The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The project site is within the Mira Mesa Community plan area. The General Plan designates the site Residential - Low (5 - 9 dwelling units/acre (du/ac)) and is supported by the Mira Mesa Community Plan (Community Plan), which designates the project site as Low Density (4-10 dwelling units/net acre). This land use designation characterized by single-family residential development on 5,000 to 7,000 square foot lots built under standard subdivision regulations. The project is appropriate for the flat mesa areas of the community. The project site is zoned RS-1-14 Zone, which allows 1 dwelling unit per lot. The project's floor area ratio (FAR) of 0.21 is in compliance with the maximum of 0.60 allowed. The proposed project is utilizing deviations from the development regulations to minimum street frontage for the newly created northern lot. The allowable deviation for the proposed development is summarized as follows:

- 1.) A deviation to SDMC Section 131.0431 and Table 131-04D, to allow 0 feet for street frontage on the newly created lot where the development regulations allow for a minimum street frontage of 50 feet.

The proposed subdivision will create two lots. Parcel 1 located on the southern portion of the property will be 15,842, and Parcel 2 located on the northern portion of the property will be 11,095 square feet. The project site currently has an existing street connection to the existing cul-de-sac at the terminus of Aquarius Drive along the southern side of the property. Parcel 1 shall have 38 feet of street frontage, however parcel 2 will have 0 feet of street frontage. A new private driveway will be constructed along the perimeter of the property which will allow access to Parcel 2. The Subdivider will be conditioned to record an access easement over Parcel 1 for the benefit of Parcel 2 to ensure adequate legal access. The requested deviation has been reviewed as it relates to the project design, the property configuration, and the surrounding development. The deviation is appropriate and will result in a project that efficiently utilizes the site, while meeting the purpose and intent of the development regulations.

The project site is directly adjacent to the City's Multiple Habitat Planning Area (MHPA). The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. With the allowable deviation, the project conforms with all applicable development standards of the underlying RS-1-14 Zone including height, density, floor area ratio, lot coverage, and parking requirements, therefore the proposed development complies with the regulations of the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The 0.62-acre site is currently developed with a single dwelling unit with an outdoor swimming pool and contains environmentally sensitive land (ESL) in the form of Sensitive Biological Resources (Sensitive Vegetation). The project site has been previously disturbed, and the Sensitive Vegetation is located within the existing two-story single dwelling unit to the south, and along the 10-foot rear yard setback within the northwestern most portion of the property where no proposed construction will occur. The building footprint for the new two-story single dwelling unit will not be located within the Sensitive Vegetation along the 10-foot rear yard setback within the northwestern most portion of the property. Therefore, construction on the new two-story single dwelling unit will not affect the Sensitive Vegetation.

As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New Construction). No mitigation for potential significant impacts is required.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Hernandez Environmental Services, dated March 2021, which concludes the project will not result in significant impacts to sensitive biological resources. In addition, staff has reviewed and accepted a Geotechnical Investigation Report prepared by Earth Strata Geotechnical Services, Inc., dated August 1, 2017, and determined the consultant has adequately addressed the soil and geologic conditions for the project.

The project is conditioned to require implementation of a Brush Management Program and construction best management practices. In addition, the project site is directly adjacent to the City's Multiple Habitat Planning Area (MHPA) and the project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. As proposed, 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.

- b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The 0.62-acre site is currently developed with a single dwelling unit with an outdoor swimming pool and backyard. The project site contains ESL in the form of Sensitive Biological Resources (Sensitive Vegetation). The project site has been previously disturbed, and the Sensitive Vegetation is located within the existing two-single dwelling unit to the south, and in the backyard along the 10-foot rear yard setback within the northwestern most portion of the property where no proposed construction will occur. The building footprint for the new two-story single dwelling unit will not be located within the Sensitive Vegetation along the 10-foot rear yard setback.

As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New Construction). No mitigation for potential significant impacts is required.

City staff has reviewed and accepted a Geotechnical Investigation Report prepared by Earth Strata Geotechnical Services, Inc., dated August 1, 2017, and determined the consultant has adequately addressed the soil and geologic conditions for the project. The project site contains an existing swimming pool which will be removed. City staff have conditioned the project to require a grading permit for over 5 feet of fill being placed at the site. In addition, the subdivider shall submit another Geotechnical Report prior to the issuance of a grading permit. The project site is not located in any flood hazard area. The project site however is located in the Fire - Brush Management 100-foot setback, Fire - Brush Zone with 300-foot Buffer, Very High Fire Hazard Severity Zones. The project is conditioned to require implementation of a Brush Management Program. By incorporating brush management zones and compliance with appropriate building codes, the project would not result in an undue risk from fire hazards.

The project has been designed to require grading by removing the existing swimming pool which will result in over 5 feet of fill being placed at the site. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct

a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The 0.62-acre site is currently developed with a single dwelling unit with an outdoor swimming pool and contains ESL in the form of Sensitive Biological Resources (Sensitive Vegetation). As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New Construction). No mitigation for potential significant impacts is required.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Hernandez Environmental Services, dated March, 2021, which concludes the project will not result in significant impacts to sensitive biological resources.

The project site is directly adjacent to the City's Multiple Habitat Planning Area (MHPA) and the project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Conditions shall include, but are not limited to, depicting specific requirements on the construction documents for compliance with the City's Land Use Adjacency Guidelines related to drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, and protection the California Gnatcatcher. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The 0.62-acre site is currently developed with a single dwelling unit with an outdoor swimming pool and contains ESL in the form of Sensitive Biological Resources (Sensitive Vegetation). As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New Construction). No mitigation for potential significant impacts is required.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Hernandez Environmental Services, dated March, 2021, which

concludes the project will not result in significant impacts to sensitive biological resources.

The project is conditioned to comply with the City of San Diego's MSCP land use adjacency guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Conditions shall include, but are not limited to, depicting specific requirements on the construction documents for compliance with the City's Land Use Adjacency Guidelines related to drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, and protection the California Gnatcatcher. The project is not subject to the Vernal Pool Habitat Conservation Plan (VPHCP) since the project site does not contain threatened and endangered species associated with vernal pools. Therefore, the proposed project will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet. The site is not located adjacent to a beach or shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The 0.62-acre site is currently developed with a single dwelling unit with an outdoor swimming pool and contains ESL in the form of Sensitive Biological Resources (Sensitive Vegetation). As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New Construction). No mitigation for potential significant impacts is required.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Hernandez Environmental Services, dated March, 2021, which

concludes the project will not result in significant impacts to sensitive biological resources.

The project is conditioned to comply with the City of San Diego's MSCP land use adjacency guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Conditions shall include depicting specific requirements on the construction documents for compliance with the City's Land Use Adjacency Guidelines related to drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, and protection the California Gnatcatcher. The MHPA land use adjacency requirements are required to be applied to the project, and the proposed project development is not located where ESL exists. The project avoids or mitigates any potentially significant environmental impacts to Sensitive Biological Resources (Sensitive Vegetation). Therefore, 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.

B. 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 subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The project site is within the Mira Mesa Community plan area. The General Plan designates the site Residential - Low (5 - 9 dwelling units/acre (du/ac)) and is supported by the Mira Mesa Community Plan (Community Plan), which designates the project site as Low Density (4-10 dwelling units/net acre). This land use designation characterized by single-family residential development on 5,000 to 7,000 square foot lots built under standard subdivision regulations. The project complies with the designation and is appropriate for the flat mesa areas of the community. The project site is zoned RS-1-14 Zone, which allows 1 dwelling unit per lot. The project's floor area ratio (FAR) of 0.21 is in compliance with the maximum of 0.60 allowed. The proposed project is utilizing deviations from the development regulations to minimum street frontage for the newly created northern lot. The allowable deviation for the proposed development is summarized as follows:

- 2.) A deviation to SDMC Section 131.0431 and Table 131-04D, to allow 0 feet for street frontage on the newly created lot where the development regulations allow for a minimum street frontage of 50 feet.

With the allowable deviation, the project conforms with all applicable development standards of the underlying RS-1-14 Zone including height, density, floor area ratio, lot coverage, and parking requirements. The proposed residential subdivision and construction of one dwelling unit is consistent with the Community Plan land use designation, and promotes the Community Plan goal of creating a range of housing opportunities for all economic levels within Mira Mesa. The new single dwelling unit will be a net gain of one single-family dwelling unit to the City's housing stock. The project is compatible with the surrounding development and permitted by the community plan and zoning designation. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

As Lead Agency, the City of San Diego made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA Guideline Section 15303 (New Construction). No mitigation for potential significant impacts is required. The environmental analysis of the project did not find any significant impacts to public health, safety, and welfare. The project will not have any impact on the provision of essential public services. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The project will be subject to ministerial construction permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all referenced standards, which also establish standards to safeguard public health, safety, and welfare. Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks. The construction will be inspected by certified building and engineer inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The project site is within the Mira Mesa Community plan area. The General Plan designates the site Residential - Low (5 - 9 dwelling units/acre (du/ac)) and is supported by the Mira Mesa Community Plan (Community Plan), which designates the project site as Low Density (4-10 dwelling units/net acre). This land use designation characterized by single-family residential development on 5,000 to 7,000 square foot lots built under standard subdivision regulations. The project is appropriate for the flat mesa areas of the community. The project site is zoned RS-1-14 Zone, which allows 1 dwelling unit per lot. The project's floor area ratio (FAR) of 0.21 is in compliance with the maximum of 0.60 allowed.

The project site is directly adjacent to the City's Multiple Habitat Planning Area (MHPA). The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project.

The proposed project is utilizing deviations from the development regulations to minimum street frontage for the newly created northern lot. The allowable deviation for the proposed development is summarized as follows:

- 1.) A deviation to SDMC Section 131.0431 and Table 131-04D, to allow 0 feet for street frontage on the newly created lot where the development regulations allow for a minimum street frontage of 50 feet.

The proposed subdivision will create two lots. Parcel 1 located on the southern portion of the property will be 15,842, and Parcel 2 located on the northern portion of the property will be 11,095 square feet. The project site currently has an existing street connection to the existing cul-de-sac at the terminus of Aquarius Drive along the southern side of the property. Parcel 1 shall have 38 feet of street frontage, however parcel 2 will have 0 feet of street frontage. A new private driveway will be constructed along the perimeter of the property which will allow access to Parcel 2. The Subdivider will be conditioned to record an access easement over Parcel 1 for the benefit of Parcel 2 to ensure adequate legal access. The requested deviation has been reviewed as it relates to the project design, property configuration, and the surrounding development. The deviation is appropriate and will result in a project that efficiently utilizes the site for residential use, while meeting the purpose and intent of the development regulations. With the allowable deviation, the project

meets all applicable regulations and policy documents, and is consistent with the recommended land use, and development standards in effect for this site per the SDMC. The project conforms with all applicable development standards of the underlying RS-1-14 Zone including height, density, floor area ratio, lot coverage, and parking requirements, therefore the proposed development complies with the regulations of the Land Development Code. The project will also assist in providing market-rate housing opportunities. Therefore, the proposed development complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviation that are otherwise authorized pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1752353 and Planned Development Permit No. 2420945 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. 1752353 and 2429045, a copy of which is attached hereto and made a part hereof.

Benjamin Hafertepe
Development Project Manager
Development Services

Adopted on: June 2, 2022

IO#: 24006813

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: 24006813

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1752353
PLANNED DEVELOPMENT PERMIT NO. 2420945
8896 AQUARIUS DRIVE - PROJECT NO. 498150
PLANNING COMMISSION

This Site Development Permit No. 1752353 and Planned Development Permit No. 2420945 is granted by the Planning Commission of the City of San Diego to Pacific Asset Investment II LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0502 and 126.0602. The 0.62-acre site is located at 8896 Aquarius Drive in the RS-1-14 Zone, Airport Influence Area – MCAS Miramar, Brush Zones with 300 Foot Buffer, and Very High Fire Hazard Severity Zone within the Mira Mesa Community Plan area. The project site is legally described as: Parcel One: Lot 1454 of Larwin-Mesa View Unit No.13, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7089, filed in the office of the County Recorder of San Diego County, October 20, 1971; Parcel Two: a non-exclusive easement over Lot 1380 (the common area) of Larwin-Mesa View Unit No. 13, according to Map thereof No. 7089 filed in the Office of the County Recorder of San Diego County, October 20, 1971 for ingress, egress and the uses and purposes set forth in the Declaration of Covenants, Conditions and Restrictions recorded October 7, 1971 as file No. 23771.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a single lot with an existing residential single-family dwelling lot into two lots, and to construct a new residential single-family dwelling unit on the newly created lot described and identified by size, dimension, quantity, type, and location on the approved exhibit drawings [Exhibit "A"] dated June 2, 2022 on file in the Development Services Department.

The project shall include:

- a. The subdivision of an existing 0.62-acre lot with an existing single-family dwelling unit into two lots;
- b. Construction of a new two-story 2,400-square foot single-family dwelling unit with an attached two-car garage on the newly created lot;
- c. Allowable deviation from the development regulations pursuant to the Table below; and

PROPOSED DEVIATIONS FOR NEW SINGLE-FAMILY DWELLING UNIT			
NEW UNIT	CODE SECTION	REQUIRED/ALLOWED	PROPOSED
MINIMUM STREET FRONTAGE (ft)	131.0431 TABLE 131-04D	50	0

- d. 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 June 17, 2025.
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.

STRUCTURAL REQUIREMENTS:

12. In order to have a lot line between two buildings as proposed, the existing pool shall be back filled, compacted and graded to natural grade level and conditions.

CLIMATE ACTION PLAN REQUIREMENTS:

13. 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.

ENGINEERING REQUIREMENTS:

14. The Site Development Permit and Planned Development Permit shall comply with all Conditions of the Parcel Map for Tentative Map No. 1752337.

GEOLOGY REQUIREMENTS:

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

17. The Brush Management Program shall be based on a standard Zone One of 35 feet in width with no Zone Two per SDMC 142.0412(c)(2), and Alternative Compliance measures set forth under

SDMC sections 142.0412(f), 142.0412(i), and 142.0412(j). Zone One shall range from 13 feet to 66 feet in width extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A."

18. Alternative Compliance: A radiant heat wall shall be provided at the interface of Zones One & the City Open Space along Parcel 2. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

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

20. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

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

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

MULTIPLE HABITAT PLANNING AREA LAND USE ADJACENCY REQUIREMENTS:

23. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site.

- **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:-

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

24. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA

GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
 - III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE

UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PLANNING/DESIGN REQUIREMENTS:

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

26. 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.

27. 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

28. No fewer than two automobile spaces for each lot are required by the Land Development Code as shown in the project's Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the San Diego Municipal Code.

29. Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility area on both sides of the driveway on Aquarius Drive measured along the property line. No obstruction higher than 24-inches shall be located within this area, e.g. shrubs, landscape, walls, columns, signs, etc.

30. Prior to issuance of any building permit, Owner/Permittee shall assure by permit and bond, the reconstruction of a 20-foot-wide driveway along the project frontage on Aquarius Drive, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

31. Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water services serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD); or, one of the following two notes must be included on the title sheet of the building construction plans being permitted:

- A. THIS RESIDENTIAL DEVELOPMENT HAS, OR WILL HAVE AS A CONSEQUENCE OF THIS WORK, A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE UTILIZING A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM INSTALLING A BACKFLOW PREVENTION DEVICE; or,
- B. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE INSTALLATION OF A PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE TO BE LOCATED IN-LINE WITH THE SERVICE AND (IMMEDIATELY ADJACENT TO THE PROPERTY LINE.

32. Prior to any Building Construction Permit being issued, if an existing water service to be retained is found to be inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public Right-of-way to abandon (kill) that existing water service line at the main, and install a new water service in a location acceptable to the Public Utilities Director. To ensure acceptability, the new service line should be at least 30 inches from any prior service line alignment, five feet from any driveway or tree, and 10 feet from any active sewer lateral.

33. Prior to any Building Construction Permit being issued, the sewer lateral(s) serving this development must pass through a permitted sewer cleanout; OR, the cleanout must be located and labeled as PROPOSED on the grading or building plans associated with the Building Construction Permit.

34. Prior to any Certificate of Occupancy being Issued, any existing sewer cleanout with deficiencies deemed unacceptable to either the PUBLIC UTILITIES DIRECTOR or the CITY ENGINEER

(e.g. size, surface elevation, location, condition, unable to open, unable to locate, etc...) must be remedied via an appropriate permit.

35. Prior to any Building Construction Permit being issued, any private improvement associated with the development which lies within a public ROW or public easement which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. landscaping, enhanced paving, storage, non-irrigation pipelines, or structures of any kind) must be removed unless the Owner/Permittee has a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location.

36. Prior to any Building Construction Permit being issued, any tree or shrub which:

- Exceeds three feet in height (or which can be expected to exceed three feet in height at maturity); and,
- Lies within ten feet of a public sewer facility or five feet of a public water facility; and,
- Does not have a City approved/County recorded EMRA

Shall be removed, or must be located and labeled as TO BE REMOVED on the grading or building plans associated with the Building Construction Permit.

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.
- It is recommended by the Mira Mesa Community Planning Group that the applicant make the wall/fence on the West and North side of the property satisfactory to the neighbors.

APPROVED by the Planning Commission of the City of San Diego on June 2, 2022 and [Approved Resolution Number].

ATTACHMENT 5

Site Development Permit No. 1752353 & Planned Development Permit No. 2420945
Date of Approval: June 2, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
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.

