



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 11, 2018 REPORT NO. HO-18-028

HEARING DATE: April 18, 2018

SUBJECT: Tivyan SDP. Process Three Decision

PROJECT NUMBER: 412254

OWNER/APPLICANT: Roman and Nikki Tivyan, Owners.

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit to construct a one-story, single dwelling unit with a detached two-car garage located at 11275 Beeler Canyon Road in the Rancho Encantada Community Plan area?

Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 412254 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit No. 1442449.

Community Planning Group Recommendation: On May 6, 2015, the Miramar Ranch North Planning Committee voted 8-0-0 to recommend approval of the proposed project with no recommendations. On May 12, 2015, the Scripps Miramar Ranch Planning Group voted unanimously to approve the project with no recommendations.

Environmental Review: A Mitigated Negative Declaration No. 412254 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

BACKGROUND

The project site is currently undeveloped, located on the south side of Beeler Canyon Road, at 11275 Beeler Canyon Road (Attachment 1). The surrounding properties developed with very low density to the west, open space to the immediate east (zoned agricultural) and south (zoned RS-1-8, but within

the Multi-Habitat Planning Area), a mining operation to the north of Beeler Canyon Road, and some low density residential south of the open space. (Attachment 3).

The approximately 2.79-acre site is located in the RS-1-8 Zone (Residential-Single Unit, minimum 40,000 square foot lot) within the Rancho Encantada Community Planning area, but outside of the Rancho Encantada Precise Plan area, so the land use of the site is guided by the City's General Plan. A Site Development Permit is required by SDMC Section 143.0110 for development on a premises containing Environmentally Sensitive Lands (ESL) in the form of steep slopes and biological resources.

The Rancho Encantada Community Plan area does not have its own community planning group, therefore this project was heard by the adjacent planning groups, the Miramar Ranch North Planning Committee and the Scripps Miramar Ranch Planning Group. Both of these groups recommended approval of the project with no conditions or recommendations.

DISCUSSION

The project proposes the construction of a 2,950-square-foot, single-story dwelling unit with a detached 872-square-foot, two-car garage. The project would also include landscaping, hardscaping, a new driveway from Beeler Canyon Road to access the residence, an orchard, and Brush Management Zones 1 and 2. The site contains Southern Mixed Chaparral vegetation with an ephemeral drainage in the southwest corner of the site, and steep slopes on the southern portion of the lot, sloping up away from the development area towards the Multiple Habitat Planning Area (MHPA). The area proposed for development is generally at the northern portion of the lot, with driveway access at the northeast corner. An orchard is proposed at the northwest corner of the site, with the residence, garage, and brush management areas southeast of the orchard and southwest of the driveway in the flattest portion of the project site.

The project will impact 1.10 acres of Southern Mixed Chaparral (SMC), which is categorized as a Tier III habitat by the City of San Diego Biology Guidelines. Mitigation for impacts to the SMC are required at a ratio of 1:1, as the impacts are outside of the MHPA. Total mitigation required is 1.10 acres, and 1.70 acres of SMC will be conserved on-site through a Covenant of Easement, which will fully mitigate the impacts.

All surface drainage run-off has been designed to drain away from the MHPA and towards Beeler Canyon Road, and will be in compliance with all applicable storm water and drainage regulations. The applicant has designed the project to conform to all the applicable regulations of the RS-1-8 Zone.

ALTERNATIVES

1. Approve Site Development Permit No. 1442449 with modifications.
2. Deny Site Development Permit No. 1442449, if the findings required to approve the project cannot be affirmed.

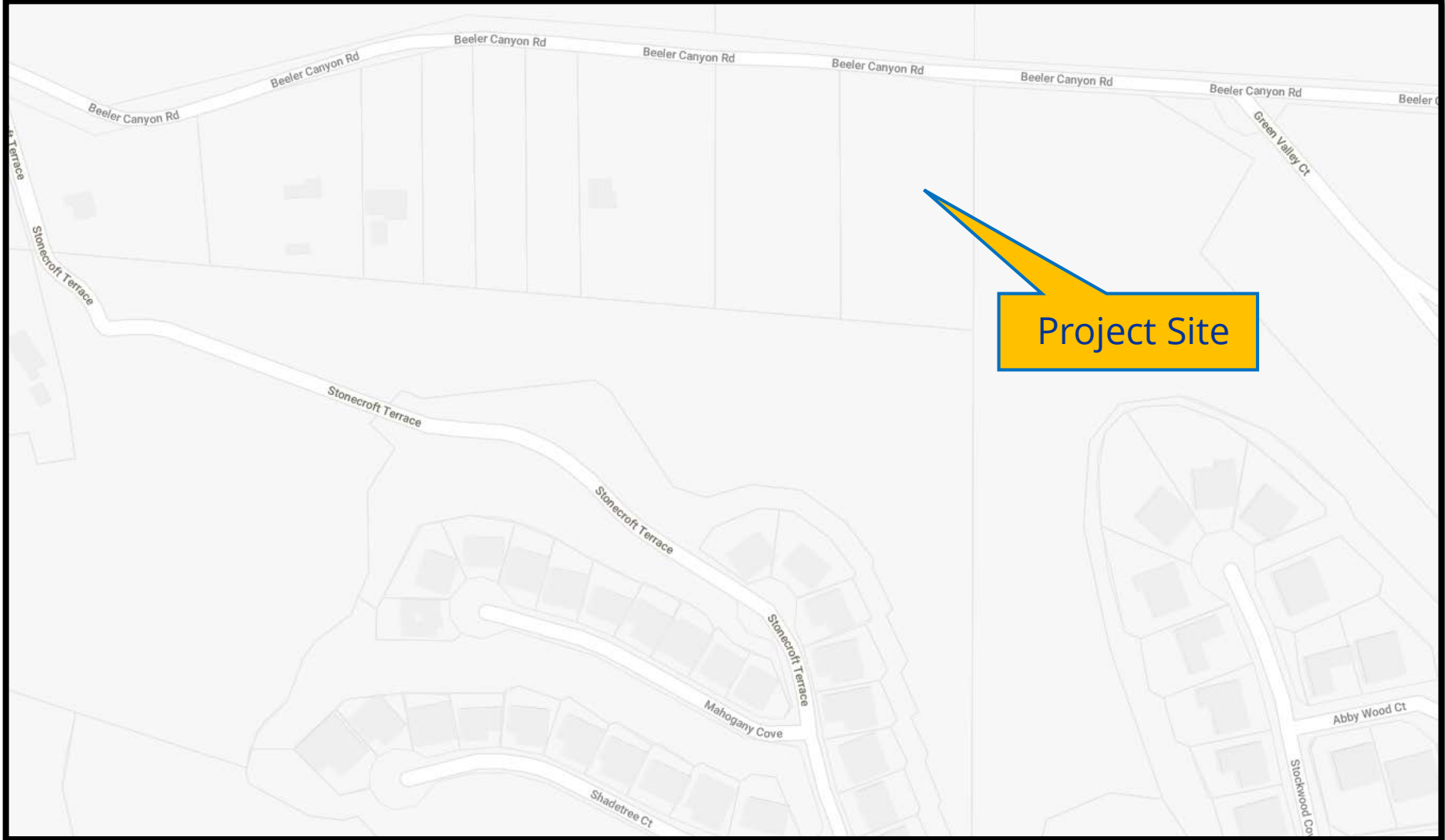
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Martha Blake', written over a horizontal line.

Martha Blake, Development Project Manager

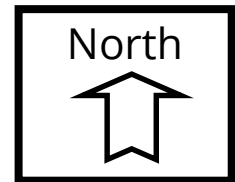
Attachments:

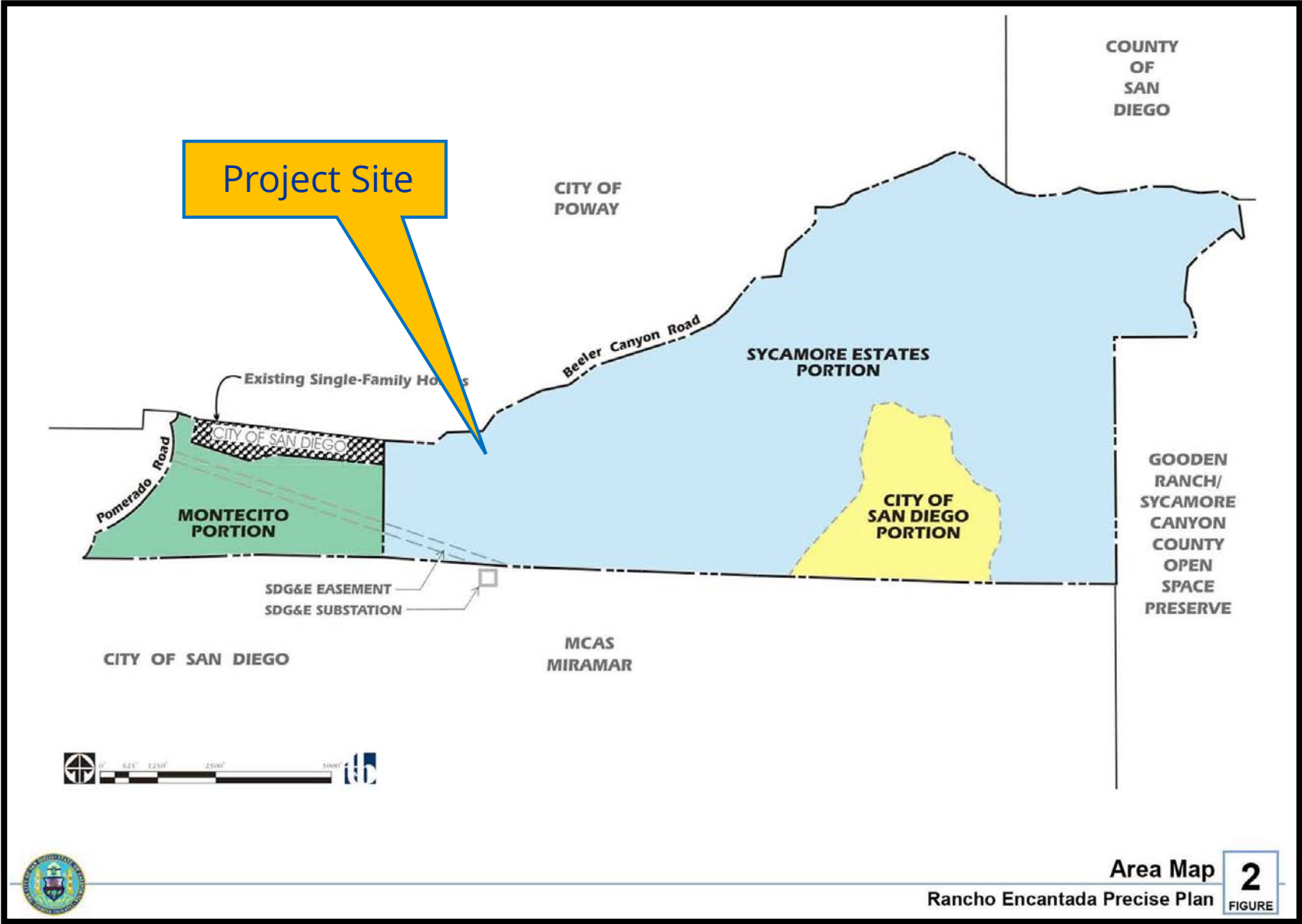
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP (MND or EIR)
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans (Include as appropriate/relevant) Rev 2/10/16pjf



Project Location Map

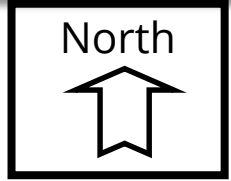
Tiyan Site Development Permit / 112575 Beeler Canyon Road
PROJECT NO. 412254





Land Use Map

Tiyan Site Development Permit / 11275 Beeler Canyon Road
 PROJECT NO. 412254

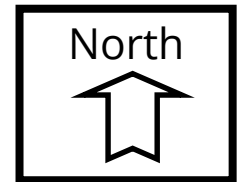


Area Map **2**
 Rancho Encantada Precise Plan FIGURE



Aerial Photo

Tiyvan Site Development Permit / 11275 Beeler Canyon Road
PROJECT NO. 412254



HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1442449
TIVYAN RESIDENCE - PROJECT NO. 412254 [MMRP]

WHEREAS, ROMAN AND NIKKI TIVYAN, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a one-story, single dwelling unit with detached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1442449), on portions of a 2.79-acre property;

WHEREAS, the project site is located at 11275 Beeler Canyon Road, in the RS-1-8 zone of the Rancho Encantada Community Plan area;

WHEREAS, the project site is legally described as Parcel 3, Map 6554; and

WHEREAS, on April 18, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1442449, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 18, 2018.

FINDINGS

Site Development Permit - San Diego Municipal Code Section 126.0504

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site is within the Rancho Encantada Community Plan area, and designated by the City's General Plan as Residential. The proposed dwelling unit is consistent with the land use designation, with one unit proposed on 2.79 acres. The proposed development has been found consistent with the general plan and the RS-1-8 Zone development regulations, allowed use, and adjacent Multi-Habitat Planning Area. Thus this residential dwelling unit will not adversely affect the Rancho Encantada or other land use plans.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story

dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

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 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 construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. In addition, the project will be in compliance with Brush Management requirements, with both Brush Management (BM) Zones One and Two included along the southern portion of the site. Where the full width of BM zones cannot be achieved on-site, alternative compliance measures will be utilized (along the western portion of the structure). Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site contains steep slopes greater than 25 percent. The Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, require that steep hillsides be preserved in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The development will be sited predominately on the flattest portion of the site adjacent to the Beeler Canyon Road. The development footprint area, as well as the standard 35 foot Zone One Brush Management will be located outside of steep hillsides. The site contains sensitive vegetation communities, and is adjacent to, but not within the Multi-Habitat Planning Area (MHPA). Tierra Date prepared a Biological Letter Report dated May 12, 2016. The majority of the project site and vicinity is dominated by Southern Mixed Chaparral. The proposed project will impact approximately 1.10 acres of Southern Mixed Chaparral, which will be mitigated on-site. The project has prepared a Brush Management Plan for the site. The first 35 feet south and southeast of the residential structure will include ornamental landscaping and hardscaping in Brush Management Zone (BMZ) One. A 65-foot wide BMZ Two south and southeast of BMZ One will be non-irrigated and thinned while protecting native vegetation. A Covenant of Easement (COE) with the City is required as a condition of approval over the BMZ Two and undeveloped land in the southern and southeastern portion of the project site for a total of approximately 1.7 acres. The project is not seeking any deviations or variances from the applicable regulations of the Land Development Code and has sited the development and provided slope and natural vegetation protections to avoid impacts. Further, 1.7 acres of the site will be protected in a COE, therefore the proposed project will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep hillsides. The proposed new residence will be located in the northern portion of the property, with development closer to the road and avoiding the slopes and more dense native vegetation at the rear or southern portion of the project site. With the development at the northern portion, the steep slopes will not be disturbed, and impacts to biological resources is limited. Impacts to approximately 1.10 acres of Southern Mixed Chaparral will be mitigated on-site at a greater than 1:1 ratio through the recordation of a Covenant of Easement over a proposed 1.7-acre open space area, with 1.10 acres as mitigation for impacts to the chaparral. The steep slopes slope upwards and to the south from the area proposed for development, and drainage and runoff would be directed to the public street.

The project design and protections will preserve and enhance the natural resources in conformance with the Environmentally Sensitive Lands Regulations, and therefore, 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.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA). The project site is not located in any flood hazard areas.

The proposed grading is approximately 420 cubic yards at a depth of less than 5 feet, with grading occurring at the northern portion of the project site which is relatively flat. The areas where there are steep slopes will not be altered, minimizing the alteration of the existing natural landform.

The site is located in the City's Geologic Hazard Category 53, which is categorized as level or sloping terrain, unfavorable geologic structure, with low to moderate risk. Compliance with the engineering permit conditions will ensure that new structure would be built to reduce the potential impacts from regional hazards. An "Update of a Preliminary Geotechnical Investigation for Proposed 3-Lot Development" was prepared by Allied Earth Technology, dated November 24, 2015, that indicates the site is safe from geologic hazards.