Pacific Asset Investment II LLC
a California Limited Liability Company
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. 1752337
8896 AQUARIUS DRIVE - PROJECT NO. 498150

WHEREAS, Pacific Asset Investments II LLC, a California Limited Liability Corporation, Subdivider, and Lee C. Whittington, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1752337 for the 8896 Aquarius Drive subdivision of a single lot with an existing residential single dwelling unit into two lots, the construction of a new residential single dwelling unit on the newly created lot. The project site is located at 8896 Aquarius Drive and is in the RS-1-14 Zone Airports: Airport Influence Area – MCAS Miramar, Fire: Brush Zones with 300 Foot Buffer, Fire: Very High Fire Hazard Severity Zone, and Residential Tandem Parking Overlay Zone within the Mira Mesa Community Plan area. The property is legally described as Parcel One: lot 1454 of Larwin-Mesa View Unit No.13, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7089, filed in the Office of the County Recorder of San Diego County, October 20, 1971; Parcel Two: a non-exclusive easement over lot 1380 (the common area) of Larwin-Mesa View Unit No. 13, according to Map thereof No. 7089 filed in the Office of the County Recorder of San Diego County, October 20, 1971 for ingress, egress and the uses and purposes set forth in the Declaration of Covenants, Conditions and Restrictions recorded October 7, 1971 as file No. 23771, and as amended; and

WHEREAS, the Map proposes the Subdivision of a 0.62-acre-site into two single-family residential lots; and

WHEREAS, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental

Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on June 2, 2022, the Planning Commission of the City of San Diego considered Tentative Map No. 1752337, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission 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. 1752337:

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing two-story single dwelling unit with an attached garage. The development proposes to subdivide the 0.62-acre lot into two lots, and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet. The Mira Mesa (Community Plan) designates the site for Low Density residential use (4-10 dwelling units/net acre) and is zoned RS-1-14. The project is consistent with the land use designation of single-family residential development (maximum of 10 dwelling units/acre) in the Community Plan. There are no view corridors, vantage points, or physical access routes from the project site. The proposed residential subdivision and construction of one dwelling unit is consistent with Community Plan land use designation, and promotes the Community Plan goal of creating a range of housing opportunities for all economic levels within Mira Mesa. In addition, there are no adverse impacts to any public views or public access as identified in the Community Plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing single dwelling unit and attached garage. The development proposes to subdivide the 0.62-acre lot into two lots, and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet. The Community Plan designates the site for Low Density residential use (4-10 dwelling units/net acre) and is zoned RS-1-14. The project is consistent with the land use designation of single-family residential development (maximum of 10 dwelling units/acre) in the Community Plan. There are no view corridors, vantage points, or physical access routes from the project site.

The project is requesting a deviation from the applicable regulations and policy documents to San Diego Municipal Code (SDMC) Section 131.040 and Table 131-04G to allow 0 feet for street frontage on the newly created lot where the development regulations allow for a minimum street frontage of 50 feet. The proposed subdivision will create two lots. Parcel 1 located on the southern portion of the property will be 15,842, and Parcel 2 located on the northern portion of the property will be 11,095 square feet. The project site currently has an existing street connection to the existing cul-de-sac at the terminus of Aquarius Drive along the southern side of the property. Parcel 1 shall have 38 feet of street frontage, however parcel 2 will have 0 feet of street frontage. A new private driveway will be constructed along the perimeter of the property which will allow access to Parcel 2. The Subdivider will be conditioned to record an access easement over Parcel 1 for the benefit of Parcel 2 to ensure adequate legal access. The requested deviation has been reviewed as it relates to the project design, the property configuration, and the surrounding development. The deviation is appropriate and will result in a project that efficiently utilizes the site, while meeting the purpose and intent of the development regulations.

The project is consistent with the recommended land use designation and development standards in effect for the site. The project complies with the development standards required by the underlying RS-1-14 Zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, lot coverage, and parking. With approval of the deviation from the applicable regulations and policy documents to San Diego Municipal Code (SDMC) Section 131.040 and Table 131-04G to allow 0 feet for street frontage on the newly created lot, the project will comply with the applicable zoning and development regulations of the Land Development Code.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing single dwelling unit and attached garage. The development proposes to subdivide the 0.62-acre lot into two lots, and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet. The project site is currently improved with a single dwelling unit with an attached garage and swimming pool on a flat lot pad. The topography of lot is relatively flat. The project proposes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The Community Plan designates the site for Low Density residential use (4-10 dwelling units/net acre) and is zoned RS-1-14. The project is consistent with the land use designation of single-family residential development (maximum of 10 dwelling units/acre) in the Community Plan. The 0.62-acre

site could accommodate one unit per small lot pursuant to San Diego Municipal Code Table 143-03C. Therefore, the site is physically suitable for the type and density of development.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing single dwelling unit and attached garage. The development proposes to subdivide the 0.62-acre lot into two lots, and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The project site is within an urbanized community. The project site is located adjacent to the Multiple Habitat Planning Area. The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Conditions shall include depicting specific requirements on the construction documents for compliance with the City's Land Use Adjacency Guidelines related to drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, and protection the California Gnatcatcher.

The project site also contains Environmentally Sensitive Lands in the form of Sensitive Biological Resources (Sensitive Vegetation). The project site has been previously disturbed, and the Sensitive Vegetation is located within the existing two-single dwelling unit to the south, and in the backyard along the 10-foot rear yard setback within the northwestern most portion of the property where the proposed development will not occur. The building footprint for the new two-story single dwelling unit will not be located within the Sensitive Vegetation along the 10-foot rear yard setback. The project will not adversely impact any environmentally sensitive lands or wildlife habitat. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing single dwelling unit and attached garage. The development proposes to subdivide the 0.62-acre lot into two lots, and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet.

The project will not be detrimental to the public health, safety, and welfare. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety, and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine if the construction of the project will

comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project 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 subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing single dwelling unit and attached garage. The development proposes to subdivide the 0.62-acre lot into two lots, and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet. The project site does not contain any easements acquired by the public at large for access or use of property within the subdivision. 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 subdivision of a 0.62-acre lot into two lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the independent design of the proposed subdivision, each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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 subject site is located at 8869 Aquarius Drive in Mira Mesa. The site is currently developed with an existing single dwelling unit and attached garage. The development proposes to subdivide the 0.62-acre lot into two lots, and construct a new two-story single dwelling unit with an attached garage on the newly created northern lot totaling approximately 2,400 square feet. The project site is currently developed with a dwelling unit and a new dwelling unit will be created adjacent to it. In addition, a new private driveway will be constructed along the perimeter of the property which will allow adequate access to the new dwelling unit. The Subdivider will be conditioned to record an access easement over Parcel 1 for the benefit of Parcel 2 to ensure adequate legal access. Therefore, the project will not adversely impact public resources.

The project establishes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The project promotes the Community Plan goal of creating a range of housing opportunities for all economic levels within Mira Mesa. The new single dwelling unit will be a net gain of one single-family dwelling unit to the City's housing stock. Therefore, the decision maker has considered the effects of the proposed subdivision on the

housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1752337, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Pacific Asset Investment II LLC, a California Limited Liability Corporation, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Benjamin Hafertepe
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006813

PLANNING COMMISSION CONDITIONS FOR TENTATIVE MAP NO. 1752377
8896 AQUARIUS DRIVE - PROJECT NO. 498150
ADOPTED BY RESOLUTION NO. R-_____ ON JUNE 2, 2022

GENERAL

1. This Tentative Map will expire June 2, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Site Development Permit No. 1752353 and Planned Development Permit No. 2420945.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
7. The Tentative Map shall comply with the conditions of Site Development Permit No. 1752353 and Planned Development Permit No. 2420945.
8. The Subdivider shall reconstruct the existing driveway to current City Standards adjacent to the site on Aquarius Drive, satisfactory to the City Engineer. Maximum Driveway width shall be 20ft.
9. The Subdivider 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.

10. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
11. The Subdivider 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.
12. The Subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
13. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
14. 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.
15. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

16. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.62-acre property into two (2) Parcels shall be recorded with the County Recorder's office.
17. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.

18. The proposed private easement(s) as shown on the approved Exhibit "A" shall be reserved on the Parcel Map by a Covenant and Agreement on the title sheet with applicable uses noted consistent with the approved Exhibit "A". The private easement(s) shall be clearly shown with bearings and distances along the centerline and/or limits of the easement(s). Since the private easement(s) 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 private parties.

19. The Parcel Map shall be based on a field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Code and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.

20. 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.
21. "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].
22. "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."
23. The Parcel Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER & WASTEWATER

24. Prior to any Parcel Map being recorded, any existing City of San Diego public sewer, water, or general utility easements that are not currently being utilized by the City (and for which the City has no current or foreseeable plans to utilize) must be vacated.
25. Prior to (or concurrently with) any Parcel Map being recorded, all dedications of public water and/or sewer easements, as proposed on Exhibit 'A' of this permit, must be approved by the City, and recorded by the County.

LANDSCAPE/BRUSH MANAGEMENT

26. Prior to recordation of the Parcel Map, the Owner/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code."

TRANSPORTATION

27. Prior to recordation of the Parcel Map, the Subdivider shall record an access easement over Parcel 1 for the benefit of Parcel 2 as shown on the Tentative Map Exhibit A, satisfactory to the City Engineer.

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. 24006813

NOTICE OF EXEMPTION**ATTACHMENT 8***(Check one or both)*

TO: ☒ RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 498150

Project Title: Aquarius Drive

PROJECT LOCATION-SPECIFIC: 8896 Aquarius Drive, San Diego CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: SITE DEVELOPMENT PERMIT (SDP), TENTATIVE MAP (TM) and PLANNED DEVELOPMENT PERMIT (PDP) for the subdivision of a single lot into two lots, one lot with an existing 2,636-square foot residential single-family dwelling unit and the second lot with proposed construction of a new 2,400-square foot residential single-family dwelling unit. The City's Multi-Habitat Planning Area (MHPA) is adjacent to the project at the rear and southeasterly corner of the property; however, no sensitive habitat is located on the project site. The project will be required, as a condition of the permit, to implement the MHPA Land Use Adjacency guidelines which will preclude impacts to the planning area. The 0.62-acre site is located at 8896 Aquarius Drive, San Diego, CA, 92126 in the RS-1-14 Base Zone and Residential Tandem Parking Overlay Zone of the Mira Mesa Community Plan area within Council District 6.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jose Martinez- Taller de Arquitectura, 4645 Ruffner Street Suite Q, San Diego CA, 92111. (858) 427-4161

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c)).
- ☒ CATEGORICAL EXEMPTION: 15303 (New Construction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (New Construction). Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures, including the construction of up to two single family units in a residential zone. Since the project would construct one single dwelling unit, in a residential zone, it was determined that the CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



_____/SENIOR PLANNER

SIGNATURE/TITLE

4/21/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

A vicinity map showing the project location. The map includes the following features:

- Site:** Indicated by an arrow pointing to a location on Aquarius Drive.
- Roads:** Aquarius Drive, Westonhill Dr, Mira Mesa Blvd, Black Mountain Road, Mercy Road, and Capricorn Way.
- Highways:** Highway 56 and Highway 15 (Interstate 15) are shown.
- Landmarks:** Miramar Reservoir is shown to the east of the project area.
- Scale:** 1" = 1000'
- Source:** THOMAS BROS: PG 1209 D-1

CREATED 08/12/20

1
2
2
1 LOT 5,000. sf. MIN.
4,049. sf./09 ac.
22,951. sf./52 ac.

3,623. sf./0.08 ac.
2,838. sf./0.065 ac.
21 %
318-260-58-00
4
4
N/A
N/A
2:1

ARIUS DRIVE (PUBLIC RIGHT-OF-WAY)

TYPICAL SECTION
LOOKING SOUTHWEST
NO SCALE

ACCESS ROAD AND FIRE AC
ROAD, (AVING SECTION TO

24"X24"
CATCH BASIN
RIM = 402.32
INV = 398.8

TOP OF POND
EL = 402.82

1.83' RISER

BOTTOM OF POND
EL = 400.49

3 1.5" INLETS INV = 400.49

4" OUTFLOW PIPE TO
EXISTING STORM
SEWER

NATIVE PLANTS PER
LANDSCAPE ARCHITECT

DETENTION POND DETAIL

NOT TO SCALE

DINESH KORAT

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LEE C. WHITTINGTON R.C.E. 82332 EXP 3-31-22 DATE

DATE _____

Graphic scale bar showing distances from -20' to 40' with a scale of 1 inch = 20 feet.

SWEETWATER ENGINEERING LLC

Civil Engineering, Land Development Services
4568 Mayapan Dr. La Mesa, CA 91941
Ph: (619) 381-7080 Sweetwater-engineering.com



LEE C. WHITTINGTON R.C.E. 82332 EXP 3-31-22 DATE

Aquarius Drive Subdivision

PROJECT DIRECTORY

OWNER:
PACIFIC ASSET INVESTMENT II, LLC.
DINESH KOBAT
10117 HENDRICKS DRIVE
SAN DIEGO, CA. 92126
TEL. (619) 513-3345

ARCHITECT:
VICTOR M. GUZMAN JR.
INNOV-R DESIGN + CONSTRUCTION
PO BOX 621
SAN LUIS, AZ 85349
VOICE: (928) 420-4055

DESIGNER:
JOSE M. MARTINEZ
4645 RUFFER ST
STE. 'Q'
SAN DIEGO, CA. 92111
VOICE: (619) 421-2161
FAX: (619) 542-8553

ENGINEER:
SWEETWATER ENGINEERING, LLC
LEE C. WHITTINGTON
4560 MAYAPAN DR.
LA MESA, CA. 9194
VOICE: (619) 331-7080

SITE ADDRESS:
8896 AQUARIUS DRIVE
SAN DIEGO, CA. 92126

OCCUPANCY CATEGORY:
SINGLE FAMILY RESIDENTIAL:
ZONING: RS-1-14

EXISTING PARCEL SIZE:

26,736 SF/0.62 AC.

NEW PARCEL ONE

15,842.29 S.F.

FAR PARCEL ONE

15,842.29 x 0.60=9,505.37 SF.

NEW PARCEL TWO

11,093.19 SF.

FAR PARCEL TWO

11,093.19 x 0.60= 6,657.11 S.F.

EXISTING HOUSE SQUARE FOOTAGE,

PARCEL 1:

2,636 SF.

NEW HOUSE PARCEL TWO

2,400 SF.

ASSESSOR PARCEL No.:

318-260-58

PARCEL CODE: 1454

BLOCK: 260

SUBDIVISION: LARVIN MESA VIEW UNIT #13

LEGAL DESCRIPTION:

MAP REF: 007029

LEGAL BRIEF DESCRIPTION:

PARCEL: 1454

BLK: 260

CITY: SAN DIEGO

SUBD: LARVIN MESA VIEW UNIT #13

CITY/MUNI/TWP: SAN DIEGO

SCOPE OF WORK

SUBDIVE EXISTING PARCEL INTO TWO PARCELS, TWO PARCELS

BUILDING CODES

BUILDING CODE: 2016 CBC / 2015 IBC.

UMC AND 2015 NEC.

* PLANS SHALL COMPLY WITH 2016 EDITION OF THE CALIFORNIA

BUILDING CODE OF REGULATIONS (TITLE-24), WITH ADOPTS THE

FOLLOWING MODEL CODES: 2015 IRC, 2015 IBC, 2016 UPC, 2016

SHEET INDEX

ARCHITECTURAL

A1-0 TITLE SHEET AND GENERAL INFORMATION

A1-0a SITE PLAN

A1-1 SETBACKS AND FINDINGS

A1-2 BRUSH MANAGEMENT PLAN

A1-3 BRUSH MANAGEMENT SECTION

A2-0 SITE PHOTOS

A2-1 FIRST AND SECOND FLOOR PLANS

A2-2 ROOF PLAN

A3-1 ELEVATIONS

A3-2 SECTIONS

L-1 PRELIMINARY LANDSCAPE PLAN

L-2 WATER BUDGET

TM TENTATIVE MAP

NOTES

ACCESS ROAD AND TURNAROUND FOR PRIVATE DRIVE, FIRE

APPARATUS, ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED

TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL

BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING

CAPABILITIES. CFC 503.2.3

GENERAL NOTES

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

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING EXISTING HILLSIDE AREAS.

BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 15.0209.

THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING LONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGN SOR THE PAINTING OF CURB PER POLICY A-14-1

FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.

MUNICIPAL CODE - DEVIATIONS

PARCEL NUMBER	STANDARD REQUIREMENT	PROPOSED DEVIATION	CODE SECTION
PARCEL TWO	50' STREET FRONTAGE	DOES NOT HAVE MINIMUM PARCEL FRONTAGE	131.0442(b)

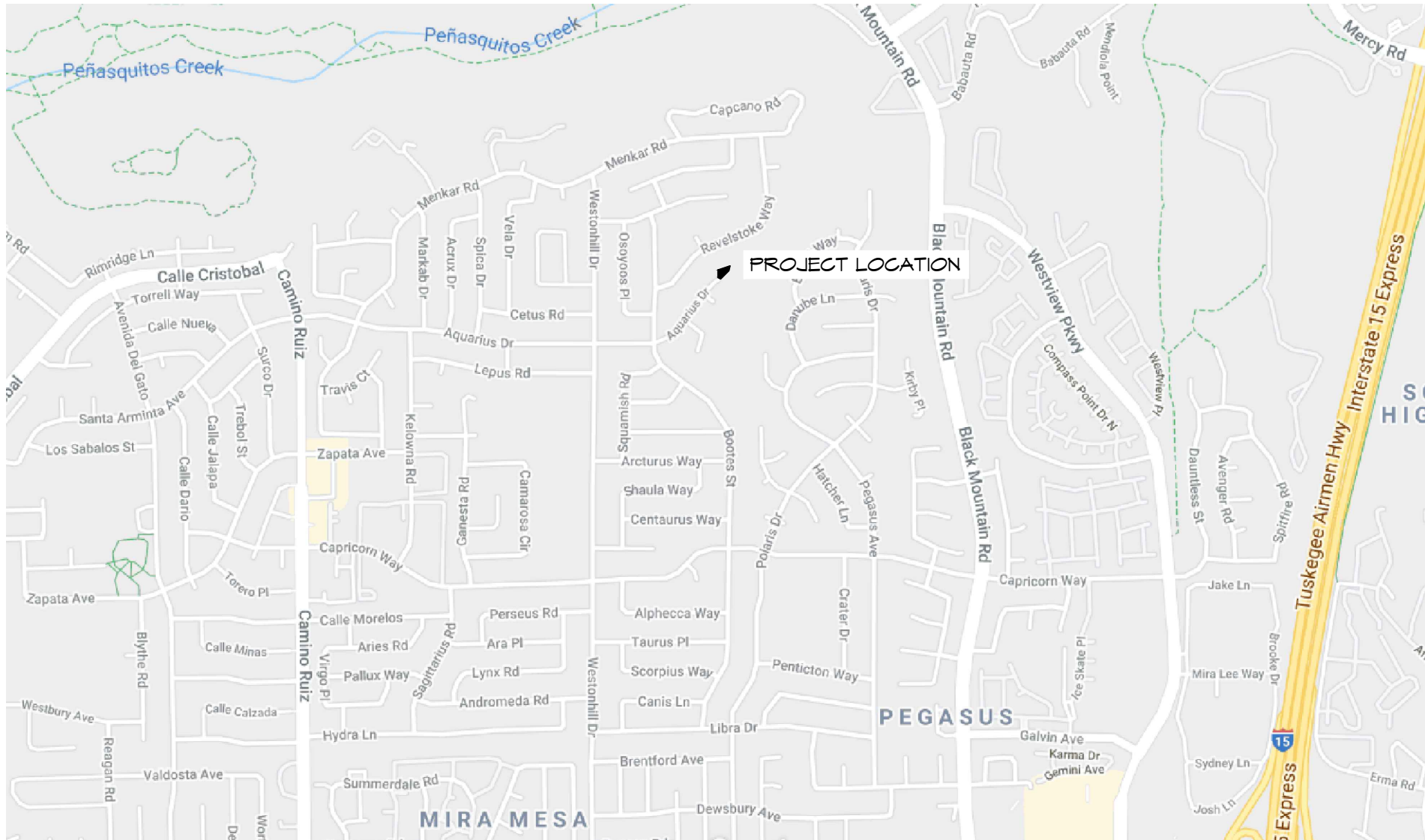
PARCEL DATA TABLE

STANDARD REQUIREMENT	STANDARD REQUIREMENT	PARCEL 1 (PROPOSED)	PARCEL 2 (PROPOSED)
MIN.PARCEL AREA	5,000 SF	15,842.29 SF	11,093.19 SF
PARCEL FRONTAGE	60% OF 50FT=30FT	37.91 FT	0 FT*
PARCEL WIDTH	55 FT	106.19 FT	83.06 FT
PARCEL DEPTH	95 FT	148.23 FT	135.83 FT
% BUILDING COVERAGE	60%	13.8%	16.8%

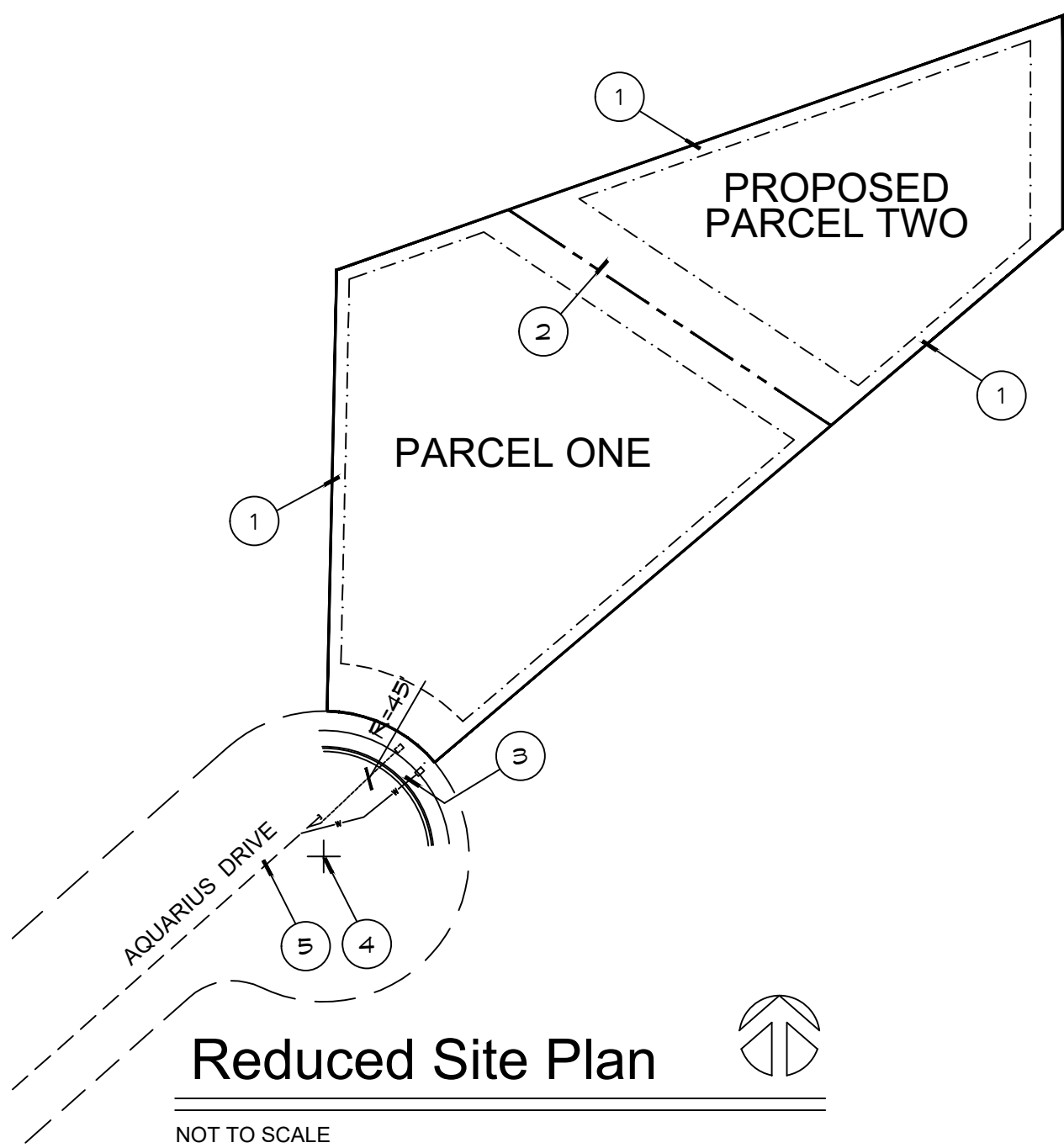
* REFER TO MUNICIPAL CODE - DEVIATION TABLE ABOVE, AND SITE PLAN.

IMPERVIOUS AREA TABLE

IMPERVIOUS AREA DESCRIPTION	EXISTING (PARCEL 1)	PROPOSED (PARCEL 2)
ROOF AREAS	1,979 SF	1,824 SF
DRIVEWAY / HARDSCAPE AREA	2,629 SF	5,895 SF
POOL AREA (TO BE REMOVED)	1,020 SF	-
TOTAL AREAS	5,628 SF	7,719 SF



VICINITY MAP



LINE LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	SET-BACK

NOTES

CUT	178 CY.
FILL	578 CY.
IMPORT	400
EXPORT	0
LAND DISTURBANCE AREA	17,910. SQ. FT.

KEY NOTES

- EXISTING PROPERTY LINE
- PROPOSED NEW PROPERTY LINE
- EXISTING WATER SERVICE AND METER
- SHOWN CENTER LINE OF STREET
- EXISTING WATER MAIN

SHEET NAME
Title Sheet and General Information

Aquarius Drive Subdivision

8896 Aquarius Drive
San Diego, CA 92126
APN: 318-260-58

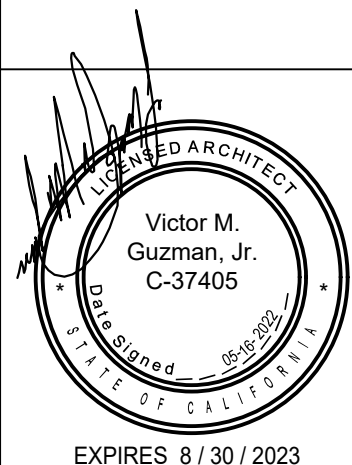
PROJECT

INNOV-R
DESIGN + CONSTRUCTION

VICTOR M. GUZMAN JR., AIA
425-150-4055
v.guzman@innov-r.com
SAN LUIS, AZ 85349

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------



EXPIRES 8 / 30 / 2023

PLAN No.

A1-0

ISSUES AND REVISIONS

NO.	DATE	ISSUES AND REVISIONS
	04/24/15	PRELIMINARY DESIGN
	06/16/16	NEW PROPOSED HOUSE FOR 2ND PARCEL
	08/01/17	CITY CORRECTIONS
	12/19/18	CITY CORRECTIONS
	01/06/20	CITY CORRECTIONS
	09/11/20	OWNER CHANGES
	03/18/21	CITY CORRECTIONS
	06/17/21	CITY CORRECTIONS
	09/17/21	CITY CORRECTIONS
	05/16/22	CITY CORRECTIONS

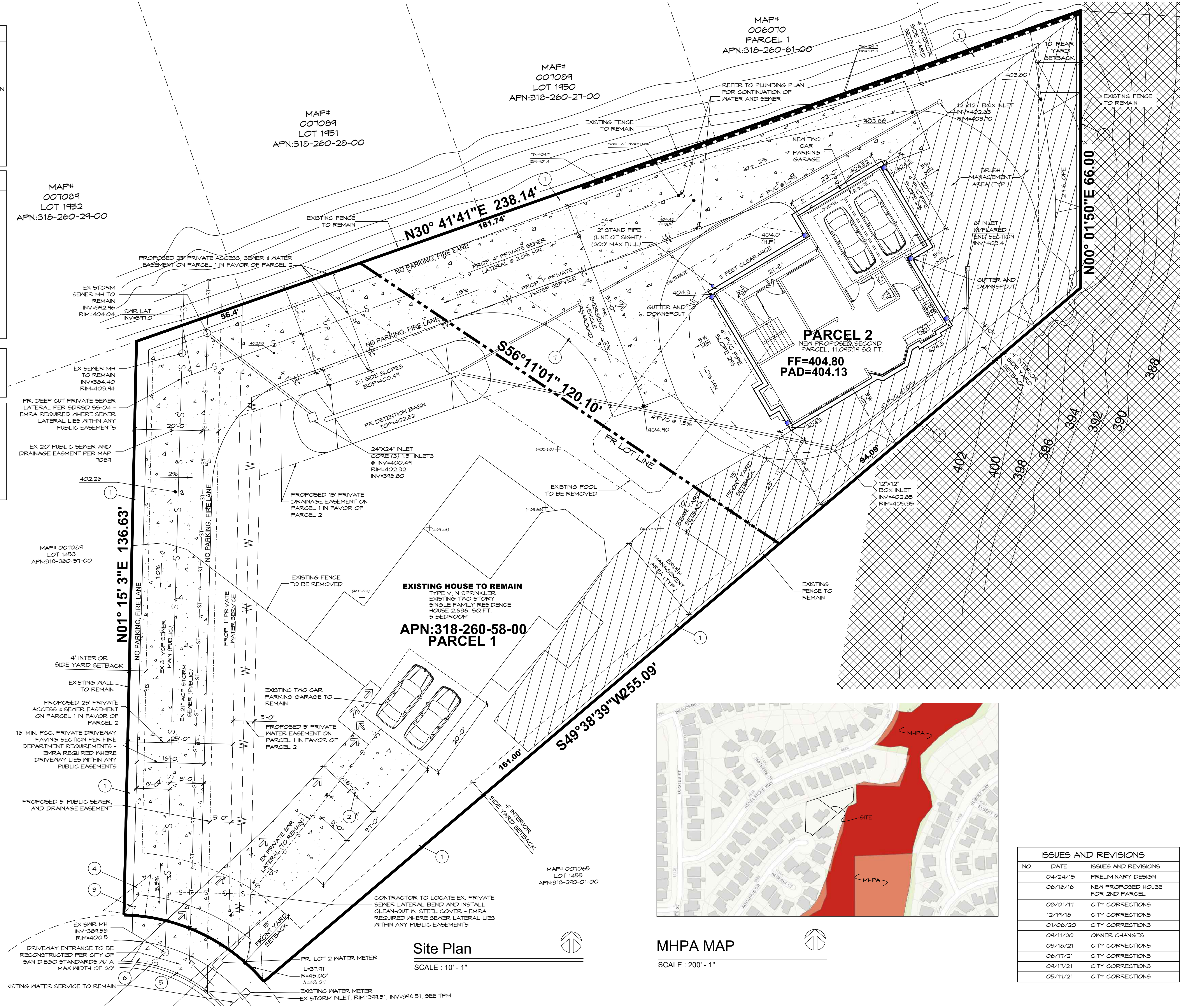
- KEY NOTES
- EXISTING PROPERTY LINE
 - EXISTING CONCRETE DRIVEWAY
 - NEW SIDEWALK AND FLARES FOR ADA, PER CITY REG.
 - 10'X10' VISIBLE TRIANGLES NO VEGETATION EXCEED MORE THAN 24" IN HEIGHT
 - EXISTING FACE OF CURB
 - NEW SDG-159 APRON
 - SHOWN HAMMER HEAD TURNING FOR FIRE TRUCK

- LINE LEGEND
- EXISTING PROPERTY LINE
 - PROPOSED LOT LINE
 - SETBACK LINE
 - PROPOSED 1" PRIVATE WATER SERVICE
 - PROPOSED 4" PRIVATE SEWER LATERAL
 - EXISTING 8" VGP SEWER MAIN (PUBLIC)
 - EXISTING PRIVATE SEWER LATERAL (PARCEL 1)
 - EXISTING 21" ACP STORM SEWER (PUBLIC)

NOTES

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS

- HATCH LEGEND
- MHPA
 - BRUSH MANAGEMENT AREA



ISSUES AND REVISIONS			
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06/17/21	CITY CORRECTIONS		
09/17/21	CITY CORRECTIONS		
05/17/21	CITY CORRECTIONS		

ATTACHMENT 10

SHEET NAME
Site Plan

PROJECT
Aquarius Drive Subdivision

DESIGN + CONSTRUCTION
INNOV-R

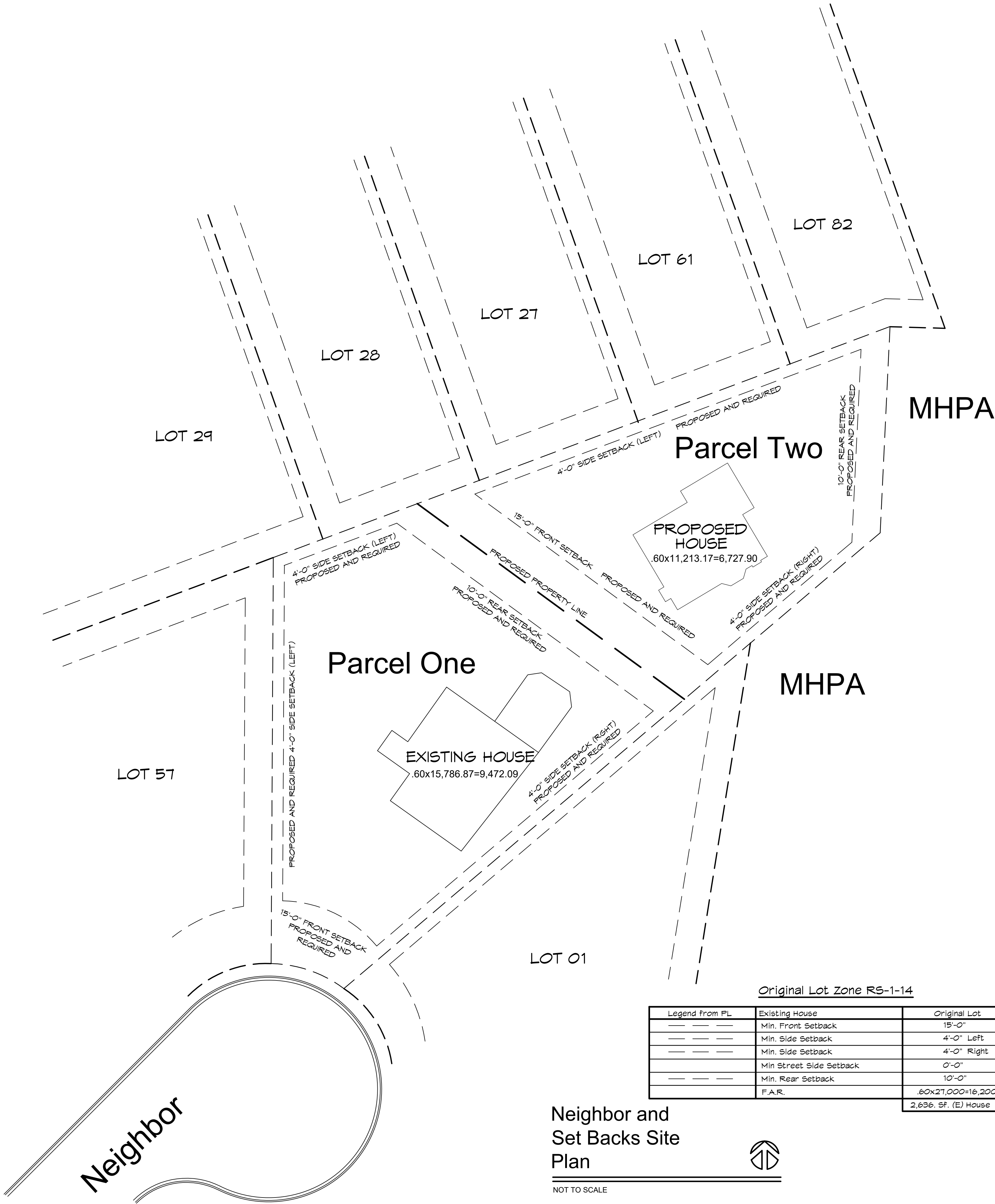
VICTOR M. GUZMAN, JR., AIA
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VICTOR@INNOV-R.COM
SAN LUIS, AZ 85341

REVISIONS

NO. DATE DESCRIPTION

EXP. 8/30/2023

PLAN No.
A1-0a



EXISTING HOUSE, PARCEL ONE



NEW HOUSE, PARCEL TWO
NORTH ELEVATION

SCALE : 1/8" = 1' - 0"

FINDINGS AND CONSISTENCY WITH LDC

THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. THE PROPOSED LOT SPLIT RESIDENTIAL PROJECT WITH A EXISTING SURFACE OF 27,000. DIVIDE IN TWO LOTS. MEETS BOTH REQUIREMENTS FROM MUNICIPAL CODE AND LAND CODES.

LOT WITH HAVE A SUBDIVISION INTO LOT ONE, WITH A SURFACE OF OF 15,786.87 WITH A EXISTING HOUSE OF 2,636. SF. AND A SECOND LOT WITH A SURFACE OF 11,213.17 AND NEW HOUSE OF 2,400. SF.

LOT SPLIT WILL ACCOMMODATE ROAD EASEMENTS AND PEDESTRIAN WALKWAY, IN ADDITION THE PROPOSED PROJECT WOULD NOT ADVERSELY AFFECT THE COMMUNITY PLAN BECAUSE IT WOULD IMPLEMENT POLICIES AND RECOMMENDATIONS OF THE COMMUNITY PLAN RELATED TO INCORPORATING DEFENSIBLE SPACE TECHNIQUES IN TO THE DESIGN THE NEW HOUSE WILL INCORPORATE IN TO THE NEIGHBORHOOD AND BLEND WITH THE EXISTING TWO STORY HOUSE.