The project is adjacent to large, undeveloped land, include some areas that are to remain as open space, and a Brush Management Plan was prepared for the project. By incorporating required brush management zones and compliance with appropriate building codes, the project would not result in an undue risk from fire hazards. The project is not within a flood overlay zone, but is in a potentially sensitive area for fire hazards.

The project does not require any variances and has been designed to minimize grading, geologic hazards, drainage impacts and fire risk through brush management. 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.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep slopes. The City's General Plan Land Use Policy recommends preservation and enhancement of steep slopes and natural resources through dedication, acquisition, and open space easement. Further, the Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The proposed development will take place entirely within private property, within in the flattest part of the site, and will avoid the steep hillsides and vegetation at the south and southeastern portion of the property. Site drainage from the proposed improved areas of the project site, is designed to drain toward the Beeler Canyon Road public right-of-way at the north of the project site, while the slopes and preserved vegetation are along the southern portion of the project site.

The project will minimize grading and disturbance on steep slopes and protect natural vegetation through a Covenant of Easement recorded against title to the property. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The site is not within but is adjacent to the Multiple Species Conservation Program (MSCP) MHPA. The MHPA is located to the south of the project site, and the development proposed on site is located at the northern portion of the site. In addition, a COE is proposed over the ESL that is

outside of the development footprint, which will provide a buffer between the MHPA and the development. The project is required to comply with specific conditions addressing the adjacency of the MHPA, including site drainage, lighting, and plant species, and compliance with those conditions will ensure the project's consistency with the MSCP. Therefore, the proposed development will be sited and designed to assure consistency with the Multiple Species Conservation Program (MSCP) .

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA).

The project site is located approximately 12.5 miles east of the Pacific Ocean. BWE Engineering has prepared a Drainage Area Study, dated July 2015, for the project and the development is designed to treat run off and control the flow rate across the site to minimize erosion. The City's Engineering staff has accepted the report and conclusions. Therefore, the project design features as well as the distance from the coast will prevent the erosion of public beaches and not adversely impact local shoreline sand supply

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

The project site is located at 11275 Beeler Canyon Road, east of Stonecroft Terrace and west of Green Valley Court. The project proposes the construction of a new, 2,950-square-foot, single-story dwelling unit with detached 872-square-foot garage. The 2.79-acre site is undeveloped and contains steep slopes, native vegetation, and is adjacent to City Multi-Habitat Planning Area (MHPA). A Mitigated Negative Declaration was prepared for the project as it was determined that the proposed development could have a significant impact in the following area:

- Biological Resources.

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to biological resources in accordance with the California Environmental Quality Act. 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.

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 Hearing Officer, Site Development Permit No. 1442449 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1442449, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: April 18, 2018

IO#: 24005674

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005674

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1442449
TIVYAN SDP - PROJECT NO. 412254 [MMRP]
HEARING OFFICER

This Site Development Permit No. 1442449 is granted by the Hearing Officer of the City of San Diego to Roman and Nikki Tivyan, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0402. The 2.82-acre site is located at 11275 Beeler Canyon Road, in the RS-1-8 zone, within the Rancho Encantada Community Plan area. The project site is legally described as: Parcel 3 of Map 6554.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish construct a single-story dwelling unit with detached garage and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 18, 2018, on file in the office of the Development Services Department.

The project shall include:

- a. Construction of a 2,950-square-foot, single-story, single dwelling unit on a 2.82-acre single lot;
- b. Construction of a detached, 872-square-foot, two-car garage;
- c. Orchard and landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April __, 2021

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure

Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

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

other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 412254, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 412254, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

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

ENGINEERING REQUIREMENTS:

17. The project proposes to export 420 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm water culvert to the public storm drain culvert in the Beeler Canyon Road's Right-of-Way.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed private driveway located on Beeler Canyon Road's Right-of-Way.
22. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the driveway.
23. 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.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
25. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
26. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A', on file in the office of the Development Services Department.
28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A' Landscape Development Plan, on file in the Office of the Development Services Department.
29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All

required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

MSCP REQUIREMENTS

31. Prior to the issuance of any construction permits or notice to proceed the Owner/Permittee shall ensure that the project's design has been accurately represented in or on the Construction Documents (CDs/CDs consist of Construction Plan Sets for Private Projects) in conformance with the associated discretionary permit conditions and the approved Exhibit 'A' and the plans are in conformance with the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG), to the satisfaction of Development Services Department (DSD)/Land Development Review (LDR) staff and/or Planning Department MSCP staff. The applicant shall provide an implementing plan and include references in or on CDs of measures below under the bolded heading of each item.

- **Grading/Land Development/MHPA Boundaries** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify MHPA boundaries onsite and adjacent properties are delineated on the CDs. DSD/LDR and/or MSCP staff shall ensure that all grading is included within the approved development/construction footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify all new and proposed parking lots, staging areas, and developed areas in and adjacent to the MHPA are designed so they do not drain directly into the MHPA. 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** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify 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** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify 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** – Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify construction and new development within or adjacent to the MHPA includes barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Brush Management** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify Brush management zones will not be greater in size that is currently required by the City’s regulations. 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 homeowner or other private party.
-
- **Invasives**- Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify no invasive non-native plant species are being introduced into areas within or adjacent to the MHPA.
- **Noise** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify (due to the site's location adjacent to or within the MHPA) where the Qualified Biologist has identified potential nesting habitat for listed avian species, that construction noise that exceeds the maximum levels (60 dB or greater at the beginning edge of the habitat) allowed 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, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. If species are present or assumed present because surveys are not performed, then appropriate mitigation shall be utilized to reduce noise impacts to 60dB or below at the edge of the occupied habitat.

PLANNING/DESIGN REQUIREMENTS:

32. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit “A.” Parking spaces shall comply at all times with

the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

33. 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.

34. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

35. 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.

GEOLOGY REQUIREMENTS:

36. Prior to the issuance of any construction permit, the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically address the proposed construction plans. The geotechnical investigation or update letter shall be reviewed for adequacy by the Geology Section of Development Services.

37. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on April 18, 2018, by Resolution ____.

DRAFT

ATTACHMENT 5

Permit Type/PTS Approval No.: SDP No. 1442449
Date of Approval: April 18, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
Development Project Manager

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

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

Roman and Nikki Tivyan
Owner/Permittee

By _____

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

RESOLUTION NUMBER R-

ADOPTED ON APRIL 18, 2018

WHEREAS, on April 10, 2015, Roman and Nikki Tivyan submitted an application to the Development Services Department for a Site Development Permit for the Tivyan SDP Project; and

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

WHEREAS, the issue was heard by the Hearing Officer on April 18, 2018; and

WHEREAS, under Charter section 280(a) (2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 412254 prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 OR CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

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

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

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit No. 1442449

PROJECT NO. 412254

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 412254 shall be made conditions of Site Development Permit No. 1442449 as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

Qualified Biologist

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

CONTACT INFORMATION:

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

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #412254 and /or Environmental Document # 412254, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

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

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

Not Applicable

4. MONITORING EXHIBITS

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

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

salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego’s Biological Guidelines (2012), has been retained to implement the project’s biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project’s biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus

wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring**- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown

on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. **Post Construction Measures**

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

GENERAL NESTING BIRD MITIGATION BIOLOGY (General Birds)

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Biological Resources (Conservation Easement)

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall mitigate onsite for direct impacts to 1.10-acres of Southern Mixed Chaparral (Tier III). In accordance with the City of San Diego Biology Guidelines, mitigation ratio shall be 0.5:1 inside of the Multi-Habitat Planning Area (MHPA) and a ratio of 1:1 outside the MHPA. Total required mitigation shall be 1.10-acres outside of the MHPA through onsite habitat conservation. A covenant of easement (COE) shall be placed over 1.70-acres of Southern Mixed Chaparral. The owner/permittee shall identify on Exhibit A the 1.70-acres to be placed within the COE.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

DRAFT



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Tivyan SDP		Project Number: 412254		Distribution Date: 4/13/2015	
Project Scope/Location: Rancho Encantada (Process 3) Site Development Permit to construct a 2800 sq ft residence located at 11275 Beeler Canyon Road. The 2.82 acre site is located in the RS-1-8 zone of the Rancho Encantada Community Plan Area, in Council District 5.					
Applicant Name: David Clare				Applicant Phone Number: (619) 885-1951	
Project Manager: David Saborio		Phone Number: (619) 446-5329	Fax Number: (619) 446-5245	E-mail Address: DSaborio@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 18	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: WALLACE H. WULFECK			TITLE: Chair, Scripps Ranch Ranch Planning Group		
SIGNATURE: <i>[Handwritten Signature]</i>			DATE: 5/12/2015		
<i>Attach Additional Pages If Necessary</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

Miramar Ranch North Planning Committee (MRNPC) Meeting Minutes

Tuesday, May 5, 2015

Scripps Ranch Civic Association Community Center

<http://www.scrippsranch.org/committees/advisory-committees/mrnpc.html>

Meeting called to order at 7:07 pm with a quorum of 8 seated members.

Members present (8 present; 14 seated): Michelle Abella-Shon (Vice-Chair), Lorayne Burley (Chair), Bill Crooks, Tom Meissner, Lou Segreti, Russell Shon, George Pecoraro, Tom Ward

Guests: Wally Wulfeck (Chair, SMRPG), Sandy Wetzel-Smith (Co Vice-Chair SMRPG), Mike Rasmusson (GMM MRN MAD), Tony Kempton (City Planning Dept.), John Ziebarth (Protect San Diego Neighborhood), Kath Rogers (Climate Action Campaign), Tyler Sherer (Atlantis Group), Anh Nguyen (Miramar Clearwell Project Mgr), Ed Matthews (Kleinfelder; Miramar Clearwell Project) Jessica (Miramar Clearwell Project).

Introductions: Committee members introduced themselves.

Public Comment (non-agenda items):

John Ziebarth, Protect San Diego Neighborhoods, spoke and provided information **against** the One Paseo Project in the Carmel Valley community planning area.

Tyler Sherer, Atlantis Group, spoke and provided information **for** the One Paseo Project in the Carmel Valley community planning area.

Modifications to the agenda: No modifications to the agenda.

Agenda approved as presented by vote: 8-0-0 (Abella-Shon, Segreti)

COMMUNICATIONS:

1. **City Council District 5:** No reported.
2. **State/Federal/County/Caltrans:** No reports.
3. **City of SD Planning Dept:** *Tony Kempton* reported. He is not working on the MRNPC bylaw updates but following the MRN draft revision w/ Betsy McCullough, City Planning Dept.
4. **Scripps Miramar Ranch Planning Group (SMRPG):** *Wally Wulfeck* reported. 5 new CPG members. Held officer elections: Wally, Chair, Sandy Wetzel-Smith and Scott Hilberg, Co Vice-Chairs, Tamar Silverstein, Secretary. Lost a few long term members. Miramar Clearwell project and Tivyan SDP are on SMRPG May agenda too. Narrow lane stripping and V-Calm on Semillion Rd. Draft EIR on CLC project is out and is reviewing w/ comments.
5. **Scripps Ranch Civic Association (SRCA):** *Meissner* reported. SRCA Community Fair is Sunday, May 17th. All are encouraged to attend.

PRESENTATION/DISCUSSION/ACTION ITEMS:

1. **MAD Update:** Mike Rasmusson presented. Provided an update on MRN MAD improvement projects and discuss several of the MRN Developer Agreement Fund designations that involve the MAD. A recent 04-22-15 status is posted on the MRN webpage. Water restriction issues. Removing dead trees, scrubs impeding watering heads; taking down water usage; attempting to minimize maintenance; goal to build future landscape; need to save %25 on water; renovations in MAD areas has started; adding drought tolerant plants; want to provide ideas for residents. Received \$15,000 funding from City from Fire Station 37 and Dry Creek Mini Park for drought tolerant and fire resistant renovations. Scripps Poway Parkway ball bushes are being grown out naturally and will plan to shape naturally and reduce where possible; SR Blvd does not use reclaimed water; plan to remove/die off areas not visible from walkway or roadway. Considering smart water controllers; right now changing out water heads where needed; plan to return next month/June 2015 to provide patio cover suggestions and seek recommendation for the

developer agreement funds designation items (patio cover, benches, cement fencing) that involves the MAD.

2. **Climate Action Plan:** Kath Rogers presented. Info and draft plan is posted on MRN webpage. Encourages CPGs to get involved in the City CAP. Aims to cut City carbon footprint by ½. Wants 100% renewable energy for City of SD. Zero waste goal. Divert solid wastes.
3. **Miramar Clearwell Project:** *Anh Nguyen* presented. Along with Jessica and Ed Matthews, consultant for the City. Replacing two wells for water storage. Construction start date is early 2016. Construction completion date is early 2020. New wells improve reliability. Adding new chlorine contact chamber. Landscaping improvements. Solar panels. *Tom Messiner* asked if there would be a change of footprint and the answer was no. Project overview can be found on MRN webpage.
4. **MRN Officer Elections:** Bill Crooks presented the office slate of Lorayne Burley, Chair, Michelle Abella-Shon, Vice Chair, and Chuck Mitchell, Secretary. Membership queried for additional candidates. **A motion was made by Crooks with a second by Segreti to recommend approval to presented office slate (Lorayne Burley, Chair, Michelle Abella-Shon, Vice Chair, and Chuck Mitchell, Secretary). Motion passed by vote of 8-0-0.**
5. **MRN Bylaw Updates:** Chair presented. MRNPC received correspondence from Betsy McCullough on 04/08/15 advising reconsideration to (1) remove the null candidate (NC) provision, and (2) consider reducing the CPG size again, in the recommended MRNPC Bylaw draft. Otherwise, draft bylaws would need to be schedule for City Council hearing. The NC provision is as follows: *If the number of eligible candidates is equal to or less than the number of open seats then any new member candidates or returning candidates can be placed on the posted meeting agenda and approved as a regular action item with no secret ballot.* **A motion was made by Abella-Shon with a second by Crooks to recommend removal of the null candidate (NC) provision and reduce the CPG size from 16 to 14 members in the 03-03-15 draft MRNPC Bylaws and send new revision to City planning for council approval. Motion passed by vote of 8-0-0.**
6. **Tivyan Site Dev Permit #412254:** No neighboring residents attended. No reported problems or concerns with the SDP project. **A motion was made by Segreti with a second by Shon to recommend approval of the Tivyan SDP as presented. Motion passed by vote of 8-0-0.**

CONSENT AGENDA:

1. **March 3, 2015 minutes** – approved.

COMMITTEE REPORTS:

1. **Chair & CPC Report:** March 2015 Chair Report is circulated by email, posted on MRN webpage and attached with posted agenda. MRNPC is seeking new members and all are encouraged to look for new potential members.
2. **MRN MAD:** Mike Rasmusson reported as information item.
3. **Public Facilities Financing Plan (PFFP):** MRN developer fund designations are still active. Seeking quotes for park improvements at Butterfly Park and Spring Canyon Park.
4. **Schools:** Agreed to report only as needed.
5. **YMCA, Open Space, Parks & Recreation:** Mark Thompson, Rancho Family YMCA Director, will provide an update at the June 2015 meeting.
6. **Round Table:** No comments.

Other Business: None.

Adjourned at 8:35pm.