THE PROPOSED PROJECT WOULD ACCOMMODATE IN FILL DEVELOPMENT BY ALLOWING NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY THE PROPOSED DEVELOPMENT WILL WITH APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE.

THE PROJECT SITE IS REGULATED BY ZONE RS-1-14. PER REGULATIONS THE MINIMUM LOT SIZE IS 5,000. SF. PER DENSITY HOWEVER BEING A UNIQUE SIZE LOT, WILL ALLOW TO SPLIT IN TO TWO, HAVING A PRIVATE ENCLOSED PARKINGS.

THIS ZONE ALLOWS MINIMUM LOT DIMENSIONS HAVING A RADIUS LESS THAN 100', SIZE OF 38.01', HOWEVER IS PERMITTED AS A PART OF THE MUNICIPAL BUILDING CODE SECTION 131.04A WITHOUT REGARD TO ZONE BOUNDARIES. THIS ALLOWED BY THE MUNICIPAL CODE AND IS NOT A DEVIATION. REAR PARCEL NOT HAVING A STREET FRONTAGE, CONSIDER TO A MINIMUM LOT REGULATIONS

Original Lot Zone RS-1-14

Legend from PL	Existing House	Original Lot
— — —	Min. Front Setback	15'-0"
— — —	Min. Side Setback	4'-0" Left
— — —	Min. Side Setback	4'-0" Right
— — —	Min Street Side Setback	0'-0"
— — —	Min. Rear Setback	10'-0"
— — —	F.A.R.	.60x27,000=16,200
		2,636. Sf. (E) House

SET BACK PLAN, Lot One Setbacks, Zone RS-1-14

Legend from PL	Existing House	Required	Proposed
— — —	Min. Front Setback	15'-0"	15'-0"
— — —	Min. Side Setback	4'-0" Left	4'-0" Left
— — —	Min. Side Setback	4'-0" Right	4'-0" Right
— — —	Min Street Side Setback	0'-0"	0'-0"
— — —	Min. Rear Setback	10'-0"	10'-0"
— — —	F.A.R.	.60x15,786.87=9,472.09	2,636. Sf. (E) House

SET BACK PLAN, Lot Two Setbacks, Zone RS-1-14

Legend from PL	New House	Required	Proposed
— — —	Min. Front Setback	15'-0"	15'-0"
— — —	Min. Side Setback	4'-0" Left	4'-0" Left
— — —	Min. Side Setback	4'-0" Right	4'-0" Right
— — —	Min Street Side Setback	0'-0"	0'-0"
— — —	Min. Rear Setback	10'-0"	10'-0"
— — —	F.A.R.	.60x11,213.17=6,727.90	2,400. Sf. House

ISSUES AND REVISIONS

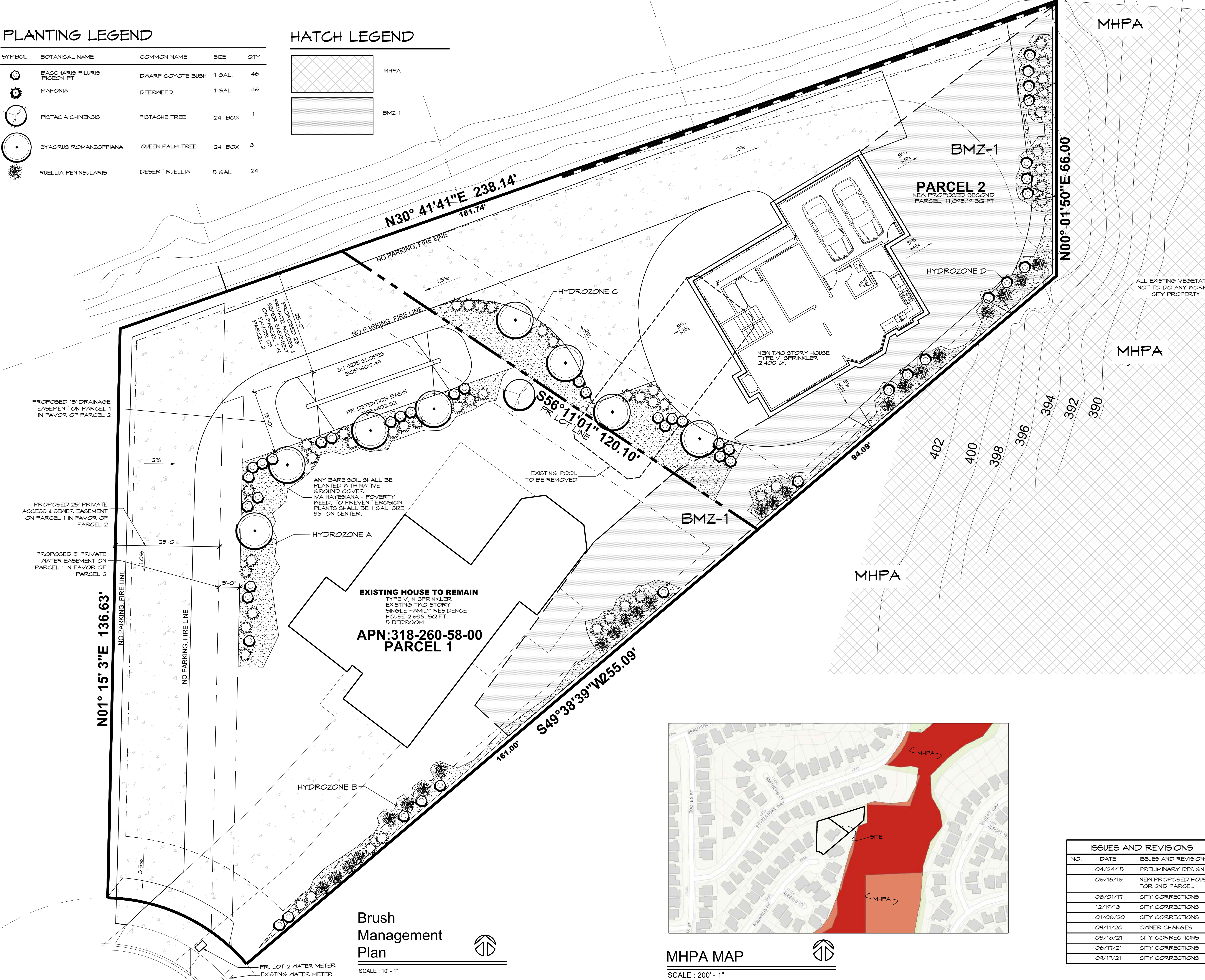
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06/17/21		CITY CORRECTIONS

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BACCHARIS PILULARIS PIGEON PT	DWARF COYOTE BUSH	1 GAL.	46
	MAHONIA	DEERNEED	1 GAL.	46
	PISTACIA CHINENSIS	PISTACHE TREE	24" BOX	1
	SYAGRUS ROMANZOFFIANA	QUEEN PALM TREE	24" BOX	8
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.	24

HATCH LEGEND

	MHPA
	BMZ-1



Brush Management Plan

SCALE : 10' - 1"

MHPA MAP

SCALE : 200' - 1"



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03/18/21		CITY CORRECTIONS
06/11/21		CITY CORRECTIONS
09/17/21		CITY CORRECTIONS

ATTACHMENT 10

SHEET NAME
Brush Management Plan

PROJECT
Aquarius Drive Subdivision

DESIGN + CONSTRUCTION
INNOV-R
VICTOR M. GUZMAN JR., AIA
victor@innov-r.com
SAN LUIS, AZ 85341

REVISIONS

#	DATE	DESCRIPTION

PLAN No.
A1-2

8896 Aquarius Drive
San Diego, CA 92126
APN: 318-260-58

ALL EXISTING VEGETATION NOT TO DO ANY WORK CITY PROPERTY

EXP. 8/30/2023

CONSTRUCTION BMP GENERAL NOTES

- PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:
- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
 - THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
 - ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
 - THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
 - THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RISE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
 - THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
 - IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM
 - EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
 - THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR ROUND.
 - THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
 - AS NECESSARY, THE RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPs AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
 - CONSTRUCTION ENTRANCE AND EXIT AREA, TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GASCA FACT SHEET TC-100, CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL

GENERAL NOTES

- IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.
- UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH EXTERIOR WALL CONSTRUCTION ABOVE PER NOTE 16.
- PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
- WINDOWS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, OR GLASS BLOCK HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE REINFORCED CORNERS. METAL REINFORCED IN THE INTERLOCK AREA.
- EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.
- ALL VENTS MUST BE COVERED AND COVERED WITH 1/2" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.
- ALL PROJECTIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE RETARDANT TRATED WOOD, HEAVY TIMBER CONSTRUCTION.
- ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
- COMBUSTIBLE EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU# 198.
- ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
- ROOFING SHALL HAVE A MINIMUM CLASS 'A' FIRE RATING.
- THE OWNER/PERMITTEE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.
- BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING BREEDING SEASONS OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTS TO THE SATISFACTION OF THE CITY OF SAN DIEGO'S MSCP SUBAREAS PLAN.
- PROPOSED NEW SINGLE FAMILY RESIDENCE ENTIRELY WITH IN ZONE 1- NO ZONE 2 IS PROVIDED. ENTIRE STRUCTURE BUILT TO 2016 CBC 7A/2016 CRC 331 REQUIREMENTS. PER FPB POLICY B-18-01; ADDITIONAL PROPOSED MITIGATION FOR COMPLIANCE ARE:
 - 6" CMU WALL ALONG ENTIRE ZONE 2 OPEN SPACE BOUNDARY (GREEN).
 - ALL WINDOWS SHALL BE DUAL GLAZED 4" DUAL TEMPERED" CALLED OUT IN WINDOW SCHEDULE.
 - FAC IV 2" STAND PIPE AS REQUIRED ALTERNATE TO HOSE PULL - SHOW ONSITE PLAN.

ISSUES AND REVISIONS

NO.	DATE	ISSUES AND REVISIONS
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	03/18/21	CITY CORRECTIONS
	06/11/21	CITY CORRECTIONS
	09/11/21	CITY CORRECTIONS



LANDSCAPE STANDARDS

SECTION III - BRUSH MANAGEMENT

- 3-1 BRUSH MANAGEMENT - DESCRIPTION
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.
- 3-2 BRUSH MANAGEMENT - REQUIREMENTS
- 3.2-1 BASIC REQUIREMENTS - ALL ZONES
- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THE THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
- FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT
- 3.2-1.04 ALL PLANTS OR PLANT GROUPING EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1)
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).
- 3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES
- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.
- 3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES
- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

GENERAL NOTES

"THE OWNER/PERMITTEE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ON THE SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREAS PLAN.

GENERAL MANAGEMENT NOTES [SDMC 142.0412(g) AND (h)]

BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES ON PUBLICLY OR PRIVATELY OWNED PREMISES THAT ARE WITHIN 100 FEET OF A STRUCTURE AND CONTAIN NATIVE OR NATURALIZED VEGETATION.

(G) ZONE ONE REQUIREMENTS

- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE, AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES; STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOs THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE, ONE HOUR FIRE-RATED, OR TYPE IV HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) ZONE TWO REQUIREMENTS

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION.
 - ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHFA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
 - ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(g), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
- EXCEPT AS PROVIDED IN SECTION 142.0412(i), WHERE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.



A



B



C



D



E



F



G



H



I



J



K



L



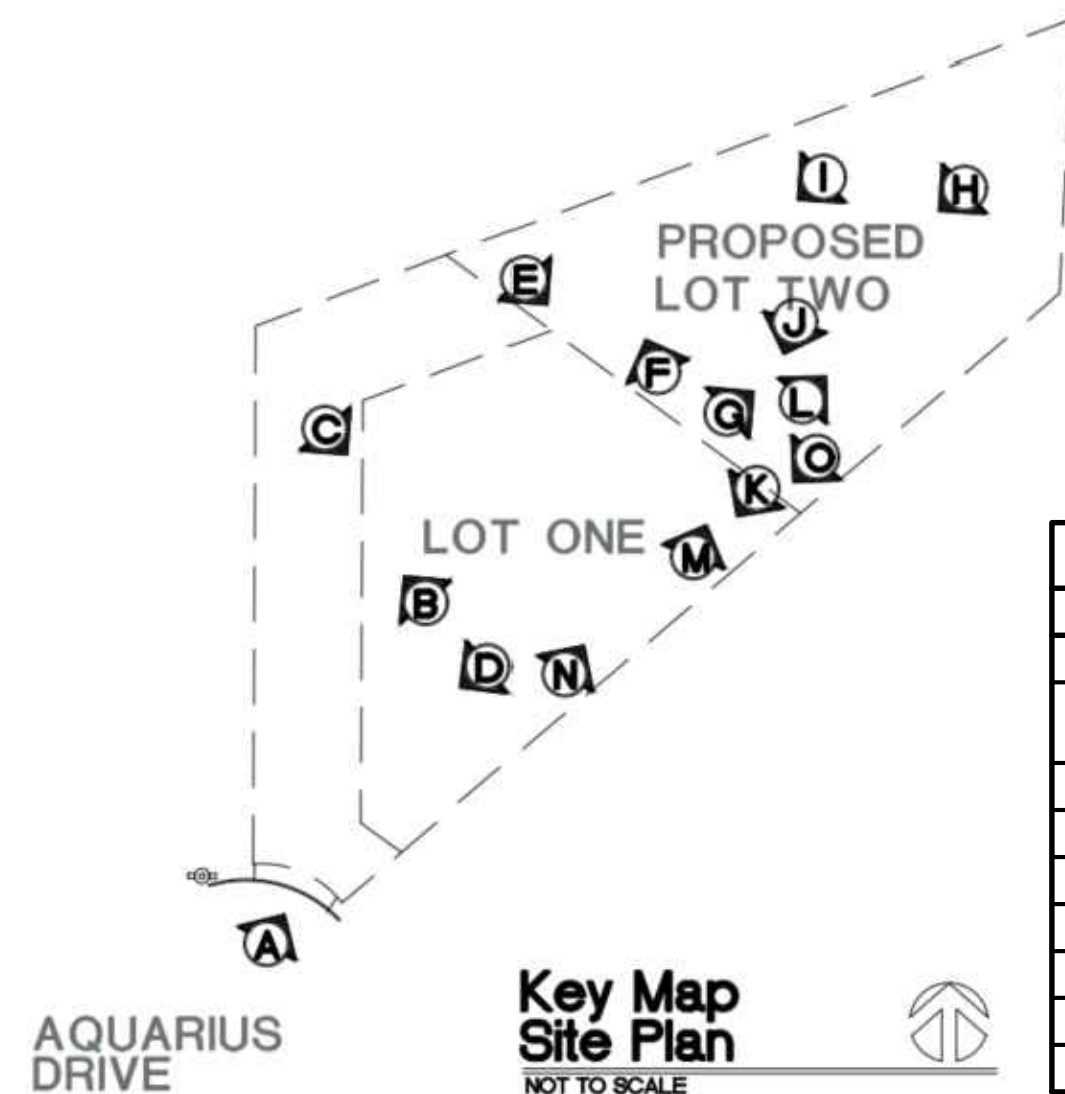
M



N



O



Key Map
Site Plan
NOT TO SCALE

ISSUES AND REVISIONS		
NO.	DATE	ISSUES AND REVISIONS
04/24/15	PRELIMINARY DESIGN	
06/16/16	NEW PROPOSED HOUSE FOR 2ND PARCEL	
08/01/17	CITY CORRECTIONS	
12/19/18	CITY CORRECTIONS	
01/06/20	CITY CORRECTIONS	
09/11/20	OWNER CHANGES	
03/18/21	CITY CORRECTIONS	
06/17/21	CITY CORRECTIONS	

SHEET NAME
Site Photos

Aquarius Drive Subdivision

8896 Aquarius Drive
San Diego, CA 92126
APN: 318-260-58

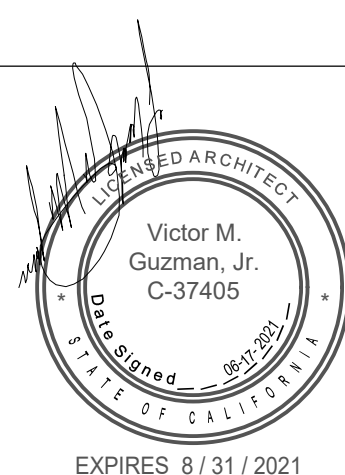
PROJECT

INNOV-R
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REVISIONS

#	DATE	DESCRIPTION
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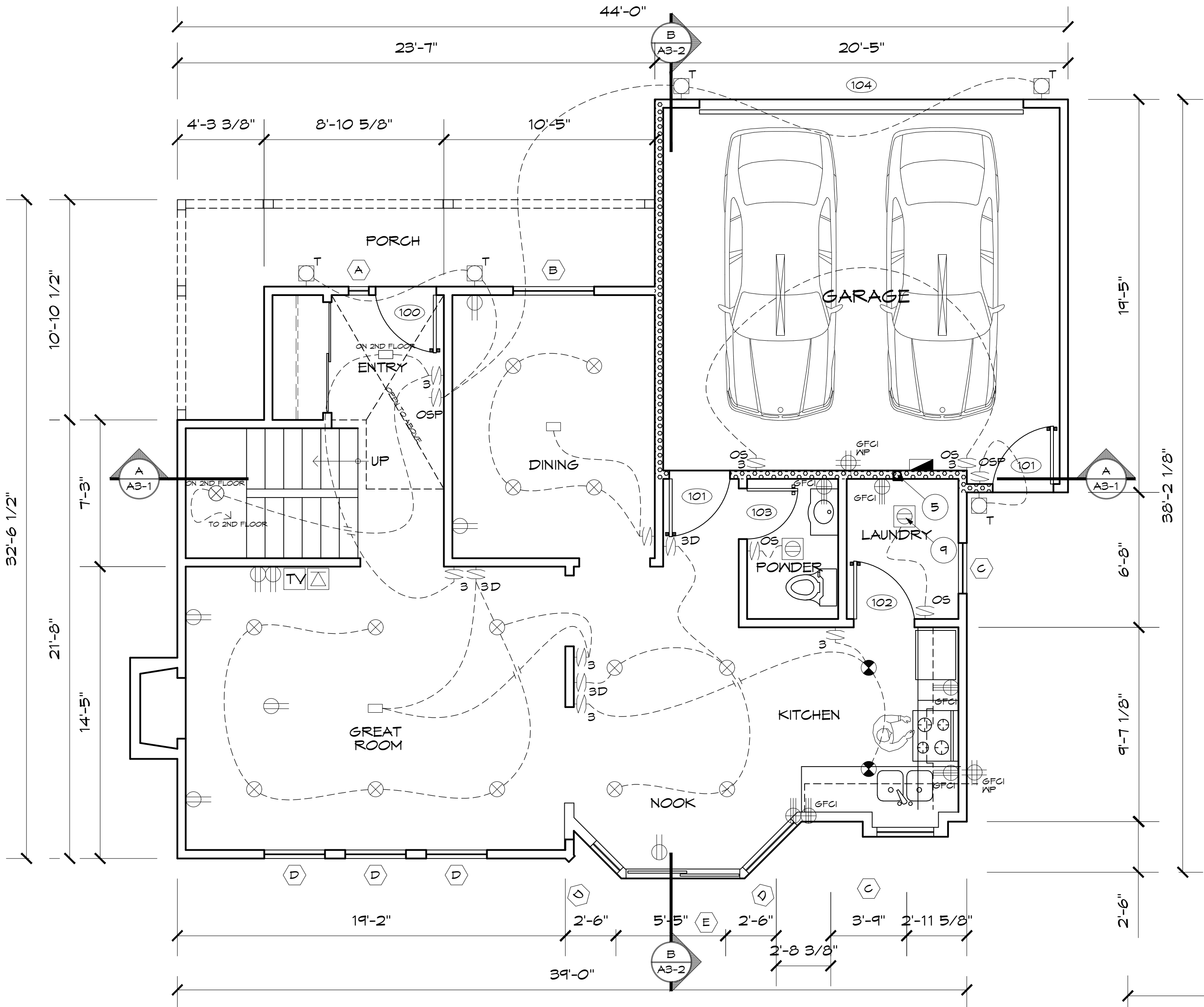
PLAN No.

A2-0

WALL LEGEND	
WALL TYPE	WALL LEGEND
	2 x 4 WOOD STUD @ 16" o.c.
	2 x 6 WOOD STUD @ 16" o.c.
	WALL TO BE DEMOLISHED
	WALL WITH 1/2 GYP.BD. ON BOTH SIDES OR PLYND. AND PLASTER ON THE OUTSIDE
	EXISTING WALL TO REMAIN
	WOOD STUDS @ 16" o.c. WITH 5/8" TYPE "X" GYP.BD. ON BOTH SIDES BLOCKING @ 4'-0" o.c., 1 HR. WALL.
	DOOR PER DOOR SCHEDULE
	WINDOW PER SCHEDULE
	WALL PER LEGEND
	ROOM NUMBER PER FINISH SCHEDULE.
	FURNACE UNIT

LEGEND	
	SHOWN EXTERIOR LIGHT FIXTURE, BY OWNER (PER ELEC. SEC. 210 - 10 - a) CONTRACTOR TO INSTALL
	SHOWN EXTERIOR LIGHT FIXTURE WITH TIMER, BY OWNER (PER ELEC. SEC. 210 - 10 - a) CONTRACTOR TO INSTALL
	EXISTING SMOKE DETECTORS
	SMOKE DETECTORS TO BE HARD WIRED (SEC.310.9).
	ELECTRICAL OUTLET
	GFCI ELECTRICAL OUTLET PER SECT. (N.E.C.210-8)
	AFci ELECTRICAL OUTLET PER SECT. (N.E.C.210-8)
	WATER PROOF GFCI QUADRUPEX ELECTRICAL OUTLET PER SECT. (N.E.C.210-8)
	ELECTRICAL "J" BOX
	TELEPHONE OUTLET
	TV OUTLET
	COMBO EXHAUST LOW NOISE FAN TO BE 120 CFM AND FLUORESCENT LIGHT FIXTURE
	ELECTRICAL SWITCH
	3 WAY ELECTRICAL SWITCH
	DIMMER SWITCH
	OCCUPANT SENSOR
	OCCUPANT SENSOR WITH PHOTO CONTROL
	INCANDESCENT LIGHT FIXTURE
	4 FOOT CEILING TROFFER LIGHT FIXTURE
	SPOT LIGHT FIXTURE W/ FLUORESCENT LIGHT BULB, WATER-PROOF
	RECESSED LED LIGHT FIXTURE
	BELL FOR DOOR
	DOOR BELL
	240 V. ELECTRICAL OUTLET
	WATER PROOF GFCI ELECTRICAL SWITCH
	SPOT LIGHT FIXTURE
	SPOT LIGHT FIXTURE WITH TIMER
	CARBON MONOXIDE ALARM INTERCONNECTED AND HARD WIRE WITH BATTERY BACK-UP
	100 AMPERES MAIN PANEL
	100 AMPERES SUB PANEL
	GARAGE DOOR MOTOR
	EXIT SIGN TO BE SELF BATTERY OPERATED AND SELF ILLUMINATED
	EMERGENCY EGRESS LIGHTING BATTERY OPERATED

KEY NOTES	
1	SECTION OF WALL TO BE DEMOLISHED, 4 FEET OF WALL
2	NEW ELECTRICAL SUB-PANEL
3	EXISTING FAU, 65,000 BTU'S EQUIPMENT BY RHEEM
4	GAS DRYER BY OWNER
5	4" EXHAUST ONE ELBOW STRAIGHT TO ROOF, MAX LENGTH 14', METAL DUCT
6	NEW EXTERIOR TANKLESS GAS WATER HEATHER BY AO SMITH 105,000. BTU'S SEE DETAIL 11/A10-1, DIRECT VENTED
7	NEW STRONG WALL BY SIMPSON
8	GARBAGE DISPOSAL
9	100 SQ INCHES OF MAKE UP AIR FOR EXHAUS AIR
10	FILL WALL W/ WOOD STUDS AND PATCH AND FIX STUCCO
11	PLASTER SOFFIT, SMOOTH FINISH LIGHTER COLOR
12	FILL WITH BLOCK PER STRUCTURAL DETAILS
13	FRIDGE BY OWNER
14	SINK UNDER TANKLESS WATER HEATHER

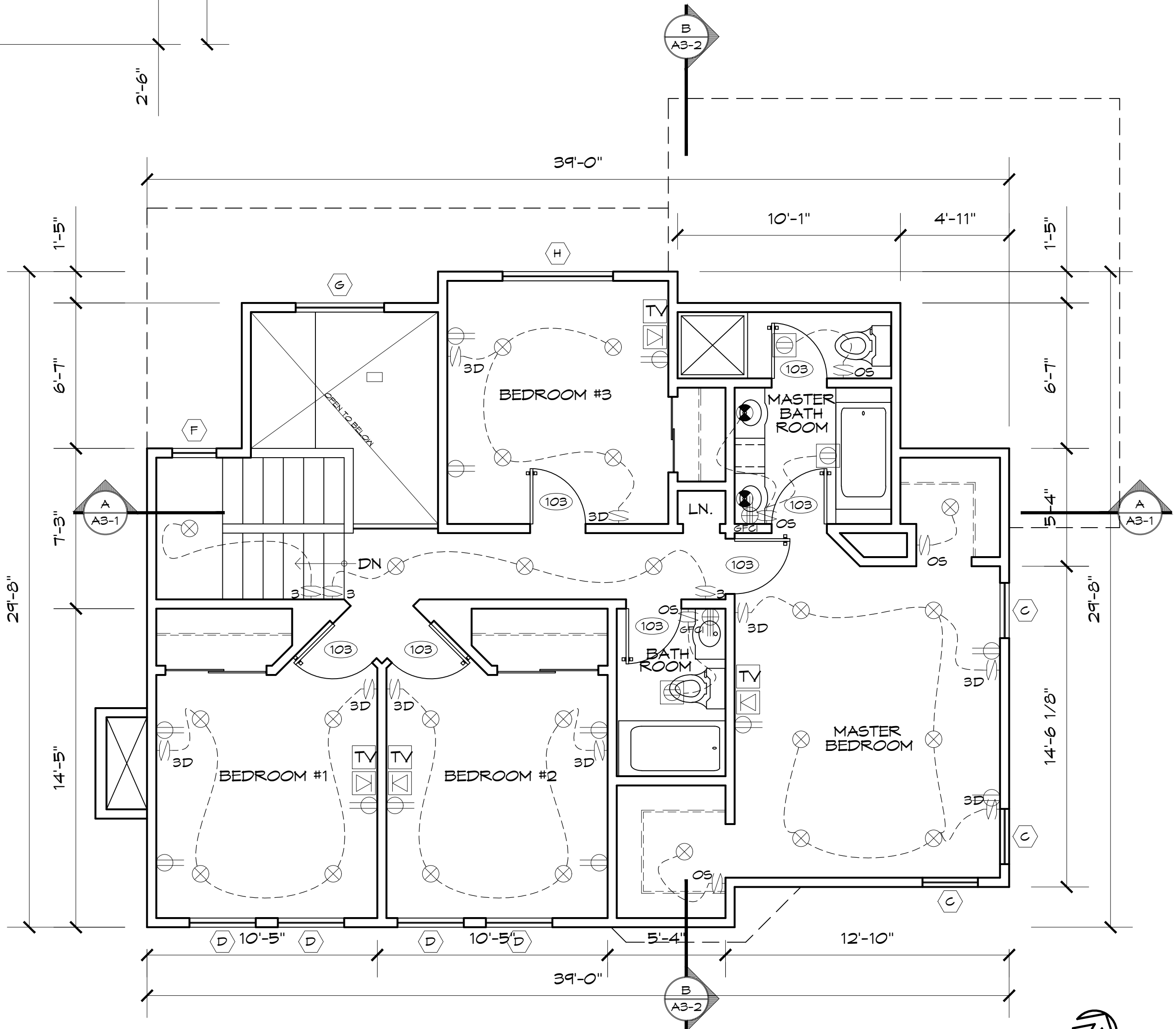


First Floor Plan

SCALE 1/4" = 1'-0"

- GENERAL NOTES**
- GROUND FAULT INTERRUPTERS: PROVIDE IGB0 APPROVED GFI FOR ALL EXTERIOR, BATH, DRESSING, KITCHEN AREA OUTLETS, AND IN/AROUND KNOWN WATER SOURCE CONTACT AREAS.
 - ELECTRICAL SUB-CONTRACTOR: VERIFY WITH GENERAL CONTRACTOR AND OWNER FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS AND THEIR LOCATION.
 - VERIFY LOCATION OF ALL ELECTRICAL SHOWN WITH OWNER AND GENERAL CONTRACTOR AND BRAND NAME, STYLE, AND QUALITY WITH OWNER.
 - ALL SWITCHES TO BE "SILENT TYPE" 42" AFF. ALL CONVENIENCE OUTLETS 15" ABOVE FLOOR U.O.N.
 - THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE DONE, TAKING INTO ACCOUNT ANY SPECIAL OR FEATURES PECULIAR TO THIS JOB.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
 - ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB.
 - ALL WIRING TO BE THHN OR THWN 600 VOLTS U.O.N.
 - ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS ARE BASED ON COPPER CONDUCTOR RATING.
 - ALL BALLASTS SHALL BE HFF, C.B.M. AND LOWEST HEAT AVAILABLE, AND U.L. APPROVED
 - ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE.
 - RECESSED FIXTURES IN FIRED RATED CEILINGS OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE RATING OF THE CEILING. PROVIDE AIR TIGHT GASKETS TO SEAL AROUND OPENINGS.
 - STEMS OF PENDANT MOUNTED FIXTURES SHALL BE APPROVED FOR EARTHQUAKE DURABILITY.
 - EXACT LOCATION OF EQUIPMENTS SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
 - ALL WIRING SHALL BE INSTALLED IN METALLIC CONDUIT.
 - MINIMUM WIRE SIZE #12, THIN CU MINIMUM CONDUIT 1/2".
 - USE IVORY DECORATIVE RECEPTACLES, SWITCHES, COVER PLATES, THROUGHOUT OFFICE AREA.
 - ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
 - ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
 - CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF PENETRATION, OR OTHER APPLIED METHODS.
 - NO BX, AC, MC OR ROMEX TYPE WIRING SHALL BE ALLOWED.
 - ALL SIGNS SHALL BE CONTROLLED/OPERATED ON A SEPARATE CIRCUIT VIA A SEVEN (7) DAY TIME CLOCK OR PROGRAMMABLE RELAY PANEL.
 - ALL LIGHTING SHALL BE CONTROLLED/OPERATED VIA TIME CLOCK OR PROGRAMMABLE RELAY PANEL, EXCEPT THE NIGHTLIGHT AND EMERGENCY LIGHT.

ISSUES AND REVISIONS		
NO.	DATE	ISSUES AND REVISIONS
	04/24/15	PRELIMINARY DESIGN
	06/16/16	NEW PROPOSED HOUSE FOR 2ND PARCEL
	08/01/17	CITY CORRECTIONS
	12/19/18	CITY CORRECTIONS
	01/06/20	CITY CORRECTIONS
	09/11/20	OWNER CHANGES
	03/18/21	CITY CORRECTIONS
	06/17/21	CITY CORRECTIONS



Second Floor Plan

SCALE 1/4" = 1'-0"

SHEET NAME

First and Second Floor Plans

Aquarius Drive Subdivision

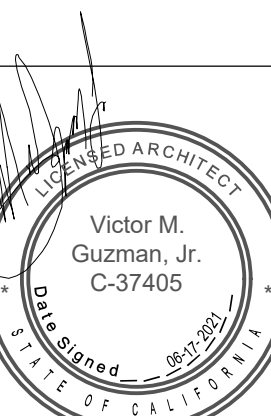
8896 Aquarius Drive
San Diego, CA 92126
APN: 318-260-58