Next regular meeting is scheduled for Tuesday, June 2, 2015

MAY 5, 2015
 MRNPC Seated Members - May 2015

7:07 MTG START

ATTACHMENT 7

- 1. Michelle Abella-Shon ✓
- 2. Lorayne Burley ✓
- 3. Bill Crooks ✓
- 4. Michelle Defilippi NO
- 5. Jan Kane NO
- 6. Tom Meissner ✓
- 7. Chuck Mitchell NO
- 8. Lou Segreti ✓
- 9. Russell Shon ✓
- 10. Dustin Steiner NO RESIGNED
- 11. Pat Wright NO
- 12. George Pecoraro ✓
- 13. Bob Gilman NO
- 14. Tom Ward ✓

Open Seats
 15. _____
 16. _____
 17. _____
 18. _____
 19. _____
 20. _____

8 MEMBERS ATTENDING
 6 NOT ATTENDING
 14 TOTAL

Seated members = 14
 Quorum = 8 (14/2=7 - for majority/+1 = 8)
 Majority of seated members = 8
 2/3 majority = 9 (14*(2/3 or .666)) = 9.3 = 9)

REDUCE BOARD SEATS - (CPG SIZE) TO 14 SEATS - AND REMOVE HCP
 MOTION - ABELLA-SHON
 CROOKS - 2ND MOTION
 8-0 ALL YES

AGENDA VOTE
 MAS - MOTION (ABELLA-SHON)
 LS - 2ND (SEGRETI)
 8-0 ALL VOTING YES


OFFICER ELECTIONS

- 1) CHAIRPERSON -
 BURLEY - 8-0 ALL YES FOR 1 YR TERM
- 2) VICE CHAIR -
 ABELLA-SHON 8-0 ALL YES FOR 1 YEAR TERM
- 3) SEC/TREA
 CHUCK MITCHELL -
 8-0 - ALL YES - 1 YR TERM

SLATE - BURLEY (C); ABELLA-SHON (VC)
 CHUCK MITCHELL (S/T)
 CROOKS - MOTION TO APPROVE SLATE
 SEGRETI - 2ND MOTION

TINYAN SITE DEVELOPMENT
 MOTION = SEGRETI
 2ND MOTION = R. SHON
 8-0 ALL YES

COMMITTEE REPORT REMOVE SETOSCI

 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*
412254

Project Address:
11275 Boulder Canyon Rd
San Diego, Ca 92064

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):
Roman Tivyan
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
8834 Capceno Rd
 City/State/Zip:
San Diego, Ca 92126
 Phone No: 658-603-4083 Fax No:
 Signature: [Signature] Date: 02.26.15

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):
Nikki Savavanh
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
8834 Capceno Rd
 City/State/Zip:
San Diego, Ca. 92126
 Phone No: 658-603-4083 Fax No:
 Signature: [Signature] Date: 02.26.15

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):

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:

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:

SITE DEVELOPMENT PERMIT FOR TIVYAN RESIDENCE

PROJECT TEAM

CIVIL ENGINEER
BURKETT & WONG ENGINEERS
9449 BALBOA AVE, STE 270
SAN DIEGO, CA 92123
619-299-5550
CARL FIORIO, P.E.

ARCHITECT
DAVE MADDEN ARCHITECTS
39739 ASHLAND WAY
MURRIETA, CA 92562
951-634-2712
DAVE MADDEN

LANDSCAPE ARCHITECT
MCCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, STE 100
SAN DIEGO, CA 92101
619-296-3150
DAVID MCCULLOUGH

BIOLOGIST
TIERRA DATA
10110 WEST LULAC ROAD
ESCONDIDO, CA 92026
760-749-2247
DEREK LANGSFORD, PhD, CSE

CONTRACTOR
TO BE DETERMINED

DEVELOPMENT SUMMARY

- THE PROJECT REQUIRES A SITE DEVELOPMENT PERMIT DUE TO THE PRESENCE OF STEEP HILLSIDES WITHIN THE PROPERTY BOUNDARY.
- NO VARIANCES FROM CURRENT DEVELOPMENT REGULATIONS ARE PROPOSED.
- EXISTING 2.795 ACRE LOT IS VACANT WITH NO STRUCTURES.
- THE PROJECT PROPOSES TO CONSTRUCT A 2,950 SF SINGLE STORY RESIDENCE.
- THE PROJECT PROPOSES TO DEVELOP APPROXIMATELY 0.698 ACRES FOR ACCESS, UTILITIES AND BUILDING PAD.
- THE PROJECT WILL TAKE ACCESS FROM BEELER CANYON ROAD.
- PROPOSED UTILITIES WILL BE LOCATED IN THE DRIVEWAY AND CONNECT TO EXISTING UTILITIES IN BEELER CANYON ROAD.
- THE DEVELOPED AREA, INCLUDING A MINIMUM 35' FROM THE STRUCTURE, WILL BE DESIGNATED AS BRUSH ZONE MANAGEMENT 1.
- ALL AREAS OF BRUSH ZONE MANAGEMENT 1 ARE INCLUDED IN THE DEVELOPED AREA.
- NO STEEP HILLSIDES WILL BE DISTURBED AS PART OF THE DEVELOPMENT.
- 1.008 ACRES WILL BE DESIGNATED AS BRUSH ZONE MANAGEMENT 2.
- THE REMAINING PARCEL AREA, 1.088 ACRES, WILL BE DESIGNATED AS OPEN SPACE.
- THE OPEN SPACE MITIGATION RATIO IS 1.55:1.

LEGAL DESCRIPTION

PARCEL 2 OF MAP 6554

ASSESSORS PARCEL NUMBER

320-030-31

TYPE OF CONSTRUCTION

R-1

OWNER

ROMAN TIVYAN
8834 CAPCANO ROAD
SAN DIEGO, CA 92123

ZONING DESIGNATION

RS-1-B

AREA

GROSS SITE AREA - 2.795 ACRES
FLOOR PLAN AREA - 2,950 SF

USE

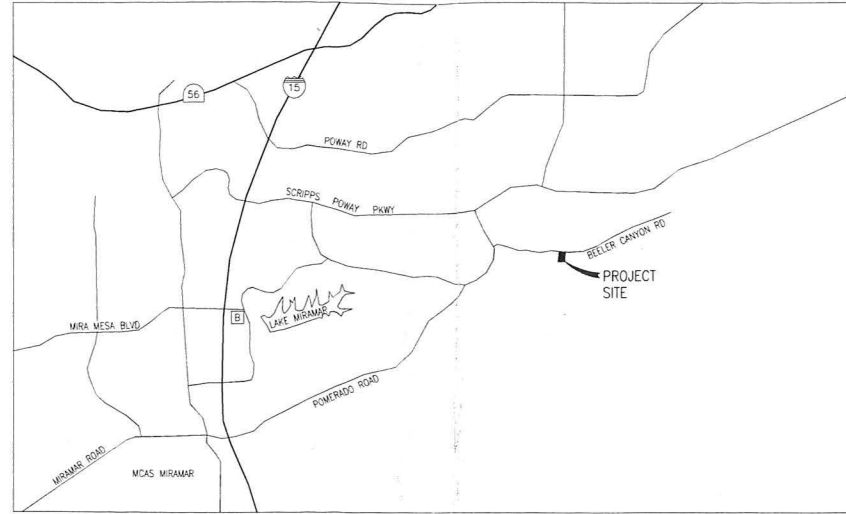
EXISTING USE - VACANT LAND
PROPOSED USE - SINGLE FAMILY RESIDENCE

STRUCTURES

THERE ARE NO EXISTING STRUCTURES ON THE LOT

FLOOR-AREA RATIO (FAR)

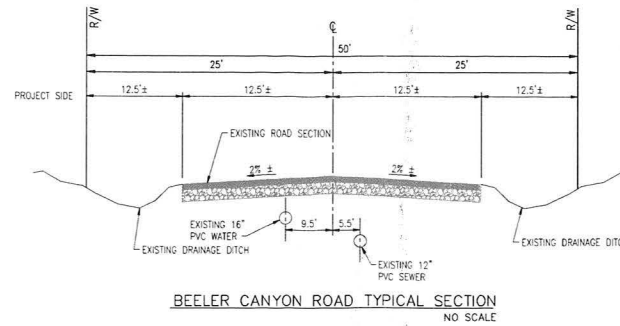
0.02 FAR



VICINITY MAP
N.T.S.

SHEET INDEX

- 1 - TITLE SHEET
- 2 - SITE PLAN AND GRADING PLAN
- 3 - UTILITY PLAN
- 4 - BMP PLAN
- 5 - SLOPE ANALYSIS AND SITE CROSS SECTIONS
- 6 - FLOOR PLAN
- 7 - ELEVATIONS
- 8 - 14 LANDSCAPE AND BRUSH MANAGEMENT PLANS



BEELER CANYON ROAD TYPICAL SECTION
NO SCALE

REVISIONS:

9449 BALBOA AVE STE 270
SAN DIEGO, CA 92123 (619) 299-5550



BUILDUP:

TITLE SHEET

PROJECT AND LOCATION
TIVYAN RESIDENCE
PARCEL 3 OF MAP 6554



DRAWN BY: CF
CHECKED BY:
DATE: 04/2015
JOB NO.: 11900J

SHEET NUMBER
1
OF 14 SHEETS

U:\Projects\11900J\11900J-00-Beeler_Canyon_Road - Tivyan\Drawn\Sheet_03.dwg 04/09/2015 11:05

REVISIONS:

NO.	DATE	DESCRIPTION

9449 BALBOA AVE STE 270
SAN DIEGO, CA 92123 (619) 298-5550



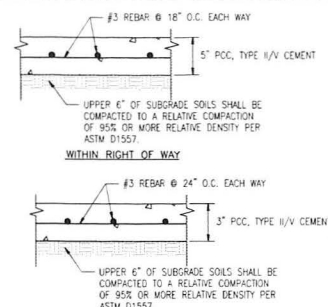
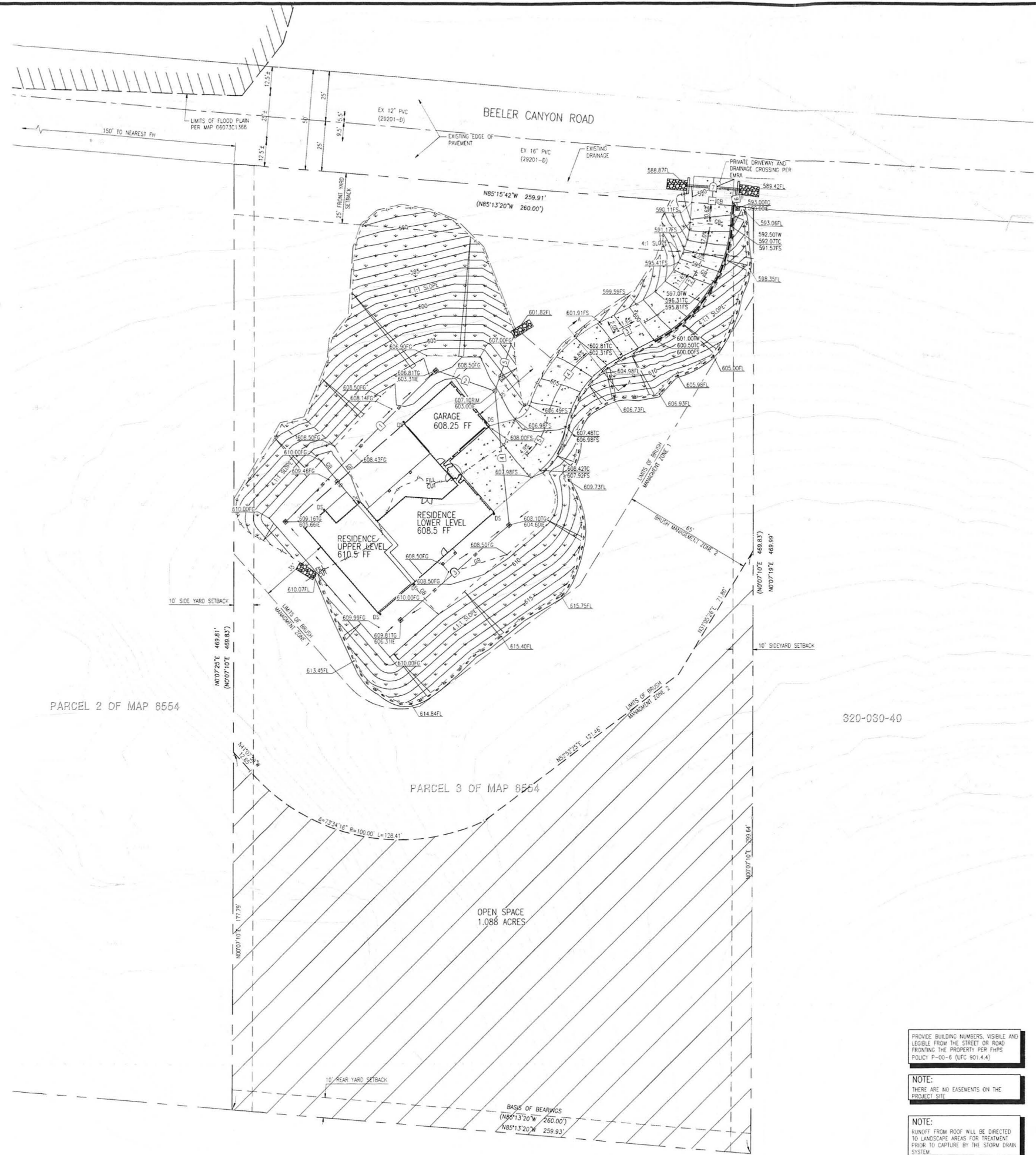
SITE PLAN AND GRADING PLAN

TIVIAN RESIDENCE
PARCEL 3 OF MAP 6554



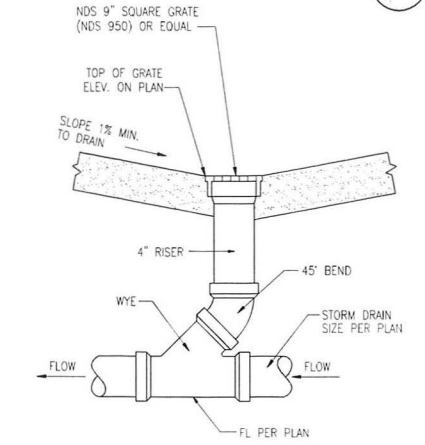
DRAWN BY: CF
CHECKED BY:
DATE: 04/2015
JOB NO.: 11900J

SHEET NUMBER
2
OF 14 SHEETS

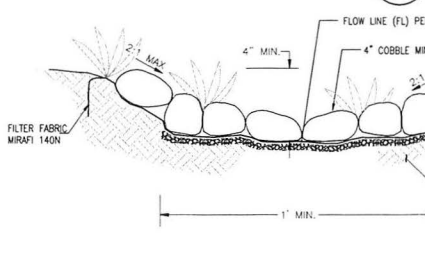


- NOTES:**
- CONSTRUCT EXPANSION JOINTS AT CURB RETURNS, ADJACENT TO STRUCTURES AND AT 45' INTERVALS (SEE SDRSD G-10).
 - CONSTRUCT CONTROL JOINTS PER SDRSD G-10, MAXIMUM SPACING SHALL BE 8' ON CENTER IN EACH WAY.
 - CONCRETE SHALL HAVE A MEDIUM BROOM FINISH.
 - CONCRETE SHALL BE 4000 PSI IN 28 DAYS.
 - THE ABOVE PAVEMENT SECTION IS BASED ON GEOTECHNICAL RECOMMENDATIONS; THE SECTION CAN BE REPLACED WITH AN ASPHALT PAVEMENT SECTION PROVIDED THAT AN R-VALUE TEST IS PERFORMED AND A NEW GEOTECHNICAL PAVEMENT RECOMMENDATION.