PROJECT

INNOV-R
DESIGN + CONSTRUCTION

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SAN LUIS, AZ 85349

REVISIONS		
#	DATE	DESCRIPTION

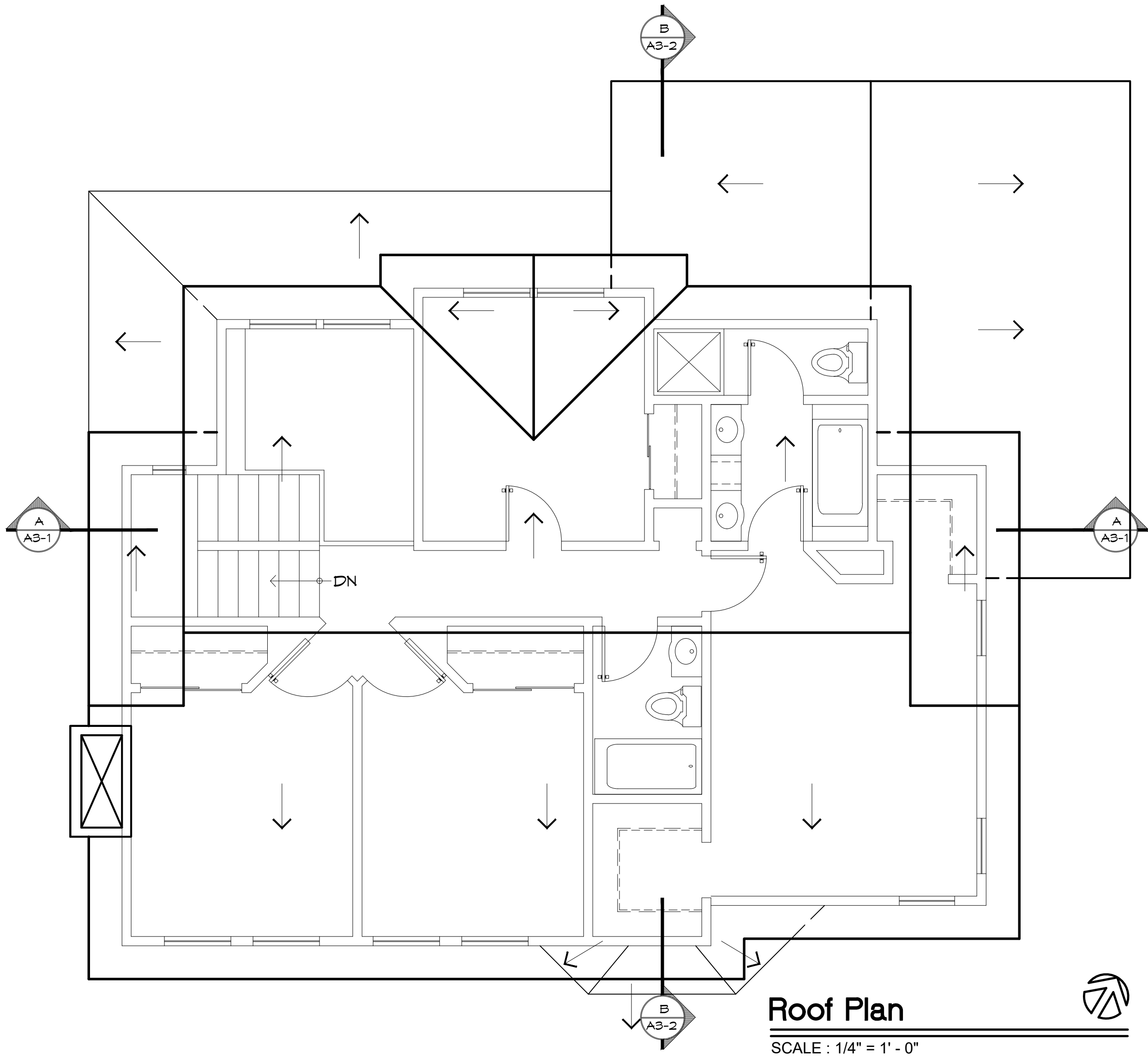
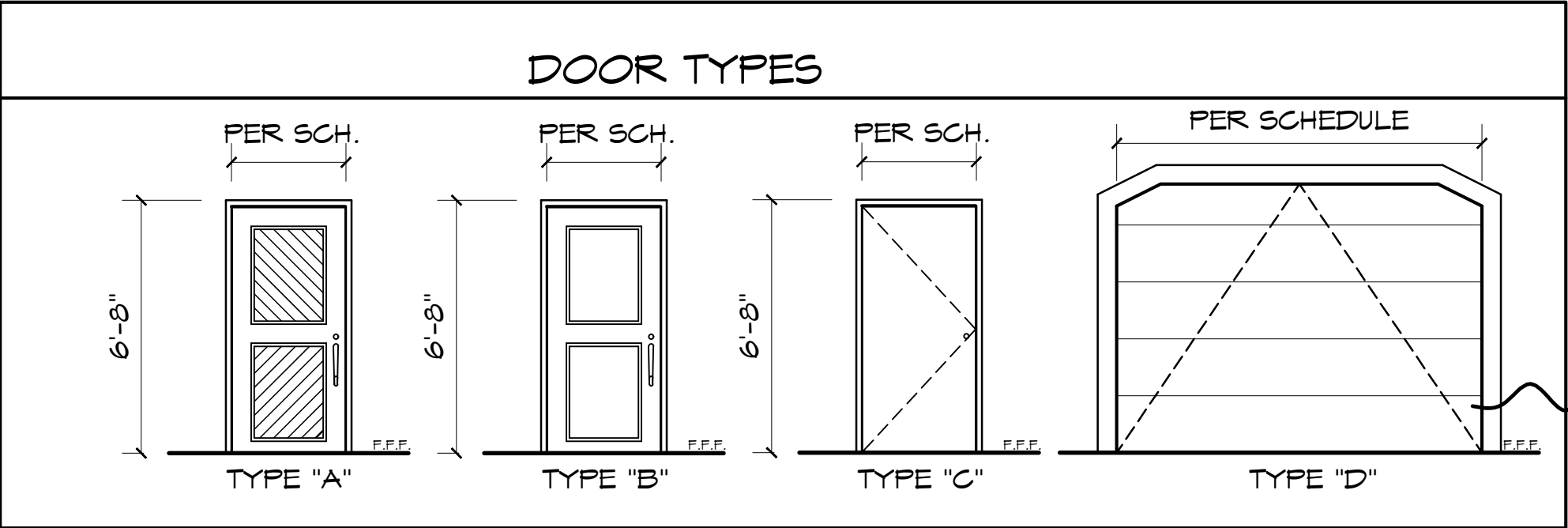
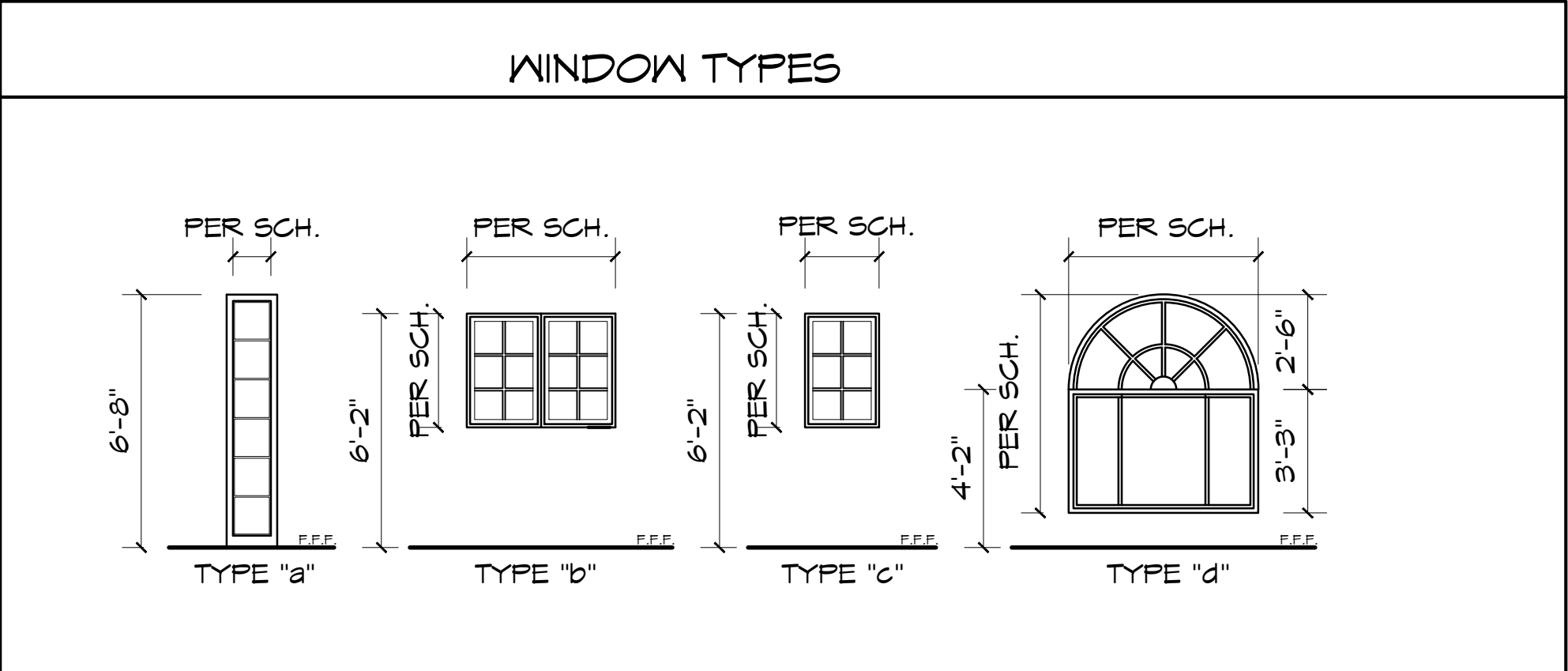


PLAN No.

A2-1

WINDOW SCHEDULE							
OPENING			FRAME		GLAZING		NOTES
SYMBOL	SIZE	TYPE	MAT'L	FINISH	GLASS	FIRE RATING	
(A)	1'-0" X 6'-8"	a	WOOD	PAIN			DUAL GLAZED AND DUAL TEMPERED
(B)	4'-0" X 4'-0"	b	VINYL	VINYL			DUAL GLAZED AND DUAL TEMPERED
(C)	2'-6" X 3'-0"	c	VINYL	VINYL			DUAL GLAZED AND DUAL TEMPERED
(D)	3'-0" X 3'-0"	c	VINYL	VINYL			DUAL GLAZED AND DUAL TEMPERED
(E)	5'-0" X 3'-0"	b	VINYL	VINYL			DUAL GLAZED AND DUAL TEMPERED
(F)	2'-0" X 3'-0"	c	VINYL	VINYL			DUAL GLAZED AND DUAL TEMPERED
(G)	4'-0" X 3'-0"	c	VINYL	VINYL			DUAL GLAZED AND DUAL TEMPERED
(H)	5'-0" X 5'-9"	d	VINYL	VINYL			DUAL GLAZED AND DUAL TEMPERED

DOOR SCHEDULE											
OPENING			DOOR			FRAME			HARD-WARE GROUP	FIRE RATING	REMARKS
SYMBOL	SIZE	TYPE	CORE	THRESH	FINISH	TYPE	MAT'L	FINISH			
(100)	3'-0" X 6'-8"	A	SC	FACT.	FACT.	WOOD	WOOD	PAINT			
(101)	3'-0" X 6'-8"	B	SC	FACT.	FACT.	WOOD	WOOD	PAINT		20 MIN.	1-3/8" SELF-CLOSING
(102)	3'-0" X 6'-8"	C	HC	-	FACT.	WOOD	WOOD	PAINT			
(103)	2'-6" X 6'-8"	C	HC	-	FACT.	WOOD	WOOD	PAINT			
(104)	16'-0" X 7'-2"	D	HC	FACT.	FACT.	WOOD	WOOD	PAINT			



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

ISSUES AND REVISIONS		
NO.	DATE	ISSUES AND REVISIONS
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	03/18/21	CITY CORRECTIONS
	06/17/21	CITY CORRECTIONS

SHEET NAME
Roof Plan

Aquarius Drive Subdivision
8896 Aquarius Drive
San Diego, CA 92126
APN: 318-260-58

PROJECT

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SAN LUIS, AZ 85349

REVISIONS		
#	DATE	DESCRIPTION



PLAN No.
A2-2

SHEET NAME
Elevations

Aquarius Drive Subdivision

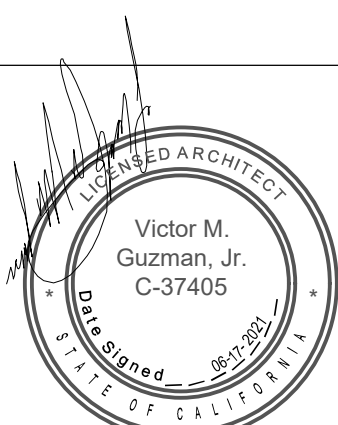
8896 Aquarius Drive
San Diego, CA 92126
APN: 318-260-58

PROJECT

INNOV-R
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 VICTOR M. GUZMAN JR., AIA
 VICTOR@INNOV-R-LLC.COM
 SAN LUIS, AZ 85349

REVISIONS

DATE DESCRIPTION



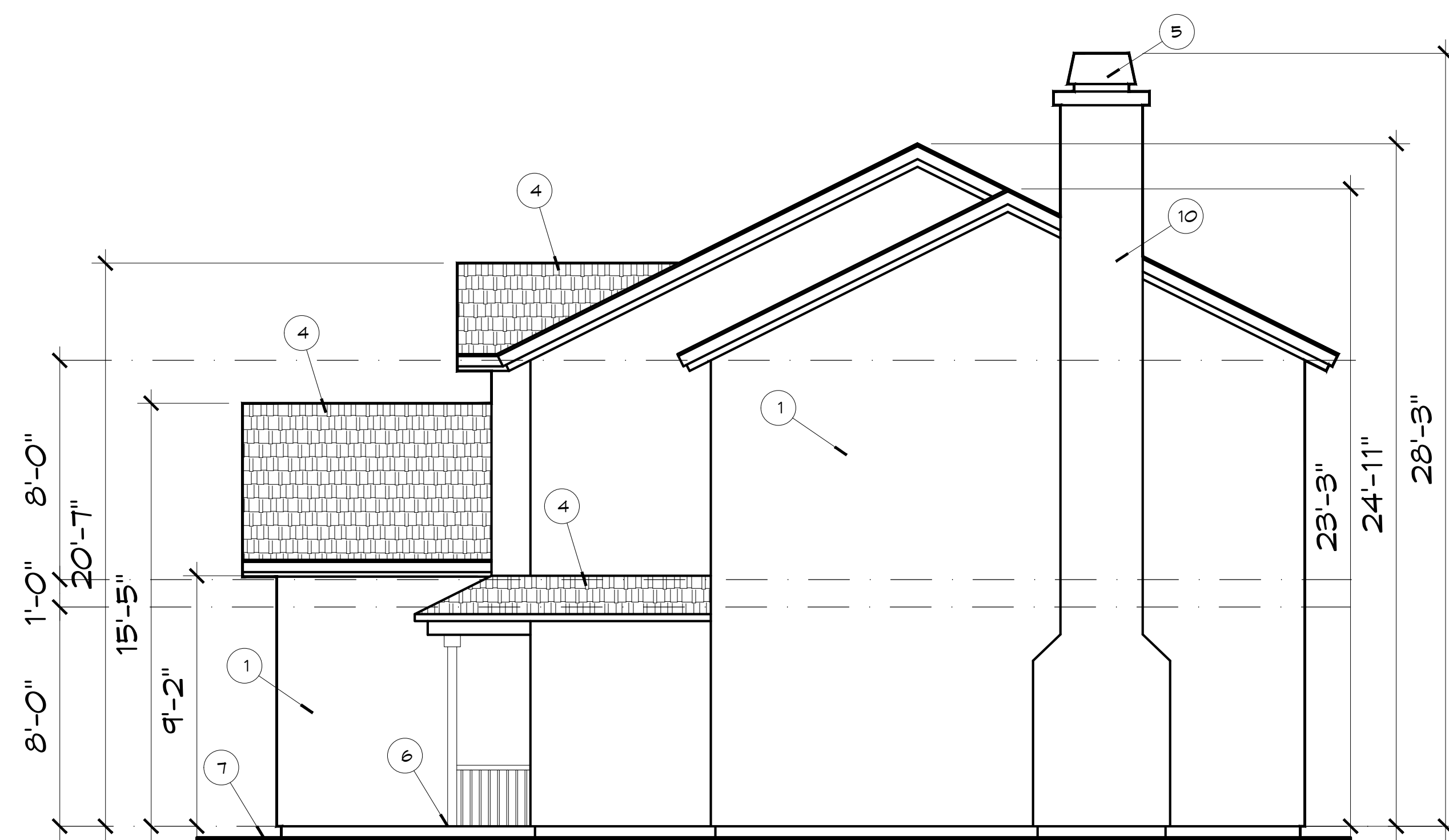
PLAN No.

A3-1



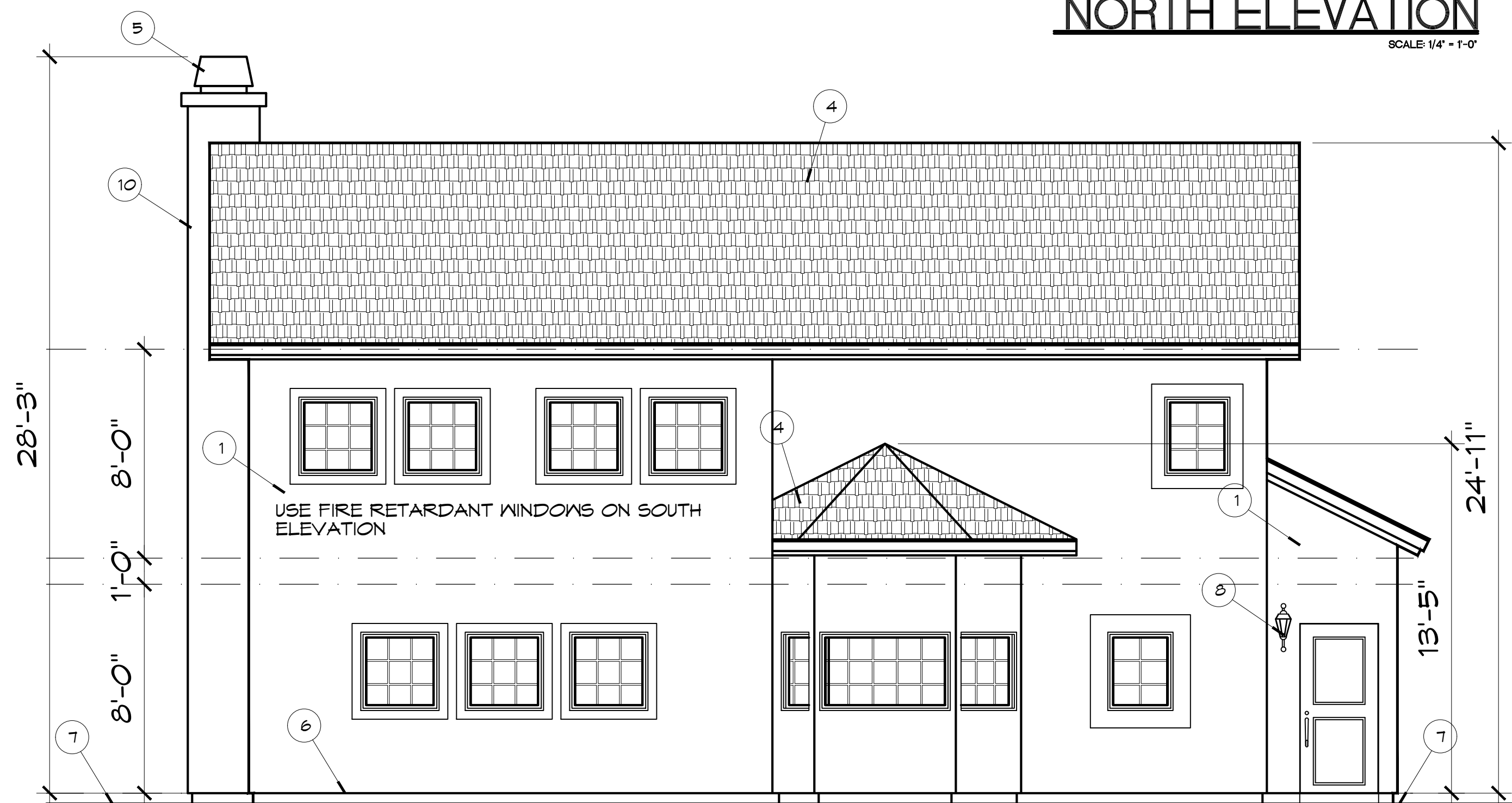
NORTH ELEVATION

SCALE 1/4" = 1'-0"