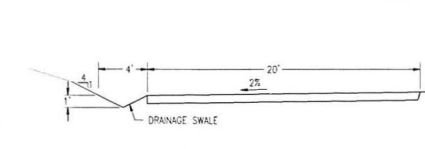
CONCRETE PAVEMENT SECTION (PVT) AUTOMOBILE DRIVEWAY



AREA DRAIN (PRIVATE)



ROCK/VEGETATED SWALE (PVT)



SECTION A-A

NO SCALE

STORM DRAIN DATA					
NO.	BEARING/DELTA	RADIUS	LENGTH	SLOPE (%)	SIZE/TYPER (CLASS)
1	N45°08'13"E	--	106.18'	2.21	6" PVC
2	N70°58'41"W	--	31.14'	1.00	6" PVC
3	N85°50'01"E	--	71.84'	2.38	6" PVC
4	N26°00'58"W	--	66.89'	2.39	6" PVC
5	N19°01'19"E	--	30.13'	3.91	6" PVC
6	N07°46'24"W	--	9.68'	5.00	8" PVC
7	N85°46'41"W	--	26.00'	2.11	12" RCP (1500-D)

CENTERLINE DATA			
NO.	BEARING/DELTA	RADIUS	TYPE
1	N 04°46'40" E	23.11'	CENTERLINE
2	D=58°13'00"	60.00'	CENTERLINE
3	N 62°59'40" E	20.00'	CENTERLINE
4	D=50°52'30"	60.00'	CENTERLINE
5	D=36°59'55"	30.00'	CENTERLINE

GRADING TABLE

TOTAL DEVELOPED AREA 30,437 SF (INCLUDING ZONE 1 BRUSH MANAGEMENT)

TOTAL GRADED AREA	26,492 SF
BUILDING AREA	3,747 SF
IMPERVIOUS/HARDSCAPE	4,770 SF
FILL	1,345 CY
CUT	970 CY
CLD/FILL (EXPORT)	375 CY
MAX FILL DEPTH	4.8'
MAX CUT DEPTH	4.8'

EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE AND PERMIT PURPOSES SUCH AS CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO BIDDING. QUANTITIES DO NOT INCLUDE TRENCING, EXISTING IMPROVEMENT DEMOLITION, OVEREXCAVATION REMOVALS OR SLOPE CUTBACKS.

TOTAL ACRES 2.795 AC (121,750 SF)

DEVELOPMENT TABLE

TOTAL LOT AREA	121,750 SF
DEV. OF TOTAL AREA	30,437 SF
DEVELOPED AREA*	30,402 SF

*INCLUDING ZONE 1 BRUSH MANAGEMENT

OPEN SPACE TABLE

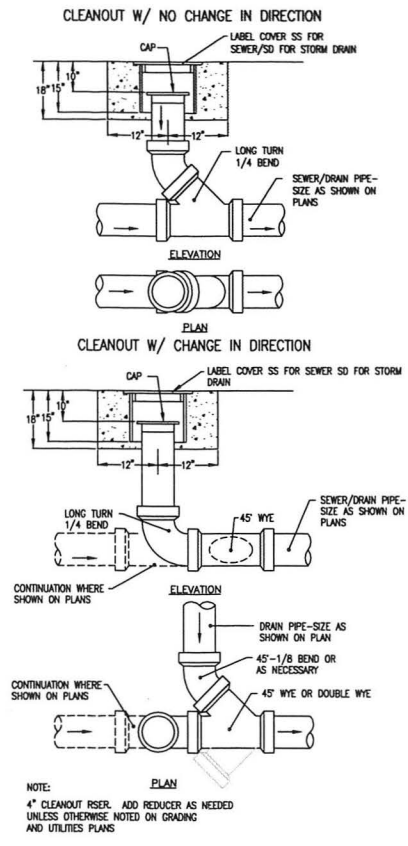
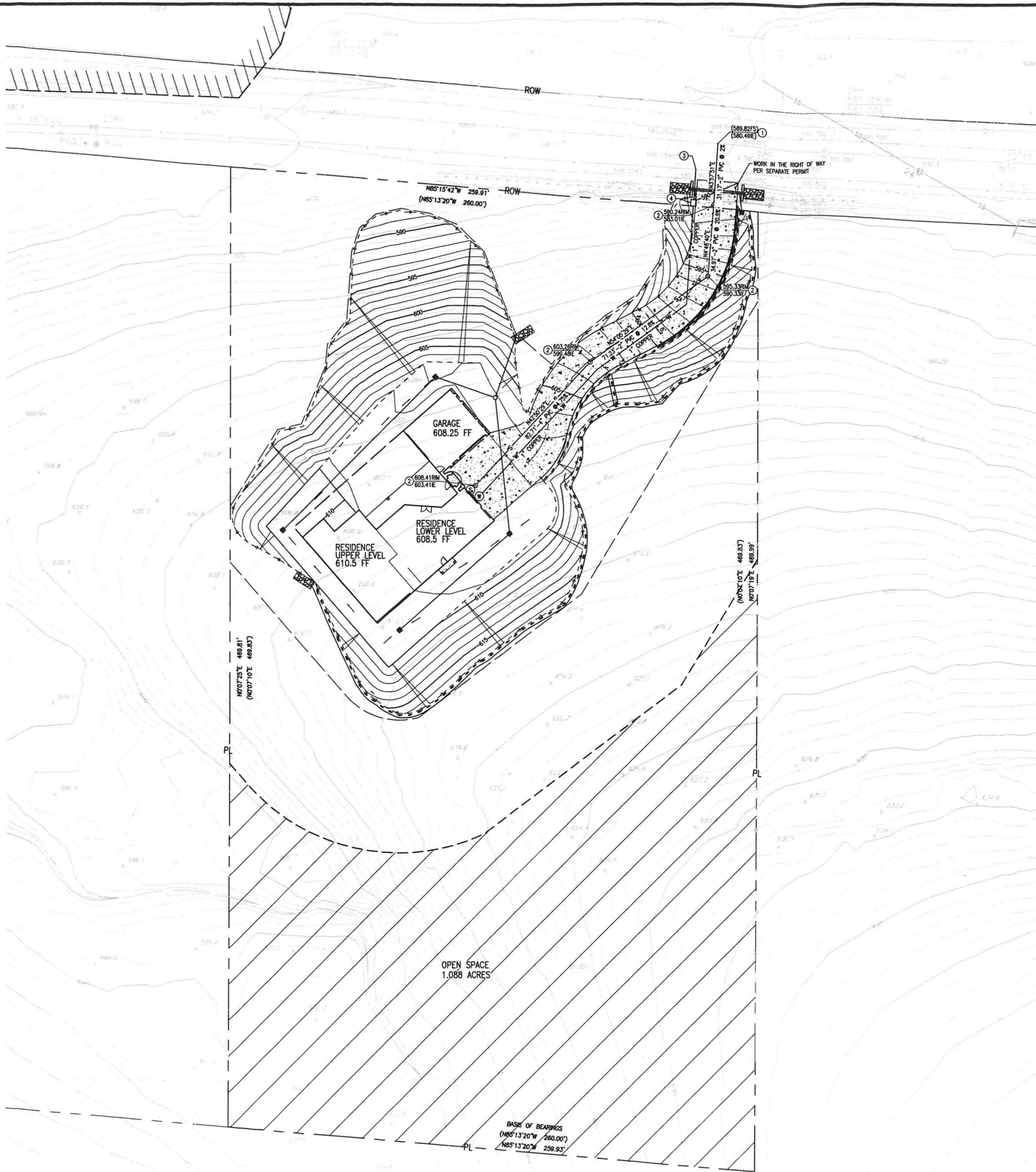
TOTAL LOT AREA	2,795 AC
OPEN SPACE PROVIDED	1.086 AC
BRUSH MANAGEMENT ZONE 2	1.009 AC

PROVIDE BUILDING NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

NOTE:
THERE ARE NO EASEMENTS ON THE PROJECT SITE

NOTE:
RUNOFF FROM ROOF WILL BE DIRECTED TO LANDSCAPE AREAS FOR TREATMENT PRIOR TO CAPTURE BY THE STORM DRAIN SYSTEM





SEWER CLEANOUT (PVT)
NOT TO SCALE

WORK TO BE DONE
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.
STANDARD SPECIFICATIONS: DOCUMENT NO. PITS070112-01
DESCRIPTION: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION
STANDARD DRAWINGS: DOCUMENT NO. PITS070112-03
DESCRIPTION: CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

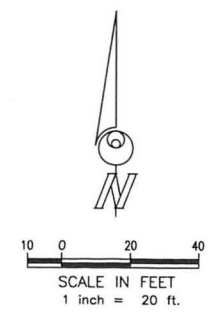
LEGEND

PROPERTY LINE	---
EXISTING SPOT ELEVATION
EXISTING CONTOURS
EXISTING SEWER LINE	---
EXISTING WATER LINE	---
NEW SPOT ELEVATION
NEW CONTOURS
LIMIT OF GRADING	-----
VEGETATED/ROCK SHALE	-----
BROW DITCH TYPE B	-----
GRADED SLOPE	-----
6" CURB	-----
CONCRETE PAVEMENT	-----
SEWER CLEANOUT	-----
SEWER LINE	---
WATER LINE	---

- LEGEND**
- ① CONNECT TO EXISTING 12" SEWER MAIN PER SDS-105
 - ② SEWER CLEANOUT PER DETAIL A, THIS SHEET
 - ③ CONNECT TO EXISTING 16" WATER MAIN PER SDW-150
 - ④ 1" WATER METER PER SDW-150
 - ⑤ SEWER POINT OF CONNECTION, SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - ⑥ WATER POINT OF CONNECTION, SEE PLUMBING DRAWINGS FOR CONTINUATION.

SEWER LATERAL TABLE

IE AT MAIN	DROP TO MAIN	LENGTH IN FEET	IE @ P/L	SLOPE (%)	TC ELEV	DEPTH BELOW TC @ PL	REMARKS
580.48	1.40	31.17	583.01	2	590.240	7.230	2" PVC LATERAL



REVISIONS:

9449 BALBOA AVE, STE 270
SAN DIEGO, CA 92123 • (619) 299-5550

BIVE
BURKETT TAYLOR ENGINEERS

BUILDER:

TITLE: **UTILITY PLAN**

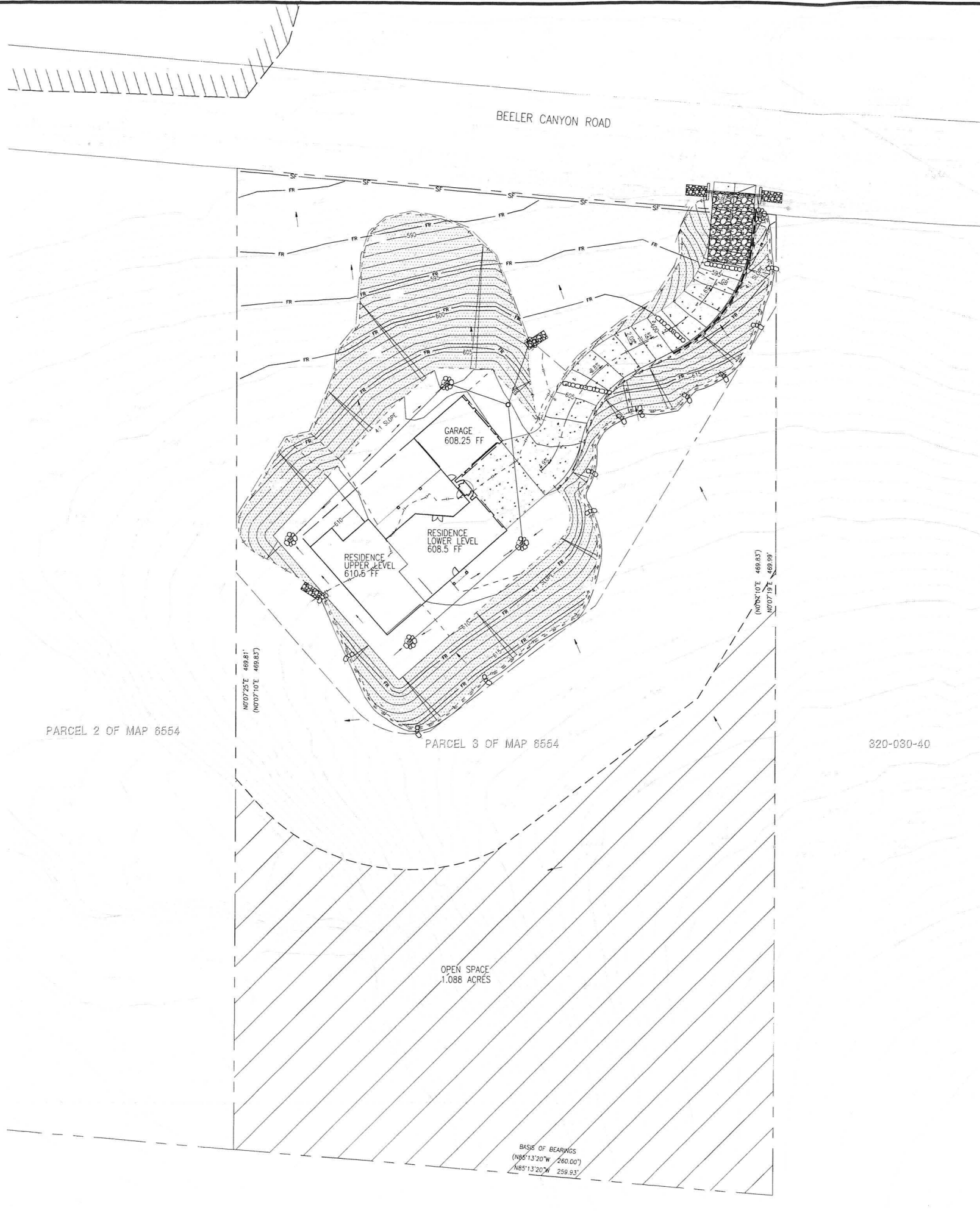
PROJECT AND LOCATION:
TIMYAN RESIDENCE
PARCEL 3 OF MAP 6554

REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA
No. 64715
Exp. 08-30-19
C.N.L.

DRAWN BY: CF
CHECKED BY:
DATE: 04/2015
JOB NO.: 119000

SHEET NUMBER
3
OF 14 SHEETS

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City of San Diego
Development Services
1222 First Ave., MS-702
San Diego, CA 92101
619.445.5000

Storm Water Requirements Applicability Checklist

FORM DS-560 January 2011

Project Address: Parcel 31 of PM 6554 Project Number (for City Use Only):

SECTION 1. Permanent Storm Water BMP Requirements.
Additional information for determining the requirements is found in the Storm Water Standards Manual.

Part A. Determine if Exempt from Permanent Storm Water BMP Requirements.
Projects that are redeveloped, maintained, or are otherwise not categorized as "development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not required to install permanent storm water BMPs. If "Yes" is checked for any line in Part A, proceed to Part C and check the box labeled "Exempt Project." If "No" is checked for all of the lines, continue to Part B.

- The project is not a Development Project as defined in the Storm Water Standards Manual for example habitat restoration projects, and construction inside an existing building. Yes No
- The project is only the construction of underground or overhead linear utilities. Yes No
- The project qualifies as routine maintenance, repairs or restores existing surface materials because of failed or deteriorating condition. This includes road replacement, pavement spot repairs and resurfacing treatments such as asphalt overlay or slurry seal, and replacement of damaged pavement. Yes No
- The project only installs sidewalks, bike lanes, or pedestrian ramps on an existing road, and does not change sheet flow condition to a concentrated flow condition. Yes No

Part B. Determine if Subject to Priority Development Project Requirements.
Projects that match one of the definitions below are subject to additional requirements including preparation of a Water Quality Treatment Report.
If "Yes" is checked for any line in Part B, proceed to Part C and check the box labeled "Priority Development Project." If "No" is checked for all of the lines, continue to Part C and check the box labeled "Standard Development Project."

- Residential development of 10 or more units. Yes No
- Commercial development and similar non-residential development greater than one acre. Hospitals, laboratories and other medical facilities, educational institutions, recreational facilities, municipal facilities, commercial nurseries, multi-apartment buildings, car wash facilities, mini-malls and other business complexes, shopping malls, hotels, office buildings, public warehouses, automotive dealerships, and other light industrial facilities. Yes No
- Heavy industrial development greater than one acre. Manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas. Yes No
- Automotive repair shops. Facilities equipped in use with Standard Industrial Classification (SIC) code 5913, 5914, 5341, 7532, 7534, or 7536-7539. Yes No
- Restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), and where the land area for development is greater than 5,000 square feet. Yes No
- Hillside development greater than 5,000 square feet. Development that creates 5,000 square feet of impervious surface and is located in an area with known erodible soil conditions and where the development will grade on any existing slope that is greater than percent or greater. Yes No
- Water Quality Sensitive Area. Development located within, directly adjacent to or discharging directly to a Water Quality Sensitive Area as depicted in Appendix C1 in which the project either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" is defined as being situated within 200 feet of the Water Quality Sensitive Area. "Discharging directly to" is defined as outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. Yes No
- Parking lot with a minimum area of 5,000 square feet or a minimum of 15 parking spaces and potential erosion on urban runoff unless it meets the criteria for parking lot reconfiguration and potential erosion on urban runoff unless it meets the criteria for parking lot reconfiguration on line 11. Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-560 (01-25-11)

Page 2 of 2 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist

- Street, road, highway, or freeway. New paved surface in excess of 5,000 square feet used for the transportation of automobiles, trucks, motorcycles, and other vehicles unless it meets the criteria for road reconstruction on line 11. Yes No
- Retail Gasoline Outlet (RGO) that is (a) 5,000 square feet or more or (b) has a proposed Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- Significant Redevelopment. Project entails and/or replaces 5,000 square feet or more of impervious surface and the existing site meets at least one of the categories above. The project is not considered Significant Redevelopment if reconstructing an existing road or parking lot without a change to the footprint of an existing developed road or parking lot. The existing footprint is defined as the outside curb or the outside edge of pavement when there is no curb. Yes No
- Other Pollutant Generating Project. Any other project not covered in the categories above, that disturbs one acre or more and is not excluded by the criteria below. Projects creating less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as those stabilizing natural native plants. Exclusions of the square footage of impervious surface must not include linear surfaces that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. Yes No

Part C: Select the appropriate category based on the outcome of Parts A & B.
1. If "Yes" is checked for any line in Part A, then check this box. Continue to Section 2. Exempt Project
2. If "No" is checked for all lines in Part A, and Part B, then check this box. Standard Development Project
3. If "No" is checked for all lines in Part A, and "Yes" is checked for at least one of the lines in Part B, then check this box. Continue to Section 2. See the Storm Water Standards Manual for guidance on determining if Hydromodification Management Plan requirements apply. Priority Development Project

SECTION 2. Construction Storm Water BMP Requirements.
For all projects, complete Part D. If "Yes" is checked for any line in Part D, then continue to Part E.

Part D. Determine Construction Phase Storm Water Requirements.

- Is the project subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities? (See Storm Water Resources Control Board Order No. 2008-0099-DWQ for rules on enrollment). Yes No
- Does the project propose grading or soil disturbance? Yes No
- Would storm water or urban runoff have the potential to contact any portion of the construction area, including washing and staging areas? Yes No
- Would the project use any construction materials that could negatively affect water quality if discharged from the site (such as paints, solvents, concrete, and asphalt)? Yes No
- Check this box if "No" is checked for line 1. Continue to Part E. SWPPP Required
- Check this box if "No" is checked for line 1, and "Yes" is checked for any line 2-4. Continue to Part E. WQCP Required
- Check this box if "No" is checked for all lines 1-4. Part E does not apply. No Document Required

Part E. Determine Construction Site Priority.
This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or WQCP. The City reserves the right to adjust the priority of the project both before and during construction. Note: The construction priority does NOT change construction BMP requirements that apply to projects, rather, it determines the frequency of inspections that will be conducted by City staff.

- High Priority:**
 - Projects where the site is 50 acres or more and grading will occur during the wet season.
 - Projects 1 acre or more and subject to an impaired water body for sediment (e.g., Palmdale waterbody).
 - Projects 1 acre or more within or directly adjacent to or discharging directly to a coastal lagoon or other receiving water within a Water Quality Sensitive Area.
 - Projects subject to phased grading or advanced treatment requirements.
- Medium Priority:** Projects 1 acre or more but not subject to a high priority designation.
- Low Priority:** Projects requiring a Water Pollution Control Plan but not subject to a medium or high priority designation.

Name of Owner or Agent (Print): Carl Fiorica Title: Civil Engineer
Signature: [Signature] Date: 05/09/2014

LEGEND

- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOURS
- NEW SPOT ELEVATION 500.00
- NEW CONTOURS
- LIMIT OF GRADING
- VEGETATED/ROCK SWALE PER DETAIL C
- BROWN DITCH TYPE B PER SDRSD 500-106
- GRADED SLOPE
- 6" CURB PER SDRSD 500-150
- CONCRETE PAVEMENT PER DETAIL B
- SILT FENCE PER CASO SE-1
- FIBER ROLLS PER CASO SE-5
- GRAVEL BAGS PER CASO SE-6, SE-10
- HYDROSEEDING PER CASO EC-4
- STABILIZED ENTRANCE PER CASO TC-1

NOTE: LOCATIONS OF CONSTRUCTION BMPs AND TEMP SOIL FILES SHALL BE DETERMINED BY THE CONTRACTOR

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS OVER AREAS WHERE FENCED WATERS CREATE A HAZARDOUS CONDITION.

REVISIONS:

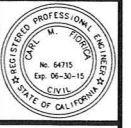
NO.	DATE	DESCRIPTION

9449 BALBOA AVE. STE 270
SAN DIEGO, CA 92123 (619) 298-5550



TITLE: **BMP PLAN**

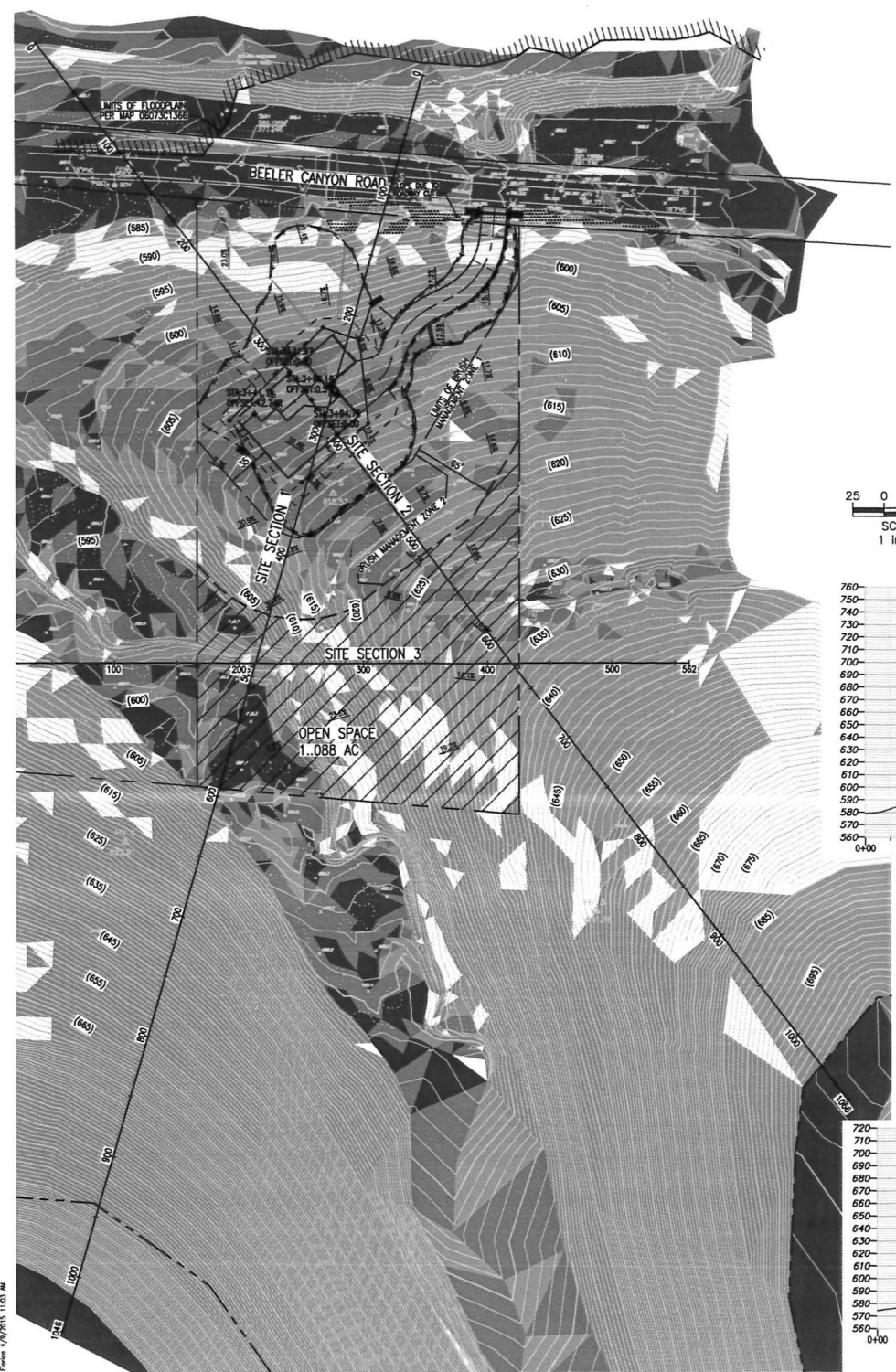
PROJECT AND LOCATION: **TIVYAN RESIDENCE PARCEL 3 OF MAP 6554**



DRAWN BY: CT
CHECKED BY:
DATE: 04/2015
JOB NO.: 119001

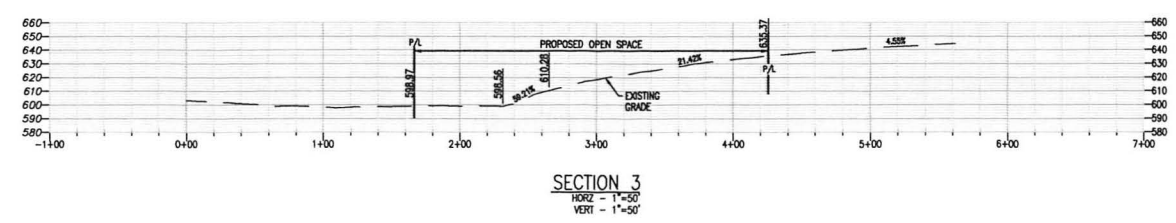
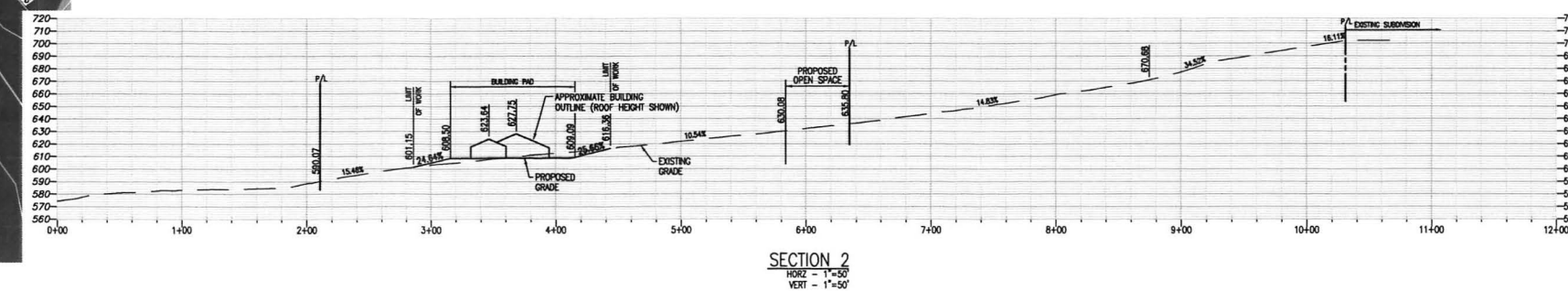
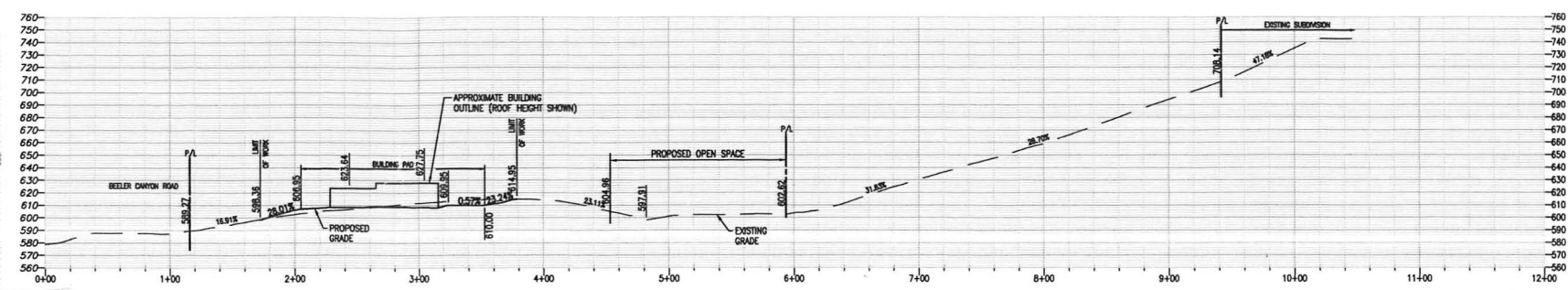
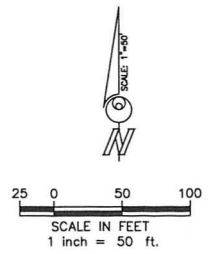
SHEET NUMBER: **4**
OF 14 SHEETS

M:\Projects\119001\119001-10-Beeler Canyon Road - Tivyan\Drawn\Sheet_Drawn\119001-10_Bmp.dwg 05/09/2014 11:04



NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA(SQ)	PERCENTAGE OF LOT	COLOR	
1	0.000%	4.90%	4,737.40	3.80%		
2	5.000%	9.90%	31,387.33	25.86%		
3	10.000%	19.90%	57,480.84	47.34%		
4	20.000%	24.90%	13,686.71	11.27%		
5	25.000%	100.000%	14,121.37	11.83%		
TOTAL					121,423.65	100%
AVERAGE SLOPE OF LOT =					14.45%	
PERCENTAGE OF LOT GREATER THAN 25% =					11.83%	
PERCENTAGE OF LOT LESS THAN 25% =					88.17%	

SLOPE DUE TO ROADWAY CUT



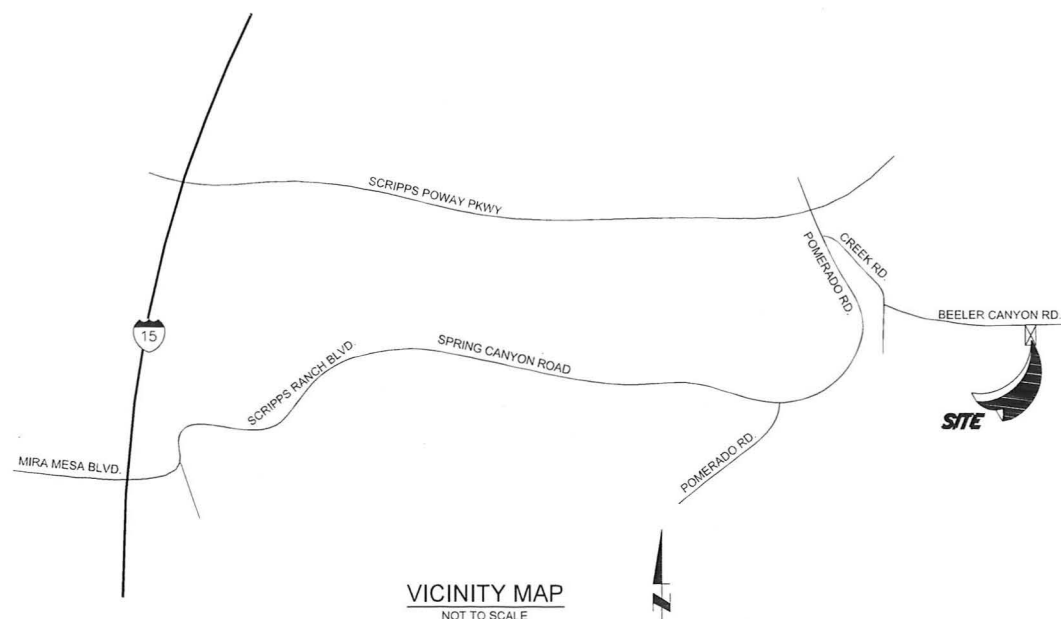
PART 10 PROJECT(S) 110001110001110001110001110001 SLOPE ANALYSIS/Grading Cell Plan - 4/17/2015 11:53 AM

	9448 BALBOA AVE. STE 270 SAN DIEGO, CA 92123 • (619) 295-5550
TITLE: SLOPE ANALYSIS AND SITE CROSS SECTIONS	
PROJECT AND LOCATION: TIVIAN RESIDENCE PARCEL 3 OF MAP 6554	
DRAWN BY: CF CHECKED BY: DATE: 04/2015 JOB NO.: 11900U	
SHEET NUMBER: 5 OF 14 SHEETS	

LANDSCAPE PLANS FOR: RIDGECREST SUBDIVISION

SHEET LIST

- 1 REVEGETATION NOTES
- 2 IRRIGATION PLAN
- 3 IRRIGATION DETAILS
- 4 PLANTING PLAN
- 5 PLANTING NOTES
- 6 BRUSH MANAGEMENT NOTES 1
- 7 BRUSH MANAGEMENT NOTES 2



OWNER/APPLICANT

MR. AND MRS. TIVYAN

SITE ADDRESS

11275 BEELEER CANYON ROAD
SAN DIEGO, CA. 92064



RE-VEGETATION PROGRAM

1. TYPE OF HABITAT- THE MANUFACTURED SLOPES AROUND THE RESIDENCES WILL BE PLANTED WITH DEEP ROOTING, LOW PROFILE, DROUGHT TOLERANT, EROSION CONTROLLING PLANTINGS TO STABILIZE SLOPES FOR FUTURE PROTECTION AND RELATIVELY LOW MAINTENANCE FOR THE HOME OWNER. THE DISTURBED AREAS ADJACENT TO THE NATIVE HABITAT WILL BE HYDRO-SEEDED WITH A NATIVE SEED MIX AND MONITORED FOR ESTABLISHMENT SUCCESS PER THE CITY OF SAN DIEGO'S RE-VEGETATION GUIDELINES.
2. TYPE OF IRRIGATION - THE PROPOSED IRRIGATION FOR THE MANUFACTURED SLOPES AROUND THE RESIDENCES WILL BE AN BELOW-GRADE, SPRAY IRRIGATION SYSTEM. THE PROPOSED IRRIGATION SYSTEM FOR THE DISTURBED AREAS ADJACENT TO THE NATIVE HABITAT WILL BE A TEMPORARY, ON-GRADE, ROTOR IRRIGATION SYSTEM THAT WILL BE REMOVED ONCE THE PLANTING HAS BECOME ESTABLISHED.
3. PLANTING TIME FOR THE CONTAINER STOCK ON THE MANUFACTURED SLOPES AROUND THE RESIDENCES IS AT ANY TIME OF YEAR. THE HYDRO-SEEDED AREAS ADJACENT TO THE NATIVE HABITAT SHALL BE IMPLEMENTED FROM THE MONTHS OF OCTOBER THROUGH APRIL. IF THE DISTURBED AREAS ADJACENT TO THE NATIVE HABITAT NEEDS TO BE ADDRESSED IMMEDIATELY AND CAN NOT WAIT FOR THE MONTHS SPECIFIED FOR PROPER HYDRO-SEEDING APPLICATION, A NON-SEED SOIL BINDING HYDRO-SEED MIX SHALL BE APPLIED TO THE DISTURBED SLOPES TO REDUCE WIND EROSION DURING THE SUMMER MONTHS AND THE SPECIFIED HYDRO-SEED MIX SHALL BE INSTALLED IN THE FALL MONTHS AS NOTED.
4. SPECIFIC PLANTING TECHNIQUES — THE MANUFACTURED SLOPES IN BETWEEN THE RESIDENCE WILL BE PLANTED WITH 1 GALLON CONTAINER STOCK AND THE DISTURBED AREAS ADJACENT TO THE NATIVE HABITAT WILL BE HYDRO-SEEDED WITH A NATIVE SEED MIX (SEE LEGEND).
5. HYDRO-SEED MONITORING - THE ESTABLISHMENT TIME, MAINTENANCE AND SUCCESS MONITORING SHALL BE CONDUCTED BY, OR SUPERVISED BY A QUALIFIED INDIVIDUAL TO ENSURE THAT THE RESTORATION HAS MET THE APPROPRIATE SUCCESS CRITERIA PER THE CITY OF SAN DIEGO RE-VEGETATION GUIDELINES.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS (INCLUDING RIGHT-OF-WAY) SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER EXCEPT FOR PARCEL 1 OF PM 17619 WHICH SHALL BE MAINTAINED BY THE HOA. BRUSH MANAGEMENT ZONES SHALL BE MAINTAINED PER BRUSH MANAGEMENT GUIDELINES ON SHEETS 21 - 23 PER THE INDIVIDUAL OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A CONDITION FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.

EROSION CONTROL NOTES:

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

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

LANDSCAPE DESIGN INTENT:

THE LANDSCAPE DESIGN INTENT FOR THE TIVYAN RESIDENCE IS TO CREATE AN ENVIRONMENT SUITABLE AND INVITING FOR RESIDENTS BUT INTENDED TO RESEMBLE CONTEXTUALLY THE SURROUNDING NEIGHBORHOOD AND THE NEARBY NATURAL ENVIRONMENT. THE PLANT PALETTE CONSISTS OF NATIVE AND LOW WATER USING NATURALIZED PLANT MATERIAL. THE LANDSCAPE DESIGN INTENT WAS CAREFULLY GENERATED AS A RESULT OF DESIGN SENSITIVITIES FOR A CONTEXTUAL/AESTHETICALLY PLEASING ENVIRONMENT.

ADDITIONAL RE-VEGETATION NOTES

1. ALL LANDSCAPE, IRRIGATION AND BRUSH MANAGEMENT SHALL COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE TECHNICAL MANUAL AND ALL OTHER CITY AND REGIONAL STANDARDS.
2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS.
3. ALL RE-VEGETATION AND EROSION CONTROL MEASURES SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND BIOLOGY GUIDELINES; AND ALL OTHER CITY AND REGIONAL STANDARDS.

ADDITIONAL NOTES: All Landscape and Irrigation Shall Comply with the City of San Diego's Land Development Code, Landscape Regulations, the Land Development Manual, Landscape Standards, and all other City and Regional standards.

1. All landscape areas not containing trees shall have a minimum finished dimension of 3 feet (width) measured from the inside face of pavement.
2. Each tree shall be planted in an air and water-permeable planting area of at least 40 square feet with a minimum finished dimension (width) of 5 feet measured from the inside face of pavement. The planting area shall be unencumbered by utilities.
3. All irrigation design and installation shall conform with the Landscape Standards. It is the responsibility of the designer to be familiar with and implement the Landscape Standards.
4. Any changes to the site and/or landscape plans shall be submitted to the City Landscape Planner for review and approval prior to proceeding.
5. Any discrepancy or conflicts in dimensions, landscape area or material shall be brought to the attention of the City Landscape Planner, the owners, and the designer/ architect prior to installation.
6. Trees required by this division shall be self-supporting, woody plants with at least one well-defined trunk and shall normally attain a mature height and spread of at least 15 feet within 8 years of planting.
7. The irrigation system shall be installed with a rain shut-off device.

MINIMUM TREE SEPARATION DISTANCE

Improvement	Minimum Distance to Street Tree
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet (10 for sewer)
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet



mLa
McGillough Landscape Architecture, Inc.
703 16th Street, Suite 100
San Diego, California 92101
tel: (619) 296-3150 fax: (619) 501-7725
www.mlasd.com

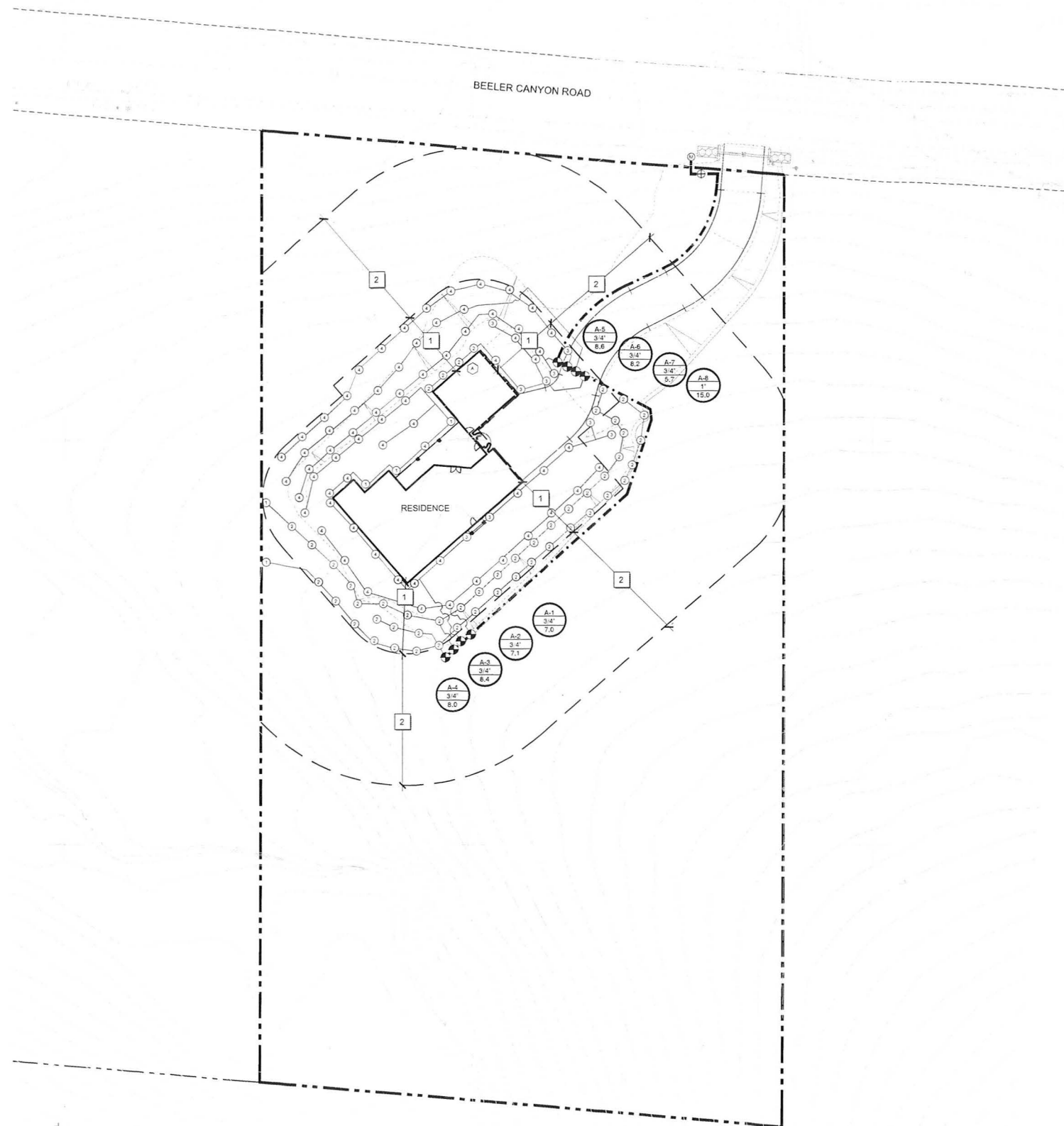
REVEGETATION NOTES

BRUSH MANAGEMENT PLAN

THE TIVYAN RESIDENCE

11275 BEELEER CANYON ROAD
SAN DIEGO, CA 92064

DEPUTY FIRE MARSHALL: _____
SIGNATURE: _____ DATE: _____



IRRIGATION LEGEND

SYMBOL	MANUF. & MODEL	DESCRIPTION	GPM	RAD	PSI	DETAIL
①	HUNTER PROS-12-PRS40-CV-MP3500, QTR. RADIUS	ROTOR	1.28	32'-35'	40	B, I
②	HUNTER PROS-12-PRS30-CV-MP1000, HALF RADIUS	ROTOR	.32	8'-12'	30	B, I
③	HUNTER PROS-06-PRS30-CV-MP2000, QTR. RADIUS	ROTOR	.33	13'-17'	30	B, I
④	HUNTER PROS-06-PRS30-CV-MP2000, HALF RADIUS	ROTOR	.63	13'-17'	30	B, I

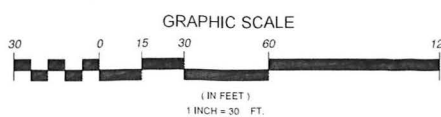
SYMBOL	MANUF. & MODEL	DESCRIPTION	DETAIL
⊕	HUNTER PGV-ASV	ELECTRIC SOLENOID VALVE. SIZE AS INDICATED INSTALL 12" ABOVE HIGHEST HEAD	E
⊕	HUNTER X-CORE XC-8 W/ SOLAR SYNC	WALL MOUNTED CONTROLLER WITH ET SENSOR/RAIN SHUT-OFF DEVICE	G
⊕	NIBCO T-113	BRONZE GATE VALVE W/ WHEEL HANDLE - LINE SIZE INSTALLED IN A ROUND PLASTIC VALVE BOX	C
⊕	WATER METER	BY OTHERS	N/A
---	MAIN LINE PIPING 1" SCH. 40 PVC	SIZE AS NOTED W/ MIN. 18" COVER; PROVIDE PVC SCH 40 PIPE SLEEVE (TWICE THE DIAMETER OF THE MAINLINE) UNDER ALL PAVING W/ MIN. OF 24" COVER	D
---	LATERAL LINE PIPING 3/4" CLASS 200 PVC	SIZE AS NOTED W/ MIN. 12" COVER; PROVIDE PVC SCH 40 PIPE LATERAL UNDER ALL PAVING W/ MIN. 18" COVER	D
---	PVC SLEEVE	PROVIDE PVC SCH. 40 SLEEVE TWICE THE DIAMETER OF PIPE CARRIED	D

⊕ VALVE STATION ID
GPM

KEY LEGEND

TAG	DESCRIPTION
1	BRUSH MANAGEMENT ZONE 1 (35)
2	BRUSH MANAGEMENT ZONE 2 (65)

NORTH



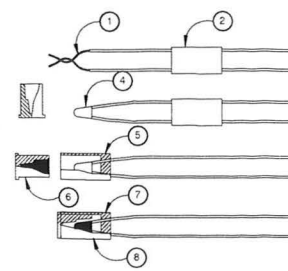
m.l.a.s.
Mullough Landscape Architecture, Inc.

703 16th Street, Suite 100
San Diego, California 92101
tel (619) 296-3150 fax (619) 501-7725
www.mlafd.com

IRRIGATION PLAN

BRUSH MANAGEMENT PLAN

THE TIVYAN RESIDENCE
11275 BEELER CANYON ROAD
SAN DIEGO, CA 92064

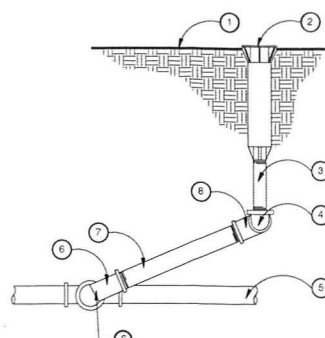


LEGEND:

1. STRIP WIRES APPROX. 5/8" FROM END
2. SLIP BASE SOCKET OVER END OF WIRES
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG
4. PUT CRIMP SLEEVE OVER WIRE ENDS
5. PULL BASE SOCKET OVER END AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET
8. RAIN BIRD SNAP-TITE WIRE CONNECTOR

A | WIRE CONNECTION

N.T.S.

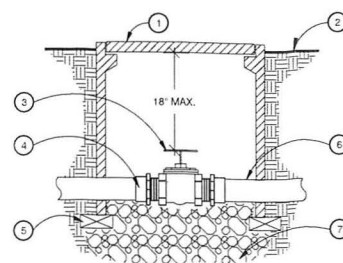


LEGEND:

1. FINISH GRADE
2. POP-UP SPRAY HEAD
3. SCH 80 PVC NIPPLE-4" MIN.
4. SCH 40 PVC 1x1 90 DEG. ELL
5. NON-PRESSURE LATERAL LINE & FITTING
6. MARLEX 90 DEG. STREET ELL
7. SCH 80 PVC NIPPLE-6" LONG
8. MARLEX 90 DEG. STREET ELL

B | POP-UP SPRAY HEAD

N.T.S.

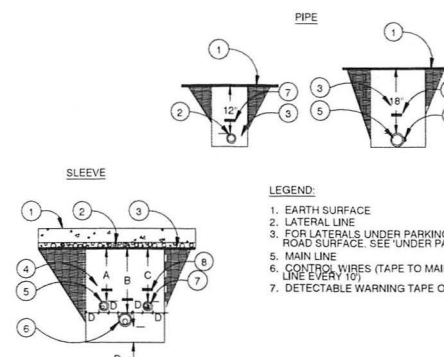


LEGEND:

1. ROUND VALVE BOX - HEAT BRAND LID
2. FINISH GRADE
3. GATE VALVE
4. PVC MALE ADAPTER-TYP.
5. RED BRICK-4 REQ.
6. PRESSURE MAINLINE PIPE
7. PEA GRAVEL 6" DEEP

C | GATE VALVE

N.T.S.

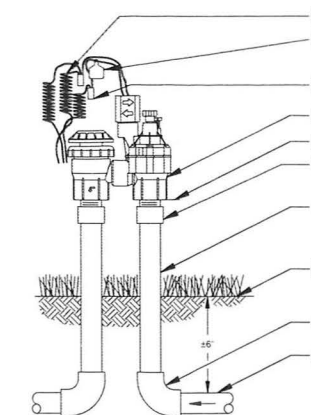


LEGEND:

1. PAVING MATERIAL
2. BASE MATERIAL
3. EARTH SURFACE
4. SAND BACKFILL
5. SLEEVED LATERAL PIPE
6. SLEEVE MAIN LINE
7. CONTROL WIRES USE PVC ELEC. SLEEVES UNDER PAVING
8. DETECTABLE WARNING TAPE

D | PIPE/SLEEVE INSTALLATION

N.T.S.

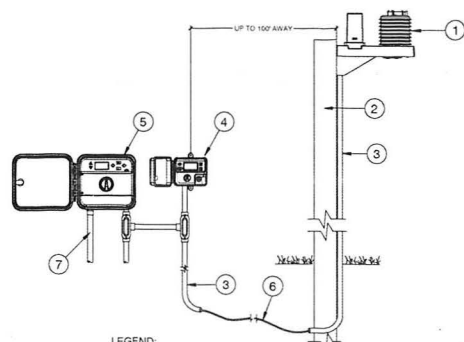


LEGEND:

- 1- FINISH GRADE/TOP MULCH
- 2- PVC SCH 40 ELL (1 OF 2)
- 3- INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
- 4- 30-INCH LINEAR LENGTH OF WIRE COILED
- 5- WATERPROOF CONNECTION RAIN BIRD SPICE-1 (1 OF 2)
- 6- ID TAG: RAIN BIRD VIO SERIES
- 7- REMOTE CONTROL VALVE VALVE SIZE AS INDICATED PER PLAN
- 8- UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER
- 9- PVC LATERAL PIPE (1 OF 2)
- 10- UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)

E | REMOTE CONTROL VALVE

N.T.S.



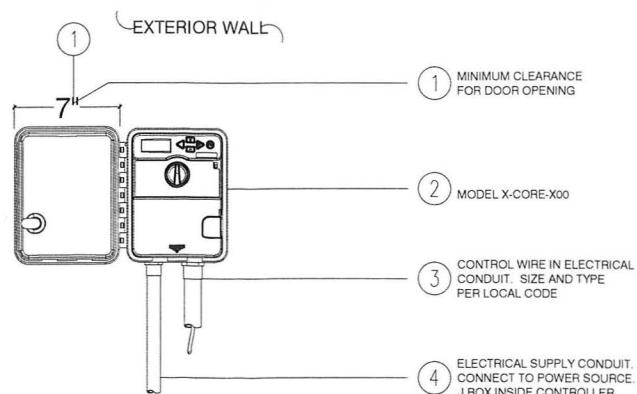
LEGEND:

1. MODEL ET SYSTEM SENSOR
2. SUITABLE POST OR POLE MOUNT, MIN 6R. ABOVE TURF. MIN 15R AWAY FROM STRUCTURES
3. CONDUIT FROM ET SYSTEM SENSOR TO ET SYSTEM MODULE
4. MODEL ET SYSTEM MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
5. COMPATIBLE HUNTER PROC CONTROLLER
6. COMMUNICATION WIRE FROM SENSOR TO MODULE
7. POWER SOURCE PER ELECTRICAL CODE

NOTE: WIRE FROM MODULE TO SENSOR SHALL BE 18/2. USE CONTROLLER SMART PORT TO CONNECT TO MODULE UNIT.

F | ET SYSTEM

N.T.S.



1. MINIMUM CLEARANCE FOR DOOR OPENING
2. MODEL X-CORE-X00
3. CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE
4. ELECTRICAL SUPPLY CONDUIT. CONNECT TO POWER SOURCE. J BOX INSIDE CONTROLLER.

G | WALL MOUNTED CONTROLLER

N.T.S.



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IRRIGATION DETAILS

BRUSH MANAGEMENT PLAN
THE TIVYAN RESIDENCE
 11275 BEELER CANYON ROAD
 SAN DIEGO, CA 92064
 PAGE 10 OF 14



BRUSH MANAGEMENT ZONES PLANTING LEGEND

1 ZONE 1 (35) : NATIVE GRASS AND WILDFLOWER HYDROSEED MIX ON DISTURBED SLOPES (SEE BELOW)

SLOPE RESTORATION HYDROSEED MIX

SPECIES	PURE LIVE SEED LBS/ACRE
CAMISSONIOPSIS CHEIRANTHIFOLIA	4.00
VERBENA TENUISECTA	8.00
GAZANIA SPLENDENS	10.00
CISTUS CRETICUS	5.00
CLARKIA RUBICUNDA	2.00
MIMULUS AURANTIACUS AURANTIACUS	0.20
ACHILLEA MILLEFOLIUM	0.50
ERIOPHYLLUM CONFERTIFLORUM	1.00
ACMISPON GLABER SCOPARIUS	4.00

*NOTE: PLS LBS/ACRE = LBS/ACRE

PLS LBS/ACRE IS THE MOST ACCURATE WAY TO SPECIFY SEEDS AND TAKES INTO ACCOUNT BOTH PURITY AND GERMINATION. PLS % = % PURITY * % GERMINATION

FOR MILD TO MODERATE SLOPES AND INSTALLATIONS ANY TIME OF THE YEAR:

- SLOPE ANGLES UP TO 2:1
- SLOPE LENGTH MAXIMUM OF 50 FT. (WITHOUT SLOPE INTERRUPTION DEVICES)
- LOW TO MODERATELY ERODIBLE SOIL TYPES
- FUNCTIONAL LONGEVITY REQUIREMENT OF UP TO 6 MONTHS

WE RECOMMEND THE FOLLOWING MATERIALS:

PRODUCT/APPLICATION RATE

- HYDROPOST PREMIUM COMPOST 1,000 LBS./ACRE
- BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER 800 LBS./ACRE
- AM 120 MYCORRHIZAL INOCULUM 60 LBS./ACRE
- TRI-C SOLUBLE HUMATE 1 LB./ACRE
- SEED MIX AS PRESCRIBED BY S & S SEEDS

Seed Mix can be obtained through:

S & S SEEDS
P.O. Box 1275
Carpinteria, CA 93014-1275
Ph: 805.684.0436, Fax: 805.684.2798, www.ss-seeds.com

1 ZONE 1 (35) : NATIVE TURF GRASS SOD ON FLAT AREAS

2 ZONE 2 (65) : NATIVE PLANT MATERIAL TO BE THINNED (SEE SHEETS 6 & 7)

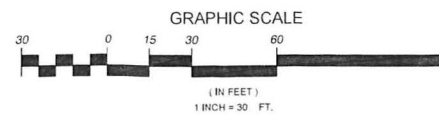
3 NATIVE UNDISTURBED PLANT MATERIAL

KEY LEGEND

TAG DESCRIPTION

- 1** BRUSH MANAGEMENT ZONE 1 (35)
- 2** BRUSH MANAGEMENT ZONE 2 (65)

NORTH



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PLANTING PLAN

BRUSH MANAGEMENT PLAN
THE TIVYAN RESIDENCE
11275 BEELEER CANYON ROAD
SAN DIEGO, CA 92064
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PLANTING NOTES

REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.

NOTIFY OWNERS AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.

REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.

LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.

LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.

AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY DESIGNATION . . . HAVE SAMPLES TESTED BY SOIL & PLANT LABORATORY, INC. (714) 282-8777, FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY TEST AND SOIL PREPARATION RECOMMENDATIONS. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP; (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1/4 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK-FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING. IF LOCATIONS FOR SOILS TEST ARE NOT FOUND ON PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LANDSCAPE ARCHITECT FOR SAID LOCATIONS PRIOR TO BEGINNING ANY WORK.

KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS.

ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.

LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY.

MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHFUL APPEARANCE OR NON CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR OWNER.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.

FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.

AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON-CENTER SPACING.

INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.

PROVIDE FERTILIZER TABLETS FOR EACH CONTAINER GROWN PLANT 1 GALLON AND LARGER PER SPECIFICATIONS.

FOR ALL TREES WITHIN 5'-0" OF PAVING, INSTALL ROOT BARRIER ALONG PAVING EDGE BY DEEP ROOT CORPORATION (800) 458-7668.

ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.

REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.

LIST ON THE PLANT MATERIAL GUARANTEE ALL EXISTING TREES THAT HAVE HAD WORK PERFORMED WITHIN 6' OF TRUNK.

DURING THE LENGTH OF THE GUARANTEE PERIOD BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.

MULCH ALL LANDSCAPE AREAS HAVING LESS THAN A 2:1 SLOPE WITH A 3" DEEP LAYER OF MEDIUM GRIND DARK BLACK BARK MULCH.

OBSTRUCTIONS NO HIGHER THAN 36" SHALL BE PERMITTED IN SIGHT DISTANCE TRIANGLES, INCLUDING STRUCTURES, LANDSCAPE MATERIALS, FENCES ETC. PER ZONING ORDINANCE.

ON ALL SLOPES 3:1 AND STEEPER THE FOLLOWING REQUIREMENTS SHALL BE IMPLEMENTED PRIOR TO ACCEPTANCE BY THE CITY -

- A. GROUND COVER SHALL BE PLANTED AT 6" (MAX.) O.C. SPACING AND
- B. FIBER ROLLS SHALL BE INSTALLED ALONG FACE OF SLOPES AND TOE OF SLOPES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CITY OF SAN DIEGO REQUIREMENTS.

SLOPE PLANTING SHALL ACHIEVE EFFECTIVE SOIL COVERAGE IN ACCORDANCE WITH THE CITY OF SAN DIEGO GRADING ORDINANCE PRIOR TO FINISHED GRADE APPROVAL. IF EFFECTIVE SOIL COVERAGE IS NOT ACHIEVED IN THE REQUIRED TIME FRAME, THEN THE CONTRACTOR SHALL IMPLEMENT THE ADDITIONAL EROSION CONTROL MEASURES NOTED BELOW. EROSION CONTROL MEASURES SHALL BE:

- A. FIBER MATRIX APPLICATION (STABILIZED OR BONDED) OR
- B. EROSION CONTROL BLANKETS (STRAW OR COCONUT FIBER) OR
- C. COMPOSTED LANDSCAPE MULCH (2" DEPTH MIN.) AND HYDROMULCH+TACKIFIER, AND/OR
- D. GROUND COVER PLANTING AND FIBER ROLLS IN ADDITION TO ABOVE MEASURES.

ALL PLANTING AREAS LESS THAN 3:1 SLOPE SHALL RECEIVE SHREDDED WOOD MULCH OR COMPOSTED LANDSCAPE MULCH IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

INSTALL ROOT CONTROL BARRIERS WITH TREES IN ACCORDANCE WITH THE CITY OF SAN DIEGO. "LANDSCAPE STANDARDS" ROOT BARRIERS SHALL BE PLACED ADJACENT, AND PARALLEL TO, THE EDGES OF HARDSCAPE IMPROVEMENTS (NOT ENCIRCLING TREE ROOT BALLS).

IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE COMPLETELY WATERED TO A MIN. DEPTH OF 6" PRIOR TO START PLANTING WORK. CONTRACTOR SHALL COORDINATE LOCATION OF PLANTS WITH IRRIGATION PIPING AND EQUIPMENT.

PRIOR TO START OF PLANTING WORK, PLANTING AREAS SHALL BE FREE OF WEEDS AND SURFACE ROCKS, AND CONTRACTOR SHALL ESTABLISH FINISHED GRADES. AFTER COMPLETION OF PLANTING WORK, CONTRACTOR SHALL FINE GRADE ALL PLANTING AREAS AND REMOVE SURFACE ROCKS, CLODS AND DEBRIS.

CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS PRIOR TO SPREADING MULCH. HERBICIDES SHALL BE USED IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.

CONTRACTOR SHALL SPREAD SHREDDED WOOD MULCH IN ALL PLANTING AREAS LESS THAN 3:1 SLOPE TO A MIN. DEPTH OF 2".



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PLANTING NOTES

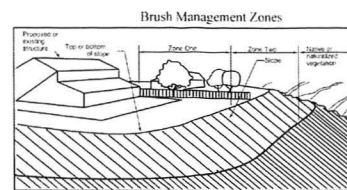
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§142.0412 Brush Management

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

- (a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).
- (b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E



- (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- (2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.
- (c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:
 - (1) The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zones on the adjacent property in perpetuity.
 - (2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two brush management is not permitted in City-owned open space for new development proposals. For properties in the Coastal Overlay Zone, additional requirements for new subdivisions are found in Section 142.0412 (n).

Table 142-04H
Brush Management Zone Width Requirements

Criteria	Zone Widths
Zone One Width	35 ft.
Zone Two Width	65 ft.

- (d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- (e) Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
 - (1) The required front yard setback of the base zone may be reduced by 5 feet.
 - (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
 - (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
- (f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.
- (g) Zone One Requirements
 - (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and nonhabitable gazebos that are located within brush management Zone One shall be of noncombustible construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
 - (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - (2) No structures shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant 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 the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
 - (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
 - (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) In consideration of the topography, existing and potential fuel load, and other characteristics of the site related to fire protection, the Fire Chief may modify the requirements of this Section, and where applicable with the approval of the Building Official, may require building features for fire protection in addition to those required in accordance with Chapter 14, Article 5, Division 5 (Additional Building Standards for Buildings Located Adjacent to Hazardous Areas of Native or Naturalized Vegetation) if the following conditions exist:
 - (1) In the written opinion of the Fire Chief, based upon a fire fuel load model report conducted by a certified fire behavior analyst, the requirements of Section 142.0412 fail to achieve the level of fire protection intended by the application of Zones One and Two; and
 - (2) The modification to the requirements achieves an equivalent level of fire protection as provided by Section 142.0412, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual; and
 - (3) The modification to the requirements is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

- (j) If the Fire Chief approves a modified plan in accordance with this section as part of the City's approval of a development permit, the modifications shall be recorded with the approved permit conditions.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.
- (m) Where specifically authorized by the Fire Chief, goats may be used for brush management in accordance with the following:
 - (1) In order to prevent escapes, harassment from predators or humans, or over browsing, goats shall be managed and monitored 24-hours a day by a contractor with at least two years experience in raising, handling, and controlling of goats. The goat contractor shall maintain a minimum of \$1 million of liability insurance subject to approval by the Office of the City Attorney.
 - (2) At least 10 business days prior to using goats for brush management, the property owner shall apply to the Fire Rescue Department for a permit to use goats for brush management. The applicant shall:
 - (A) Obtain and submit written permission from the owner of any property through which the goats must gain access to the area to be browsed.
 - (B) Provide written notice to the Fire Chief and all owners and residents of property located immediately adjacent to the area to be browsed. This notice shall identify Sections 44.0307 and 142.0412(m) as the authority for temporary use of goats.
 - (C) Provide photographs of the existing condition of the site, and a plan describing the methods to be employed and measures to retain existing vegetation in compliance with Section 142.0412(h).
 - (3) The area to be browsed shall be measured, staked, and appropriately fenced with temporary electrically charged fencing to delineate the Zone Two brush management areas. Signs must be posted at 25-foot intervals along the fence warning of the possibility of mild electric shock.
 - (4) The timing of brush management activities shall comply with Section 44.0307.
 - (5) While goats are browsing:
 - (A) No more than 75 goats are permitted on a single acre of the premises.
 - (B) Goats shall be moved along periodically so that no more than 50 percent of the vegetation is thinned or reduced.
 - (C) The goats shall remain within a secure enclosure at all times.
 - (D) Goats shall be moved into a separate holding pen at night, which shall be located the maximum distance reasonably practicable from residences.
 - (E) Droppings in the holding pen, and to the extent reasonably possible within the brush management area, shall be removed and properly disposed of daily in accordance with Section 44.0307.
 - (F) The goats shall be used for brush management only and shall be immediately removed when the brush thinning has been accomplished.
 - (6) No later than 5 business days from the date of removal of the goats, the applicant shall notify the Fire Chief in writing of the removal of the goats.
 - (7) The Fire Rescue Department shall not approve any permit under Section 142.0412(m) that will utilize a contractor determined by the City Manager to have negligently performed brush management services within the three prior calendar years. All facts supporting such a determination shall be provided to the applicant in writing, and shall constitute a final determination on the City's behalf.
- (n) Within the Coastal Overlay Zone, brush management for new subdivisions shall not be permitted to encroach into an environmentally sensitive habitat area (ESHA), except that encroachment may be permitted where necessary to achieve a maximum development area of 25 percent including Zones One and Two. For purposes of this Section, ESHA shall include southern fordnunes, torrey pines forest, coastal bluff scrub, maritime succulent scrub, maritime chaparral, native grasslands, oak woodlands, coastal sage scrub and coastal sage scrub/communities, and any vegetative communities that support threatened or endangered species.
- (o) Violations and Remedies
 - (1) The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code), and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).
 - (2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the premises and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)
(Amended 1-15-2008 by O-19698 N.S.; effective 2-14-2008.)

[Editors Note Section 142.0412. A Resolution (R-2008-366) was passed by the Council to temporarily allow goat monitoring in the coastal overlay zone for a 5 year trial period (until September 4, 2013) during which annual monitoring reports would be distributed to the Coastal Commission. If at the end of 5 years, monitoring reports indicate that the use of goats has adversely impacted ESHA, the use of goats in the coastal zone would be discontinued.]

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT – DESCRIPTION

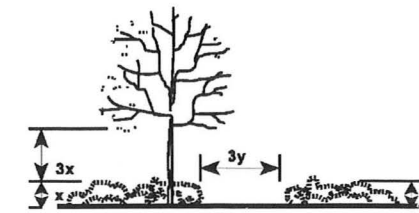
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally 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 thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (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 groupings 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 18 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.



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BRUSH MANAGEMENT NOTES 1

BRUSH MANAGEMENT PLAN
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CLARIFICATIONS OF BRUSH MANAGEMENT REGULATIONS AND LANDSCAPE STANDARDS

I. PURPOSE
This policy is intended to clarify existing Code requirements and standards for creating and managing defensible space / brush management zones) between development and wildland-urban interface areas.

II. SCOPE
The provisions of this Policy shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this policy (including habitable structures, accessory buildings, and other structures such as fences, gazebos, and decks) are allowed to have their use or occupancy continued. However, such use or occupancy must have been legal at the time of the adoption of this policy and must not constitute a distinct danger to life or property.

Properties that have historically been granted Right-of-Entry Permits on adjoining City-owned land for brush management purposes may continue to obtain such permits at the discretion of the Department issuing the permit. However, any new construction on such properties shall comply with the provisions of this policy for new buildings or structures.

Buildings or structures moved into or within wildland-urban interface areas shall comply with the provisions of this policy for new buildings or structures.

III. PERMITS
No permits are required for performing brush management in accordance with this policy and underlying regulations except as noted below. However, to assure proper implementation of these regulations, a Brush Management Plan and Program shall be processed in conjunction with any development that is required to obtain entitlement (discretionary) grading, and/or building permits.

Recreation Department Open Space Division.
Brush management extending onto City-owned property shall require a Right-of-Entry Permit issued by either the Park and Recreation Department Open Space Division, the Water Department, Street Division, or Real Estate Assets, depending upon the jurisdiction of the property. (See section V.I.E.2 for further discussion.)

IV. DEFINITIONS
Defensible Space / Brush Management Zones) - Areas either natural or man-made, where material capable of allowing a fire to spread unchecked has been thinned, removed, and/or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

Native/Naturalized - Vegetation able to survive without supplemental irrigation.
Tree Canopy - Secondary branches growing out from the trunk and main stem of a tree, together with twigs and foliage.

Wildland-Urban Interface Area - That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Other definitions can be found under Chapter 11, Article 3, Division 1, Definitions, of the San Diego Municipal Code [113.0103].

- V. REFERENCE DOCUMENTS***
- 2007 California Building Code
 - Chapter 47, Requirements For Wildland-Urban Interface Fire Area, 2007 California Fire Code
 - Chapter 14, Article 2, Division 4, Brush Management, of the San Diego Municipal Code [142.0412]
 - Chapter 14, Article 5, Division 5, Additional Building Standards for Buildings Located Adjacent to Hazardous Areas of Native or Naturalized Vegetation, of the San Diego Municipal Code [145.0501]
 - Section III, Brush Management, of the Land Development Manual - Landscape Standards
 - General Guidelines for Creating Defensible Space, California Department of Forestry and Fire Protection, 2006
 - International Wildland-Urban Interface Code, 2006 ed.

*Note that [brackets] at the beginning of a section heading refer to sections of the Code and/or Standards that are being clarified by this policy.

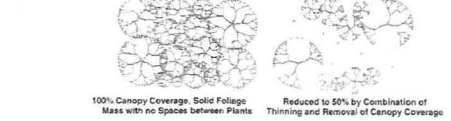
VI. BRUSH MANAGEMENT - VEGETATION

A. Thinning and Pruning, Native/Naturalized Vegetation [SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2-2.04, 3.2-3.01] - Two key factors in creating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant cover (thinning) and reduction in fuel load by cutting out dead and excess growth of the native/naturalized vegetation (pruning). Plants to be retained should be consistent with the allowable coverage, massing and spacing required in the Brush Management Regulations and the Landscape Standards. Whenever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead plants, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose of mulch debris and trimmings, and 5) maintain Zone One on a year-round basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designee that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCF Subarea Plan.

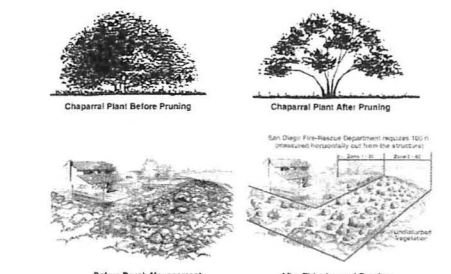
1) Thinning - This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include Artemisia californica (California Sagebrush), Salvia mellifera (Black Sage), Adenostoma fasciculatum (Chamise) and Eriogonum fasciculatum (Buckwheat).

PLAN VIEW



2) Pruning - After thinning of the native/naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. While pruning individual plants is not feasible in coastal sage scrub, it is very effective for many hard chaparral species, such as Ceanothus (Wild Lilac), Heteromeles (Toyon), Rhus (Lemonade Berry, Sugarbush), and Rhamnus (Coffeeberry, Redberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.



B. Thinning and Pruning, Trees [Landscape Standards §3.2-1.03, 1.05] - Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrubs masses complies with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart:

Tree & Shrub Spacing Chart		
Minimum horizontal space		
From edge of one tree canopy spread (max. 40ft) to the edge of the next		
Trees	Slope	30 feet*
	0% to 50% (2:1)	20 feet*
Shrubs	Minimum horizontal space between edges of shrub	
	Slope	5 times the height of the shrub mass
Vertical Space	0% to 50% (2:1)	6 times the height of the shrub mass
	Greater than 50% (2:1)	3 times the height of the shrub mass or 6 feet, whichever is greater

* Note that indigenous native tree species are exempt from the minimum horizontal tree spacing requirements.

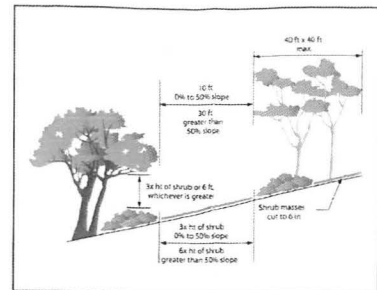


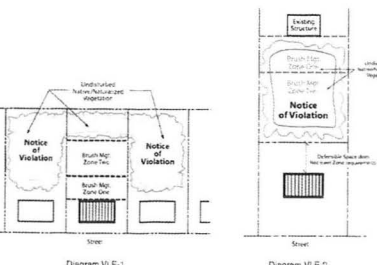
Diagram VI-E-3

Vertical clearance between trees and shrubs can be created by pruning up the tree canopy, reducing height of the shrubs, or a combination thereof. Canopies of existing trees that extend to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Portions of tree canopies that extend within 10 feet of the outlet of a chimney shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet.

C. Grassland [Landscape Standards §3.2-2.04, 3.01] - Exposed native/naturalized grasses should generally be cut to within 2 inches in height prior to the end of the growing season in April or May. However, where such grasses occur in conjunction with coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats, they should be cut prior to March 1 and again as necessary after August 15 should re-growth exceed 24 inches in height. Note that individual clumps of grass and other broad-leaved herbs may be maintained year-round up to 24 inches in height when they are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.

D. Fuel Load Model Report [SDMC §142.0412(i)] - The Fuel Load Model Report referenced in the Brush Management Regulations is required only in situations where there is a request to exceed the standard brush management requirements. It shall not be mandated for modifications or alternative measures that shall achieve an equivalent level of fire-protection as the standard requirements.

E. Limits of Brush Management Responsibility [SDMC §142.0412(b)(2)(c)] - In most cases, responsibility for the required brush management shall be confined to the respective owner's property. Adjacent properties that are not being properly maintained shall be subject to a notice of violation issued by the Fire-Rescue Department through the Fire Hazard Advisor at (619) 533-4444. (For situations where adjacent property is privately owned but primarily undeveloped or adjacent property is City-owned, see subsections E1 and E2 below.) Diagrams VI-E-1 & E-2 illustrate typical limits of brush management responsibility and when a notice of violation would be warranted on adjacent property.



1) Easements for Off-site Brush Management - Adjacent properties that are primarily undeveloped may require a recorded easement for performing off-site brush management unless the structure requiring brush management is to be fire-rated to compensate for a lack of full brush management zones(s). Diagrams VI-E-3 & E-4 illustrate situations where obtaining an easement for off-site brush management would be warranted.

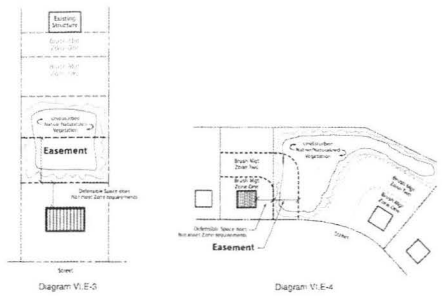


Diagram VI-E-3 and Diagram VI-E-4

2) Right-of-Entry Permits - In situations where the adjacent, undeveloped property is City-owned a Right-of-Entry Permit may be obtained for existing, previously conforming structures only. No brush management easements shall be granted on City-owned property. Right-of-Entry Permits are issued as follows:
Open Space - Park & Recreation Department / (619) 685-1356
Paper Streets - Street Division / (619) 527-7500
Water Department Land - Real Estate Assets / (619) 236-6231
Other City-owned Properties - Real Estate Assets / (619) 236-6231

F. Long-term Maintenance [SDMC §142.0412, Landscape Standards Section III] - Ongoing, long-term maintenance of the brush management zones(s) shall be the responsibility of the respective property owner unless another approved entity, such as a home owners' association, has been designated to provide said maintenance.

VII. FIRE PROTECTION REQUIREMENTS - STRUCTURES

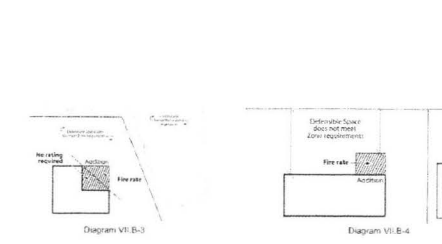
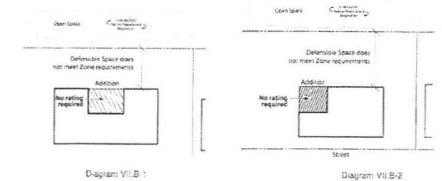
A. Fire-resistant Construction [SDMC §142.0412(i) thru (j)] - When the full brush management zones(s) cannot be provided, alternative means of obtaining equivalent fire protection shall be required. (See subsection B below for exemptions.) The Fire-Rescue Department will identify the required fire protection based upon the structure's proximity to native or naturalized vegetation and extent of the fuel load. Fire-rated construction shall include:

1) Roofs - All roofs shall have non-combustible roof covering material. Tile, if used, shall be flat or be grouted such that burning brands cannot penetrate the space in between the tiles.

2) Walls and Openings - Depending on the adjacent fuel load, the fire resistance of walls shall be one hour with 45 minute protected openings or two hour walls with 60 minute protected openings. Operable windows and doors shall be protected with an automatic closing mechanism, such as fusible-link shutters and self-closing doors. Fire resistance shall extend horizontally and vertically along the face of the building adjacent to the native/naturalized vegetation with a minimum 10-ft perpendicular return along adjacent wall faces. In no instance shall parapets be required for brush management.

Note that the above criteria are for brush management purposes and are separate from the 300-ft fire ember requirements set forth under Additional Building Standards for Buildings Located Adjacent to Hazardous Areas of Native or Naturalized Vegetation [145.0501].

B. Pre-existing Structures and Additions, Exemptions [SDMC §142.0402] - This policy and underlying regulations are intended primarily for application with new construction and not for retrofits to existing, previously conforming structures that encroach into the defensible space. However, it is strongly recommended that whenever possible, upgrades to existing structures be incorporated into the project so as to create a more fire-safe condition. Note that additions to existing, previously conforming structures shall likewise be exempt from the fire-resistant construction if the additions will not be located any closer to the native/naturalized vegetation than the foot-print of the existing, previously conforming structure. Upper-story additions over existing, previously conforming structures, however, must observe a setback equivalent to the required brush management zones(s) to avoid fire-rating. Diagrams VII-B-1 and B-2 show examples of additions that would not require fire-rating. Diagrams VII-B-3 and B-4 show examples of additions that would require fire-rating.



C. Accessory Structures within Brush Management Zone One [SDMC §142.0412(g)(2)] - In addition to the allowance of noncombustible construction within Zone One, one-hour fire-rated and heavy-timber construction shall be permitted. Previously conforming legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet above mentioned fire rating criteria upon repair and/or replacement as determined by the Fire-Rescue Department.

Prima facie by: [Signature]
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BRUSH MANAGEMENT NOTES 2

BRUSH MANAGEMENT PLAN

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