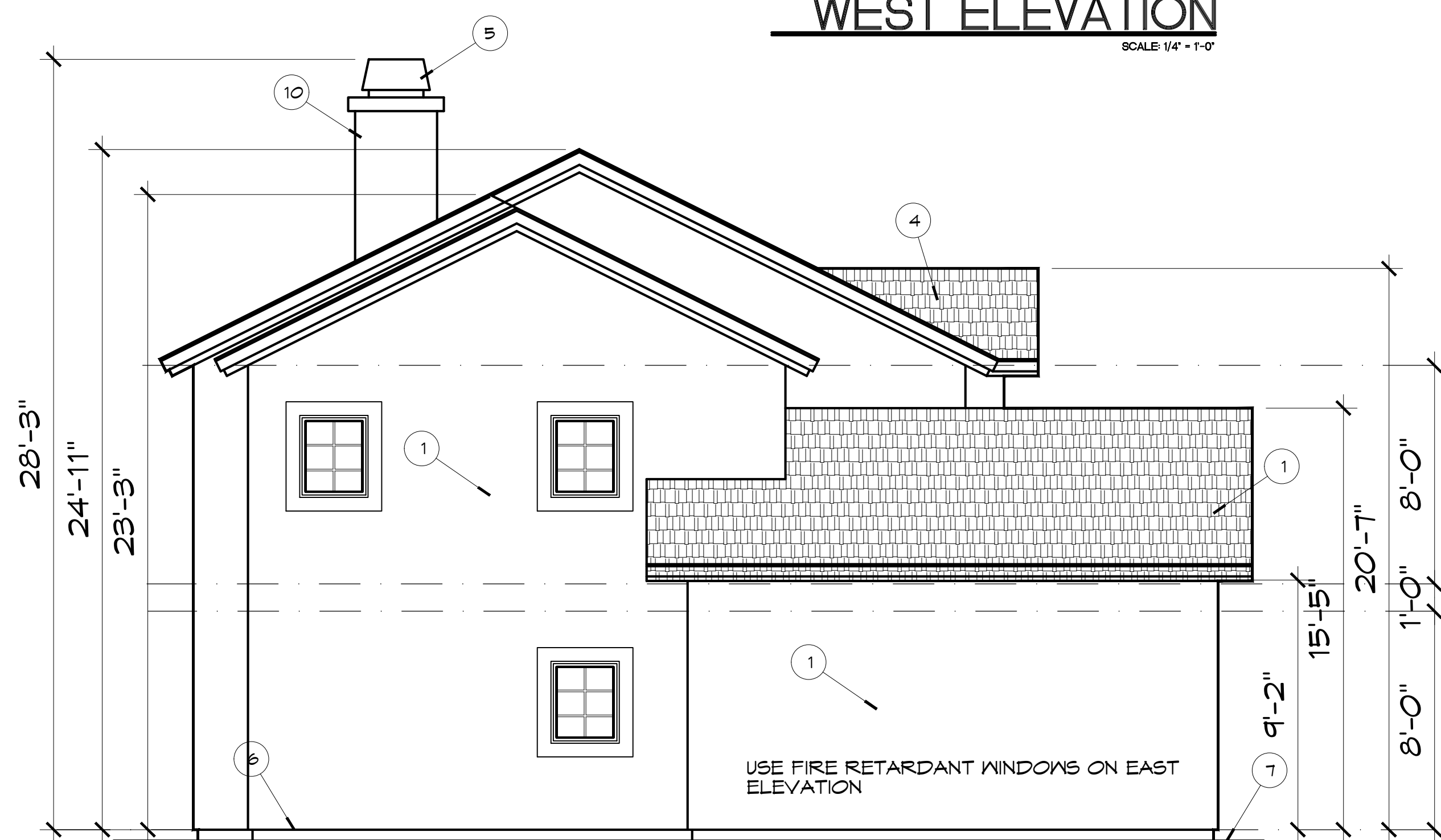
WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

KEY NOTES

- | | |
|---|------------------------------|
| 1. STUCCO PLASTER COLOR AND TEXTURED | 5. 1/8" SPARKS ARRESTORS |
| 2. WINDOW/DOOR AS PER SCHEDULE | 6. FINISH FLOOR |
| 3. GARAGE DOOR BY OWNER | 7. FINISH GRADE |
| 4. ASPHALT SHINGLES 30 LBS. FOR UNDERLAYMENT, TO BE CLASS 'A', BY OWENS CORNING, CRRC ID 0890-0006 ESR-1372 | 8. EXTERIOR LIGHTING FIXTURE |
| | 9. WOOD FENCE |
| | 10. CHIMNEY |

NOTES:

1. IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.

2. UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH EXTERIOR WALL CONSTRUCTION ABOVE PER NOTE 16.

3. PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.

4. WINDOWS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, OR GLASS BLOCK HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.

5. EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

6. THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.

7. ALL VENTS MUST BE LOUVERED AND COVERED WITH 1/2" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH, TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

8. ALL PROJECTIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE RETARDANT TREATED WOOD, HEAVY TIMBER CONSTRUCTION.

9. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.

10. GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER AND DEBRIS.

11. COMBUSTIBLE EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU# 192.

12. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.

13. ROOFING SHALL HAVE A MINIMUM CLASS 'A' FIRE RATING

14. EXPOSED VALLEY FLASHINGS SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSIST OF ONE LAYER OF NO T2 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (COUNTY BLDG. CODE 104A.1.3).

15. VENTS SHALL NOT BE INSTALLED IN EAVES, EAVES OVERHANG, SOFFITS, OR CORNICES. GABLE-END VENTS WILL BE ALLOWED IF THE VENTS ARE LOCATED A MINIMUM OF 12" BELOW THE LOWEST EAVE/RAKE PROJECTIONS (COUNTY BLDG. CODE 104A.2.2).

16. EXTERIOR WALL SURFACE SHALL BE NON-COMBUSTIBLE CEMENT FIBER BD. IGNITION RESIS. HEAVY TIMBER OR LOG WALL CONSTRUCTION. WOOD SIDING (3/4" THICK) OR PLYWOOD (3/8" THICK MAY BE USED WITH AN UNDERLAYMENT OF 15# FELT AND 1/2" FIRE-RATED GYPSUM BD. (COUNTY BLDG. CODE 104A.3.1).

17. FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.

18. PROPERTY IS CONNECTED TO ELECTRICAL GRID.

19. IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES AT THE EAVE ENDS SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS (e.g., NON COMBUSTIBLE DECKING).

20. WINDOW BY MILGARD

21. WINDOWS TO BE BOTH PANES FIRE SAFETY DUE TO PROXIMITY OF BRUSH OPEN SPACE

ISSUES AND REVISIONS

NO.	DATE	ISSUES AND REVISIONS
04/24/15		PRELIMINARY DESIGN
06/16/16		NEW PROPOSED HOUSE FOR 2ND PARCEL
08/01/17		CITY CORRECTIONS
12/19/18		CITY CORRECTIONS
01/06/20		CITY CORRECTIONS
09/11/20		OWNER CHANGES
03/18/21		CITY CORRECTIONS
06/17/21		CITY CORRECTIONS

SHEET NAME
Sections

Aquarius Drive Subdivision

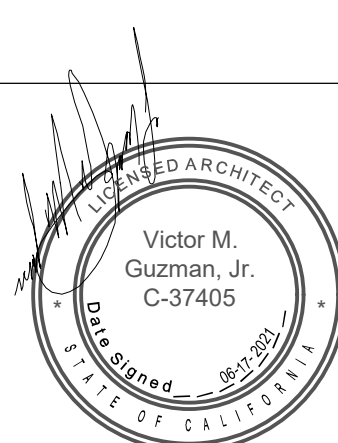
8896 Aquarius Drive
San Diego, CA 92126
APN: 318-260-58

PROJECT

INNOV-R
DESIGN + CONSTRUCTIONVICTOR M. GUZMAN JR., AIA
VICTOR@INNOV-R.COM
SAN LUIS, AZ 85349

REVISIONS

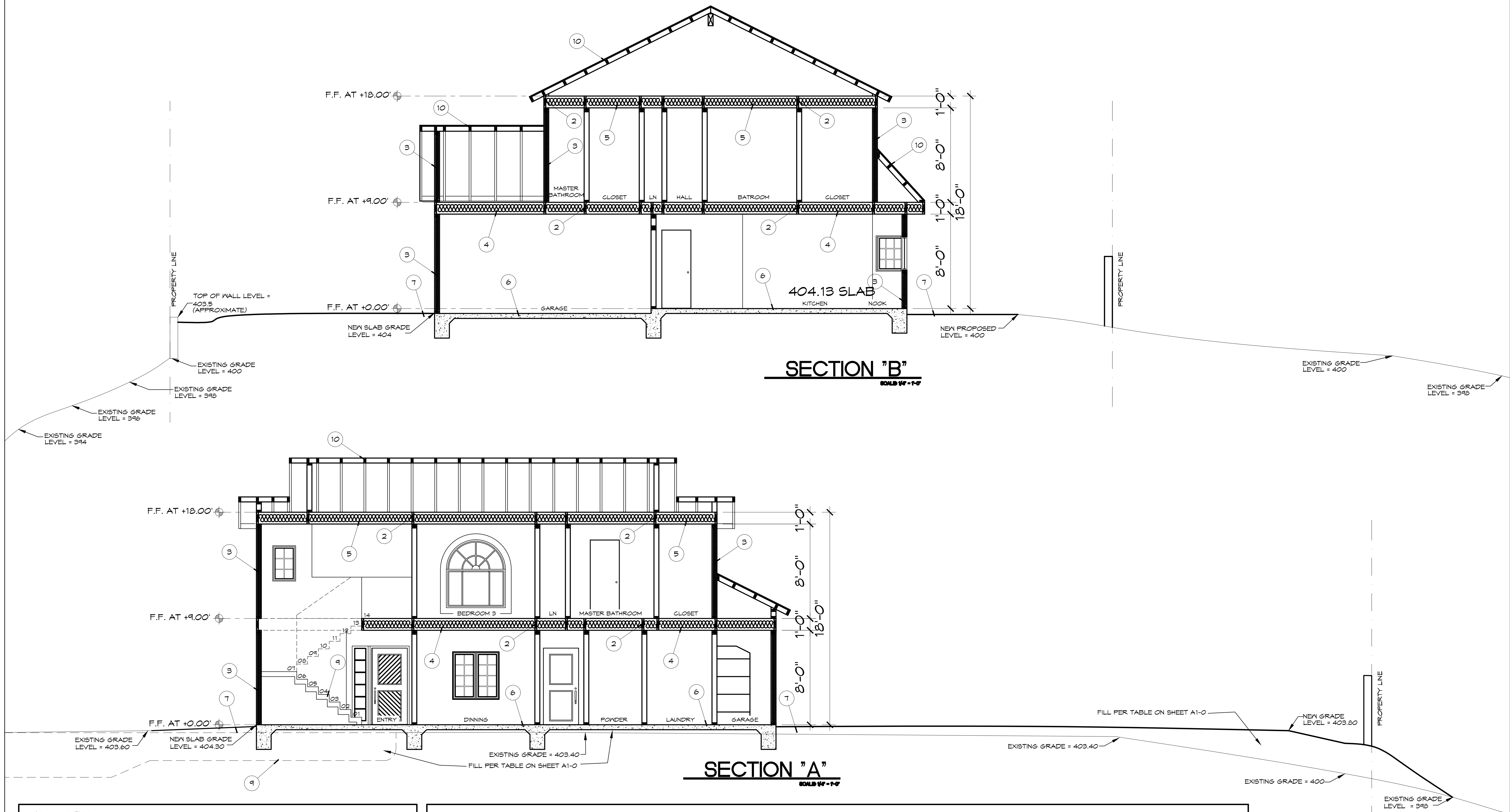
DATE DESCRIPTION



EXPIRES 8/31/2021

PLAN No.

A3-2



KEY NOTES

- | | | | |
|---|---|----|---|
| 1 | 1 HOUR WALL WITH 5/8" EACH FACE OF WALL | 6 | FINISH FLOOR |
| 2 | FLOOR JOISTS PER FRAMING PLAN | 7 | FINISH GRADE |
| 3 | R-13 INSULATION | 8 | BEAM PER STRUCTURAL |
| 4 | R-19 INSULATION | 9 | POOL TO BE REMOVED, UNDER SEPARATE PERMIT |
| 5 | R-30 INSULATION | 10 | TRUSSES BY OTHERS |

HARDWARE NOTES:

- SECTION 1008.1.2 CBC: THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5-POUND (22 N) FORCE. FOR OTHER SIDE-SWINGING, SLIDING, AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.
- SECTION 1008.1.4.2 CBC: HARDWARE HEIGHT. DOORS HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864 mm) MINIMUM AND 48 INCHES (1219 mm) MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

NOTES:

- IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.
- UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH EXTERIOR WALL CONSTRUCTION ABOVE PER NOTE 16.
- PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
- WINDOWS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, OR GLASS BLOCK HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.
- EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.
- ALL VENTS MUST BE LOUVERED AND COVERED WITH 1/2" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.
- ALL PROJECTIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE RETARDANT TREATED WOOD, HEAVY TIMBER CONSTRUCTION.
- ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
- GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER AND DEBRIS.
- COMBUSTIBLE EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU# 16B.
- ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
- ROOFING SHALL HAVE A MINIMUM CLASS 'A' FIRE RATING
- EXPOSED VALLEY FLASHING SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSIST OF ONE LAYER OF NO. T2 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (COUNTY BLDG. CODE 104A.1.3).
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- FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
- PROPERTY IS CONNECTED TO ELECTRICAL GRID.
- IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES AT THE EAVE ENDS SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS (e.g., NON-COMBUSTIBLE DECKING, WINDOW BY MILGARD
- USE 5/8" TYPE "X" ON INTERIOR WALLS FACING TO OPEN SPACE AND 7/8" PLASTER ON THE OUTSIDE

ISSUES AND REVISIONS

NO.	DATE	ISSUES AND REVISIONS
	04/24/15	PRELIMINARY DESIGN
	06/16/16	NEW PROPOSED HOUSE FOR 2ND PARCEL
	08/01/17	CITY CORRECTIONS
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	01/06/20	CITY CORRECTIONS
	09/11/20	OWNER CHANGES
	03/18/21	CITY CORRECTIONS
	06/17/21	CITY CORRECTIONS

1. IRRIGATION TO VOID OF OVERSPRAYING PAST PROPERTY LINE.
2. NO TREES AND VEGETATION ALONG THE VISIBILITY APRON.
3. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE FLATLANDS AND MOUNTAIN SAGE FLATLANDS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREAS PLAN.

1. LANDSCAPE AREAS TO RECEIVE A MIX OF DEEP ROOTING/DROUGHT TOLERANT SHRUBS AND GROUND COVERS, IN ORDER TO PROVIDE PERMANENT VEGETATION FOR EROSION CONTROL PURPOSES, AND/OR 3" DEPTH SHREDDED BARK MULCH TO CONTROL EROSION AND CONSERVE MOISTURE.

- MAINTENANCE NOTES

1. AVOIDANCE OF OVERSPRAY PAST PROPERTY BOUNDARY. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(g)).
3. IRRIGATION TO AVOID OF OVER SPRAYING PAST PROPERTY BOUNDARY TO ENVIRONMENTALLY-SENSITIVE LANDS.

SIZE	A	B
1 GAL	18"	18"
5 GAL	24"	18"
15 GAL	36"	24"
24" BOX	48"	36"
36" BOX	60"	42"

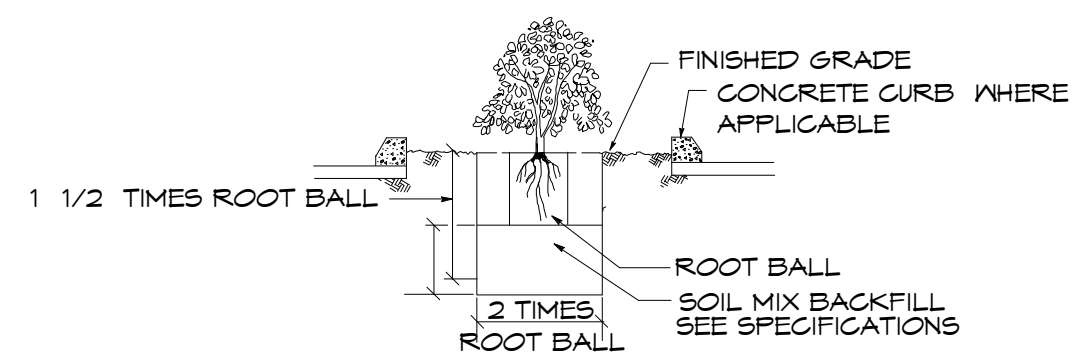
The diagram illustrates the installation of a tree in a pit. A table in the top left corner provides dimensions for different tree sizes:

SAL	24"	18"
BOX	36"	24"
BOX	48"	36"
BOX	60"	42"

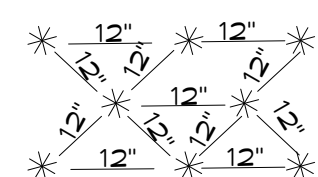
The diagram shows a tree being planted in a pit. Key components and dimensions are labeled:

- ROCK BLANKET OR MULCH**: Located at the base of the pit.
- 2" (width)**: Dimension for the rock blanket or mulch layer.
- 6" OF 1/2" TO 3/4" GRAVEL TO BOTTOM OF PLANT HOLE**: Dimension for the gravel layer at the bottom of the pit.
- TRUNK**: The main stem of the tree.
- ROOT BALL**: The ball of soil and roots around the tree's base.
- SOIL MIX BACKFILL (COMPACT SOIL TO BOTTOM OF ROOT BALL)**: The soil used to fill the pit around the root ball.
- ROOT BARRIER**: A barrier to prevent roots from growing into the surrounding area.
- 4" SLOTTED PVC PIPE, FILLED WITH 1/2" TO 3/4" GRAVEL FLUSH WITH FINISH GRADE, IN FILTER FABRIC SLEEVE**: A pipe used for irrigation or drainage.
- CONCRETE CURB WHERE APPLICABLE (TYP)**: A curb that may be present at the edge of the pit.
- FILTER FABRIC ON FINISHED GRADE**: Fabric used to filter the soil or water.
- TREE TIE**: A tie used to secure the tree to the support.
- 2 STAKES**: Stakes used to support the tree.
- A**: Dimension for the width of the pit.

TREE PLANTING AND STAKING FOR TREES WITHIN 5 FEET OF HARDSCAPE



SHRUB PLANTING



GROUND COVER SPACING

EXISTING PROPERTY LINE

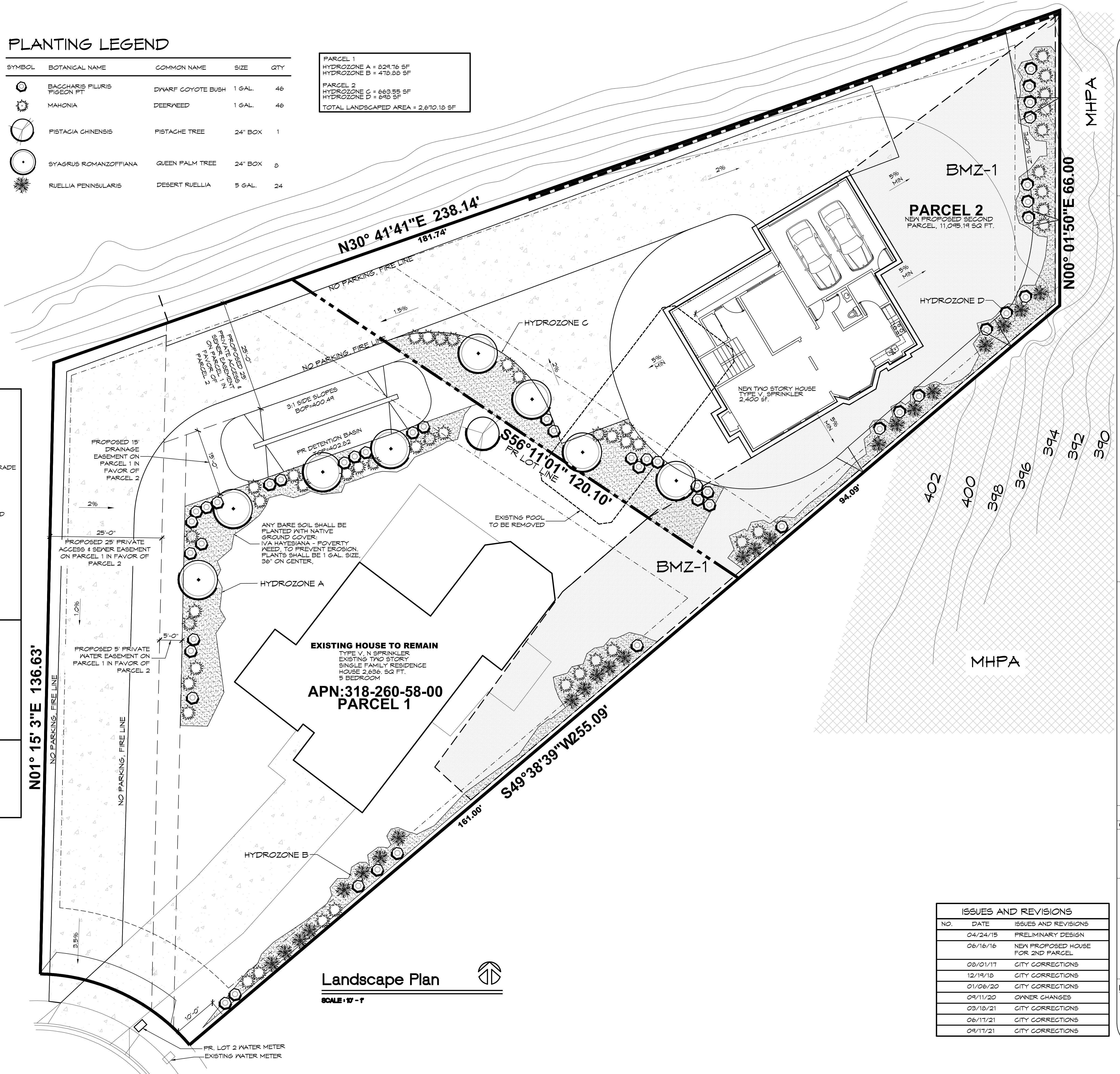
PROPOSED PROPERTY LINE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BACCHARIS PILULIS PIGEON PT	DWARF COYOTE BUSH	1 GAL.	46
	MAHONIA	DEERWEED	1 GAL.	46
	PISTACIA CHINENSIS	PISTACHE TREE	24" BOX	1
	SYAGRUS ROMANZOFFIANA	QUEEN PALM TREE	24" BOX	8
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.	24

PARCEL 1
HYDROZONE A = 829.76 SF
HYDROZONE B = 478.88 SF

PARCEL 2
HYDROZONE C = 663.55 SF
HYDROZONE D = 698 SF

TOTAL LANDSCAPED AREA = 2,670.18 SF



SCALE: 10' - 1"



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	06/17/21	CITY CORRECTIONS
	09/17/21	CITY CORRECTIONS

Landscape Plan

Aquarius Drive Subdivision
8896 Aquarius Drive

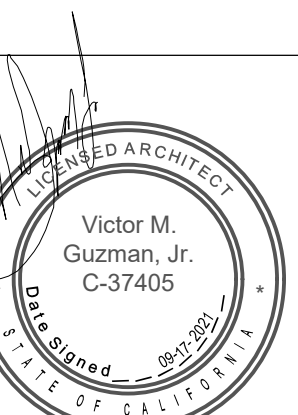
San Diego, CA 92126
APN: 318-260-58

INNOV-R
DESIGN + CONSTRUCTION

VICTOR M. GUZMAN JR., AIA
928.920.4053
Victor@innov-r-llc.com
SAN LUIS, AZ 85349

REVISIONS

DATE	DESCRIPTION
------	-------------



PIRES 8/30/2023

AN No.

L-

Landscape Standards

Water Budget Landscape Worksheets

48

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Phone Number (619) 813-3345

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at www.cimis.water.ca.gov. You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

Hydrozone: A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.8) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes,

but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

Landscape Area: The entire premises less the area of building footprints, non-irrigated portions of parking lots, driveways, hardscapes (as defined in Land Development Code Section 113.0103), and areas designated for habitat preservation or Brush Management Zone 2.

Maximum Applied Water Allowance (MAWA) Water Budget -: The upper limit of annual applied water for the established landscaped area expressed in gallons per year. It is based upon the area's reference evapotranspiration (ET_o), the evapotranspiration adjustment factor (ETAF), and the size of the landscape area.

Plant Factor: A factor that when multiplied by the average inches per year evapotranspiration rate, estimates the amount of water used by plants. Plant water use calculations are based on the current Water Use Classification of Landscape Species (WUCOLS) list published by the University of California Cooperative Extension and the California Department of Water Resources: http://ucanr.edu/sites/WUCOLS/Download_WUCOLS_IV_List/

Plant Water Use	Plant Factor	Also includes
Very Low	0.0 to 0.1	
Low	0.1-0.3	Artificial Turf; Temporary Irrigation
Moderate	0.4-0.6	
High	0.7-1.0	Water features
Special Landscape Area	1.0	

Special Landscape Area: Areas used for active and passive recreation areas, areas solely dedicated to the production of fruits and vegetables, and areas irrigated with reclaimed water

MAWA Water Budget Calculation

The MAWA Water Budget is calculated using the following calculation formula

$$\text{MAWA Water Budget} = (\text{ETo})(0.62)[(\text{ETAF} \times \text{LA}) + ((1-\text{ETAF}) \times \text{SLA})] = \text{gallons per year}$$
$$\text{For residential landscape areas} = (\text{ETo})(0.62)[(0.55)(\text{LA}) + (0.45)(\text{SLA})]$$

For non-residential landscape areas = (ETo)(0.62) [(0.45)(LA) + (0.55)(SLA)]

50

[illegible]

Community Planning Area	Average Annual ETo (inches/year)	Community Planning Area	Average Annual ETo (inches/year)
Barrio Logan	40	North City FUA Subarea II	47
Black Mountain Ranch	47	Ocean Beach	40
Carmel Mountain Ranch	47	Old San Diego	47
Armed Valley	47	Otay Mesa	47
Centre City	40	Otay Mesa-Nestor	40
City Heights	47	Pacific Beach	40
Chairemont Mesa	47	Pacific Highlands Ranch	47
College Area	47	Peninsula	40
Del Mar Mesa	47	Rancho Bernardo	57
East Elliott	47	Rancho Encantada	57
Eastern Area	47	Rancho Penasquitos	47
Encanto	47	Sabre Springs	47
Fairbanks Country Club	47	San Pasqual	54
Greater Golden Hill	47	San Ysidro	47
Greater North Park	47	Serra Mesa	47
Kearney Mesa	47	Scrpps Miramar Ranch	47
Livingston-Talmadge	47	Skyline-Paradise Hills	47
La Jolla	40	Southeastern San Diego	47
Linda Vista	47	Tierrasanta	47
Midway-Pacific Highway Corridor	40	Tijuana River Valley	40
Mira Mesa	47	Torrey Highlands	47
Miramar Ranch North	47	Torrey Hills	47
Mission Beach	40	Torrey Pines	40
Mission Valley	47	University	47
Navajo	47	Uptown	47
Normal Heights	47	Via De La Valle	47

The Estimated Total Water Use (ETWU) is calculated using the following formula

$$\text{ETWU} = [(\text{ETo})(0.62)][(\text{PF/IE} \times \text{HA/IE}) + \text{SLA}] = \text{gallons per year}$$

53

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ² =square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

[illegible]

54

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year); see Table 6 or ETo Map
0.62	Conversion factor to gallons
ETAF 0.55 for residential landscape areas; 0.45 for non-residential landscape areas	Evapotranspiration Adjustment Factor
LA	Landscape Area (square feet)
1- ETAF 0.45 for residential landscape areas; 0.55 for non-residential landscape areas	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
SLA	Special Landscape Area (square feet)

In the calculation below provide the values for the water budget calculation used for the proposed project. The ETo for the calculation may be based on the precise location of the project using the ETo Map or based on the ETo for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

$$\text{MAWA Water Budget calculation} = (ET_0)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = \text{gallons per year}$$

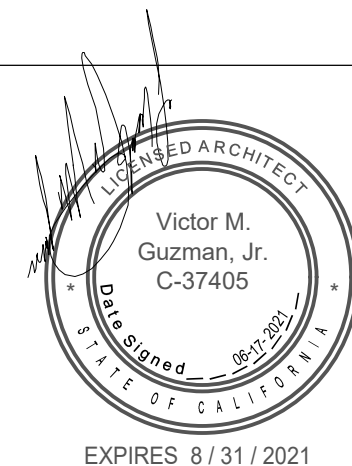
51

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. **The total ETWU cannot exceed the total Water Budget-MAWA.**

Controller No.	ETWU [(ETO)/(0.62)][($\frac{PF \times HAIE}{}$) + SLA]	Result in Gallons per Year
	MAWA= (47) (0.62) (0.55x2,670) = 42,792 gallons per Year	42,792
1	ETWU= (47) (0.62) (1,308.64)x 0.2) /81 =	9,415.74
2	ETWU= (47) (0.62) (1,361.25)x 0.2) /81 =	9,794.27
		total 39,210.01
	Total ETWU gallons per year	39,210.01

55

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	06/17/21	CITY CORRECTIONS



PLAN No

L-2

Graphic scale bar showing distances from -20' to 40' with a scale of 1 inch = 20 feet.

Mira Mesa Community Planning Group Meeting Minutes

Date/Time: November 21, 2016 7:00 pm

Location: Mira Mesa Public Library

1.	Robert Mixon	6.	Kent Lee	11.	Ralph Carolin	16.	Michael Linton
2.	Craig Radke	7.	Jeff Stevens	12.	Julia Schriber	17.	John Horst
3.		8.	Ted Brengel	13.	Joe Frichtel	18.	Albert Lee
4.	Bruce Brown	9.	Ken Kaplan	14.	Tom Derr	19.	Chris Morrow
5.	Joe Punsalan	10.	Jon Labaw	15.	Craig Jackson	20.	Marv Miles

(HIGHLIGHTED INDICATES ATTENDANCE)

Call to Order/Confirm quorum: quorum confirmed.

- 1) Non-Agenda Public Comments: 3 Minutes per speaker.
 - a) none
- 2) Modifications to the Agenda.
 - a) Los Peñasquitos canyon committee has not met, so no report, but need to confirm representatives.
- 3) Adopt Previous Meeting Minutes (Action).
 - a) Approved
- 4) Report of the Chair
 - a) SDG&E Sycamore Canyon meeting has been deferred next month for:
 - i) More information
 - ii) No time in today's meeting
 - iii) They will also be having an open house on February 15.
 - b) Mail received by MMCPG Chair
 - i) Hansen revising master plan (may be ready to present in march)
 - ii) BevMo – may be moving to Kohls location
 - iii) Private school proposed at 9424 Kearny Villa Road - on next month's agenda
 - iv) Grise (representing neighbors of 8896 Aquarius Drive) – letter objecting to lot split
 - v) Installation of stop signs at 2 intersections: Westchester Avenue and Woodlawn Drive; Tripoli Road and Parkdale Avenue
 - vi) US Marine Corps – 1 Pacific Heights project deemed compliant with ACUZ
- 5) Old Business

Mira Mesa Community Planning Group Meeting Minutes

- a) **8896 Aquarius Drive Lot Split – Jose Martinez (Action)**
 - i) Architect
 - (1) Soils report provided
 - (2) Landscape plans provided
 - (3) Fence – details provided
 - ii) Public comments
 - (1) Amy Starkey – 8892 Aquarius drive
 - (a) Concerns about property value
 - (b) Trash pick concern
 - (c) Parking issues
 - (d) Increased traffic and congestion
 - (e) Noise
 - (f) Photos submitted
 - (g) Driveway creates a blind intersection
 - (2) Gary Grise – 8893 Revelstoke Way
 - (a) USPS no plan for mail
 - (b) Fire Hazard zone inadequacies – (brush management zone)
 - (c) Setback of access road to proposed second lot
 - (3) Applicant response
 - (a) Noted that the applicant failed to answer specific questions. Responded with:
 - (i) RS-1-14 Residential Zone
 - (ii) 5000 sf min lot size
 - (iii) Can technically build 5 lots on property.
 - (iv) FAR is .6
 - (4) Ricardo Biglete 8869 Revelstoke Way
 - (a) What is the barrier?
 - (i) Bollards will be placed at edge to prevent cars from driving off over edge
 - (5) Daniel Korad – owner (partnership with his uncle) of 8896 Aquarius Drive
 - (a) Civil engineer – lot split
 - (i) Fire department made no comments to proposed hammerhead driveway
 - (ii) Bollards
 - (6) Dan Monroe – City Planner
 - (a) Planning commission makes the decision for Process IV
 - (b) Deviations can be made to base zones to allow for permitting of certain projects
 - (7) John Horst – What happens when all issues cleared out
 - (a) Answer - If all issues are addressed, staff is ok, proposal can be brought forward to the commission for approval.
 - (8) Planning
 - (a) Craig Jackson – Brush Management Zone. Concerns can be addressed
 - (b) Tom Derr – How is property value lowered?
 - (c) Julia Schriber– lot looks bad. Building and landscaping would improve. Tall trees can solve privacy issues.
 - (d) Ken Kaplan– Fire construction mitigation
 - (e) John Horst – Illegal parking, will SDPD enforce parking?

Mira Mesa Community Planning Group Meeting Minutes

- (i) No, it's a private drive. SDPD will not enforce.
- (f) Ted Brengel – Who owns the driveway?
 - (i) Existing house will own the driveway
- (g) Joe Pusalan – Work with neighbors with type of screening and fencing if approved
- (h) Jeff Stevens – Impact is small. Traffic impact is also minimal. Driveway seems small.
- (i) Marv Miles – last time of fire in Los Penasquitos Canyon, it was put out in 9 minutes

(9) Action

- (a) Ted Brengel motion to approve proposed lot split and SDP – Robert Nixon second
 - (i) Motion modified to add condition to make the wall/fence on the west and north satisfactory to the neighbors.
 - (ii) Motion approved 11-4-1

6) New Business

- a) Paws for Purple Hearts Neighborhood Use Permit – Terry Strom (Action)
 - i) Handout provided
 - ii) Jeff Stevens
 - (1) Dan Monroe – Is the use allowed in IL-2-1 and Prime Industrial Overlay
 - iii) John Horst– Approval for NUP, Ted Brengel second
 - (1) 15 – 0 – 1 approved
- b) Initiation of the Mira Mesa Community Plan update - Brian Schoenfisch
 - i) COSD planning department
 - ii) Lisa Lind new planner/ Dan Monroe old planner
 - iii) Kick off long awaited update to the MMCP
 - iv) Overview of the process
 - (1) 3 year process from start to finish
 - (2) Lisa Lind is new planner for Mira Mesa
 - v) Ken Kaplan – (Uptown) Concern that plan not approved by MMPCG is rammed through at the last minute.
 - (1) Brian Schoenfisch– COSD will Seek approval and motion from the MMCPG early on in process. Goal is 1.5 years.
 - (2) John – Climate action plan
 - (a) CAP is a policy document – will have discussions to help inform to process moving forward
 - (3) Chris Morrow – How will it be staffed? As needed consultant firms, traffics, environmental on board prior to kick off.
 - (4) Jeff Stevens– Set up subcommittees. What are the first 2 steps?
 - (a) One sub-committee – goal is to keep continuity.
 - (5) Ted Brengel– Instead of stacks of paper, send electronic copy to chair.
 - (6) Chris Morrow – is mission valley the base model?
 - (a) Brian - yes
 - (7) Joe Punsalan– Online multilingual?
 - (a) Brian Schoenfisch– What are the needs/translation needs prior to workshop?
 - (8) Lisa Lind – Flexibility to do what will work for MM plan update

Mira Mesa Community Planning Group Meeting Minutes

- 7) Planning Group Business
 - a) Form Election subcommittee for March election
 - i) Jeff will chair committee. Jeff/John/Ken/Robert Mixon will be on the committee
 - (1) Bruce Brown will run again
 - ii) Tasks
 - (1) Current list
 - (2) Get list of eligible members – Only 3 members not currently on Planning Group qualify.
 - (3) John Horst and Joe Frichtel at 8 year limit as resident
 - (4) Business members
 - (a) Marv Miles/Craig Radke/Albert Lee up for re-election
 - (5) Property Owner – Appointed as stated in revised bylaws
 - (6) Email all on list for correction
 - (a) Note to show ID
 - (7) Craig Jackson – Can we recognize other potential members by memory?
 - (a) Jeff – not impossible, but prefer to have documentation
- 8) Elected Officials/Government Agencies
 - a) San Diego – City Council District 6
 - i) Luis – Budget memo comes out tomorrow 1/20
 - (1) Com Plan Update – encourage public process
 - (2) Sat – Tet festival Sat 27-29
- 9) Announcements: 2 Minutes per speaker. Community groups are encouraged to promote awareness of their events at this point in the meeting.
 - a) John Horst – 4th of July parade (6-6:30 prior to next MMTC meeting) kick off for theme “Avenue of heroes”
 - i) Meet first Monday of February
- 10) Reports
 - a) Sorrento Valley Coaster Station Subcommittee (joint with Torrey Pines)
 - i) Ken Kaplan – invite additional members to be named
 - b) Community Planners Committee – did not meet
 - c) Los Peñasquitos Canyon Preserve Citizens Advisory Committee – confirm Pam Stevens as representative and Craig Radke as alternate.
 - i) John Horst moved confirmation, Ken Kaplan seconded
 - ii) 16 – 0- 0 approved
- 11) Adjourn 9 PM.



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title**Project No. For City Use Only**

AQUARIUS LOT SPLIT

Project Address:

8896 Aquarius Drive, San Diego, California, 92126

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:

Project No. (For City Use Only)

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

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

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

Corporate/Partnership Name (type or print):

PACIFIC ASSET INVESTMENT II LLC

☒ Owner ☐ Tenant/Lessee

Street Address:

7817 HENDRICKS DR, San Diego, CA 92126

City/State/Zip:

619-813-3345

Phone No:

Fax No:

PACIFIC ASSET INVESTMENT II LLC

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

MANAGER

Title (type or print):



Signature:

Date:

06/16/16

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: