



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 31, 2024 REPORT NO. HO-24-032

HEARING DATE: August 7, 2024

SUBJECT: CHAN & CHUNG RESIDENCE, Process Three Decision

PROJECT NUMBER: [PRJ-0698398](#)

OWNER/APPLICANT: Edward Chan (Owner) / Laurie C. Fisher (Applicant)

SUMMARY

Issue: Should the Hearing Officer approve the construction of a new, two-story, 5,629-square-foot single-dwelling unit with an attached garage and future pad for a detached 1,100-square-foot Accessory Dwelling Unit at 4400 Arroyo Sorrento Road within the Carmel Valley Community Plan area?

Proposed Actions:

1. ADOPT Mitigated Negative Declaration No. [698398/SCH No. 2024050336](#) and the associated Mitigation Monitoring and Reporting Program (MMRP); and
2. APPROVE Site Development Permit No. PMT-2586612.

Fiscal Considerations: None. All cost associated with the processing of this application are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: No actions are open on the project site.

Housing Impact Statement: The proposed project will result in the development of a new, two-story, single-dwelling unit and future pad for an accessory dwelling unit. The project supports the land use element and is consistent with the Carmel Valley Community Plan.

Community Planning Group Recommendation: On January 27, 2022, the Carmel Valley Community Planning Board voted 9-0-0 to recommend approval with conditions for the proposed project (Attachment 8).

Environmental Review: A Mitigated Negative Declaration No. 698398/SCH No. 2024050336 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA)

Guidelines that addresses potential impacts to sensitive Biological resources, Cultural resources (Archeology), and Tribal Cultural resources. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared and will be implemented that will reduce potential impacts to below a level of significance.

BACKGROUND

The 1.79-acre (77,792-square-foot) undeveloped site is located at 4004 Arroyo Sorrento Road (APN: 307-062-1800) on the northwest corner of Arroyo Sorrento Road and Arroyo Sorrento Place, in the Agricultural Residential (AR-1-1) Base Zone, Brush Management Zone, Very High Fire Hazard Severity Zone, Planned Urbanizing Area and Transit Priority Area Overlay Zones within the Neighborhood 8-b Precise Plan of the Carmel Valley Community Plan area (Attachments 1 and 2). The surrounding neighborhood is comprised primarily of 1-2-acre lots containing one and two-story residential single-dwelling units of varied architectural styles located to the north, west and south of the property, and undeveloped open space to the east, across Arroyo Sorrento Place.

DISCUSSION

Project Description

The project proposes the construction of a new, two-story, 5,629-square-foot single-dwelling unit with an attached garage; a future pad for a 1,100 square-foot, detached Accessory Dwelling Unit (ADU); and associated site improvements on an existing undeveloped lot. The primary unit is accessed from the east via Arroyo Sorrento Place, and the ADU is accessed from the south via Arroyo Sorrento Road. The land use designation for the subject site is designated as Spaced Rural Residential, which provides up to one (1) dwelling unit (DU) per acre as identified in the Community Plan. The current proposal is consistent with the permitted density allowed within the Community Plan and underlying AR-1-1 Base Zone, which is one DU per lot. Pursuant to the San Diego Municipal Code (SDMC) Section [141.0302\(b\)\(2\)\(B\)](#), however, the future ADU is not subject to the density limitation for the premises. The proposed development also complies with the height, setbacks, and lot coverage regulations of the underlying base zone. A Biological Technical Report was provided and found Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources which include sensitive native vegetation, sensitive native habitats, and sensitive species are present on site. Therefore, the project is subject to comply with the ESL regulations pursuant to SDMC Section [143.0110](#).

Permits Required

Pursuant to SDMC Section [126.0502\(a\)\(1\)\(B\)](#), the proposed project requires a Process Three Site Development Permit for single-dwelling unit developments on lots greater than 15,000-square-foot where Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources are present on site as described in SDMC Section [143.0110](#).

Community Plan Analysis

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns. Architecture should incorporate varied building forms and roof shapes to add variety, and to utilize earthtone building materials. The proposed design minimizes bulk and scale by incorporating varied building forms and single-pitched roofs as the structures are terraced

into the sloping landscape. Sandstone colors and sand-finish textures are emphasized throughout the primary unit's exterior envelope and is compatible with the color palette of the surrounding vegetation and bluffs. The Community Plan emphasizes the preservation of the natural environment, where all developments, particularly residential, must be carefully sited by allowing the buildings to be concentrated on the most developable portions of the site, rather than be distributed over the entire site. The proposed 2:1 graded slopes surround the development footprint and respect the natural landforms of the site.

Project-Related Issues

A slope analysis was provided and concluded that no steep hillsides are present on site, and thus the project is not subject to the Hillside Development Guidelines pursuant to SDMC Section [143.0142\(h\)](#). A geotechnical investigation letter was prepared for the site and concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project, and thus complies with the City's drainage regulations and standards.

The 2:1 graded slopes around the development footprint and other areas impacted by the development will be re-vegetated, hydro-seeded, and maintained to reduce potential disturbance of sensitive biological resources, erosion, and drainage runoff. On-site drainage runoff will be controlled and captured by a private biofiltration basin located at the southern portion of the site. Additionally, best management practices will be implemented, such as sediment and erosion control, fugitive dust suppression, trash control, and spill prevention.

The project contains specific permit condition requirements to ensure compliance with the regulations of the Land Development Code and to current City standards, including those to protect the public health, safety, and welfare. The permit requirements include the construction of a 10-foot parkway on Arroyo Sorrento Road; new installation and reconstruction of curb ramps and gutters; adequately dimensioned driveway entrances on Arroyo Sorrento Road and Arroyo Sorrento Place; providing sprinkler systems in all enclosed buildings; and the requirement of a Storm Water Pollution Prevention Plan (SWPPP) to ensure that water quality standards appropriate to the project location are met during construction. Additionally, Best Management Practices (BMPs) will be implemented, such as sediment and erosion control, fugitive dust suppression, trash control, and spill prevention.

Given the biological (sensitive vegetation in the form of ESL) and topographical constraints within the property, it is impossible to maintain the required 100-foot brush management. As allowable deviations, the project will include a Brush Management Program that incorporates alternative compliance measures to allow reduced brush management zones. Within the reduced zones, the development will require all proposed structures to be of Type II-B non-combustible construction type subject to both the Fire Marshall's approval and in accordance with Brush Management Zone requirements under SDMC Section [142.0412](#) of the City's Landscape Regulations that reduces fire hazards and minimizes impacts to undisturbed native/naturalized vegetation.

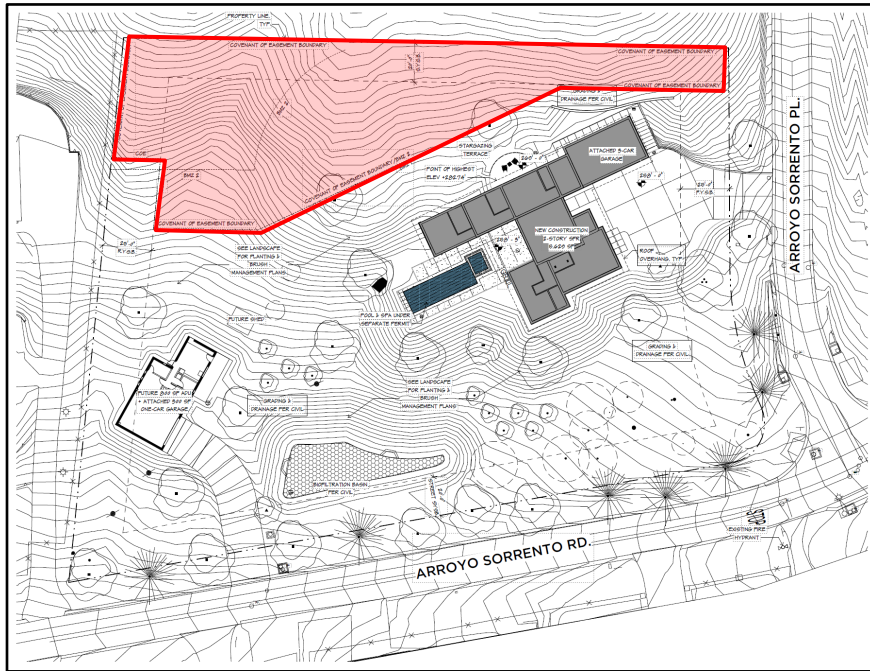


Figure 1- Proposed Conservation Easement Boundaries

Environmental Analysis

A Mitigated Negative Declaration has been prepared for the project to identify, mitigate, and reduce potential impacts to biological, archeological, and tribal cultural resources to a less than a significant level. To comply with the measures of MMRP of the MND, the project will require payment to the City of San Diego Habitat Acquisition Fund (HAF) at a 1:1 mitigation ratio to mitigate for the loss of 1.10-acre of Tier I and Tier II habitat within the project area. To protect all remaining identified sensitive biological resources in Brush Management Zones 1 and 2 as outlined in Exhibit "A", a Covenant of Easement (COE) granted and recorded in favor of the City of San Diego will be required. The COE will be located along the development area to the north and extending northwards to the property line (Figure 1). The COE will serve as means to preserve all sensitive habitat not directly impacted by project development area and ensure that no structures or grading activities will occur within the said boundaries of the COE. To satisfy conditions of coverage requirements specified in the City's MSCP Subarea Plan, a revegetation/translocation plan for the COE is required, which includes the revegetation of the wart-stemmed ceanothus (at a 10:1 individual plant replacement ratio) and the translocation of San Diego coast barrel cactus from the impacted area into the COE. The project will also require on-site biological, archeological, and tribal resource monitoring during all construction phases and will coordinate with the City's Mitigation Monitoring Coordination (MMC) section.

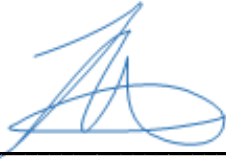
Conclusion

Staff has reviewed the proposed project and has found the proposal to be consistent with the governing entitlements, regulations of the Land Development Code, and the Community Plan. Staff, therefore, recommends approval of Site Development Permit No. PMT-2586612.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 698398 with the associated Mitigation Monitoring and Reporting Program, and APPROVE Site Development Permit No. PMT-2586612 with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 698398 with the associated Mitigation Monitoring and Reporting Program and DENY Site Development Permit No. PMT-2586612, if the findings required to approve the project cannot be affirmed.

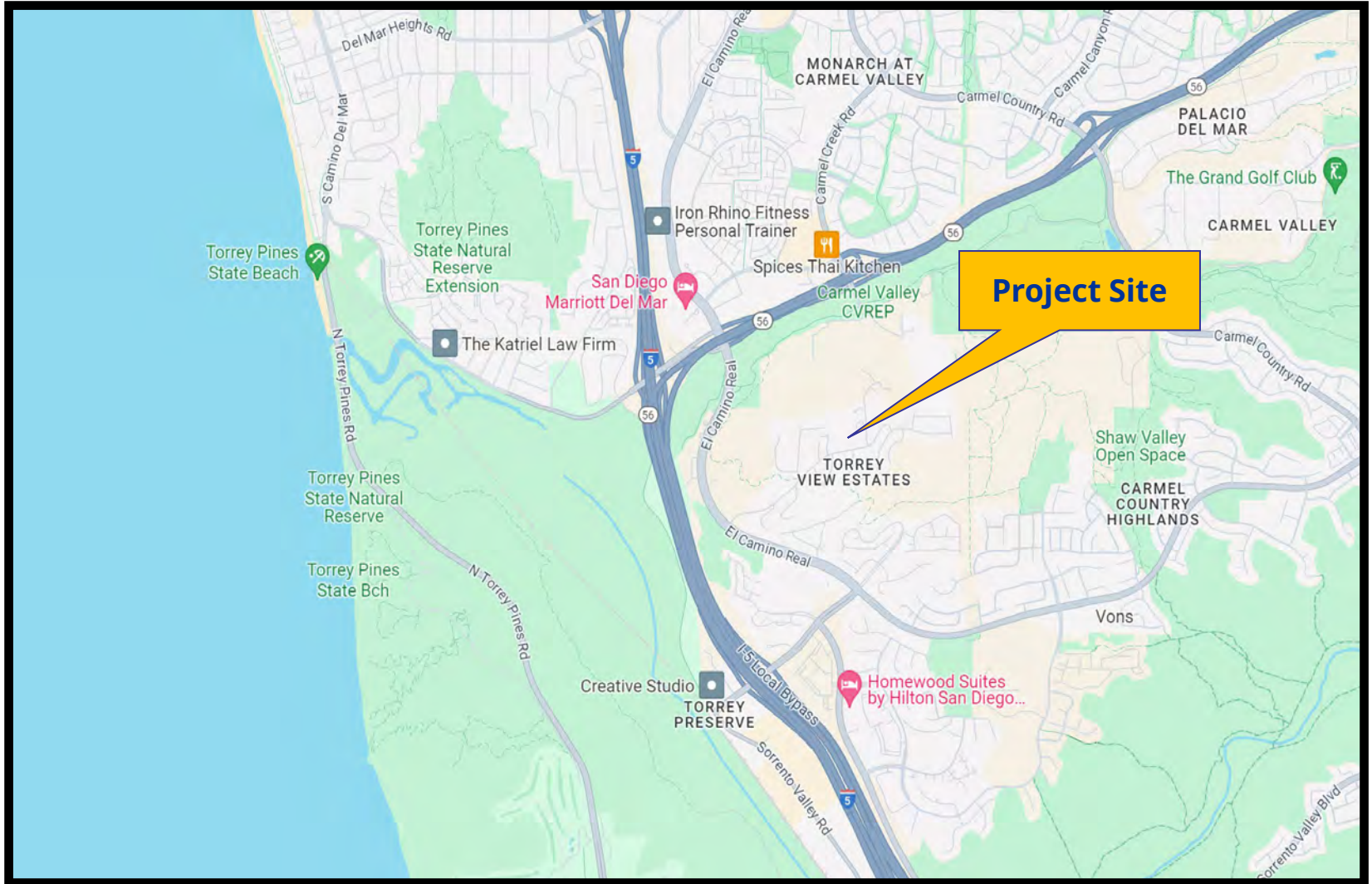
Respectfully submitted,



Mark Lopez
Development Project Manager
Development Services Department

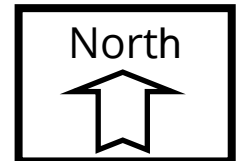
Attachments:

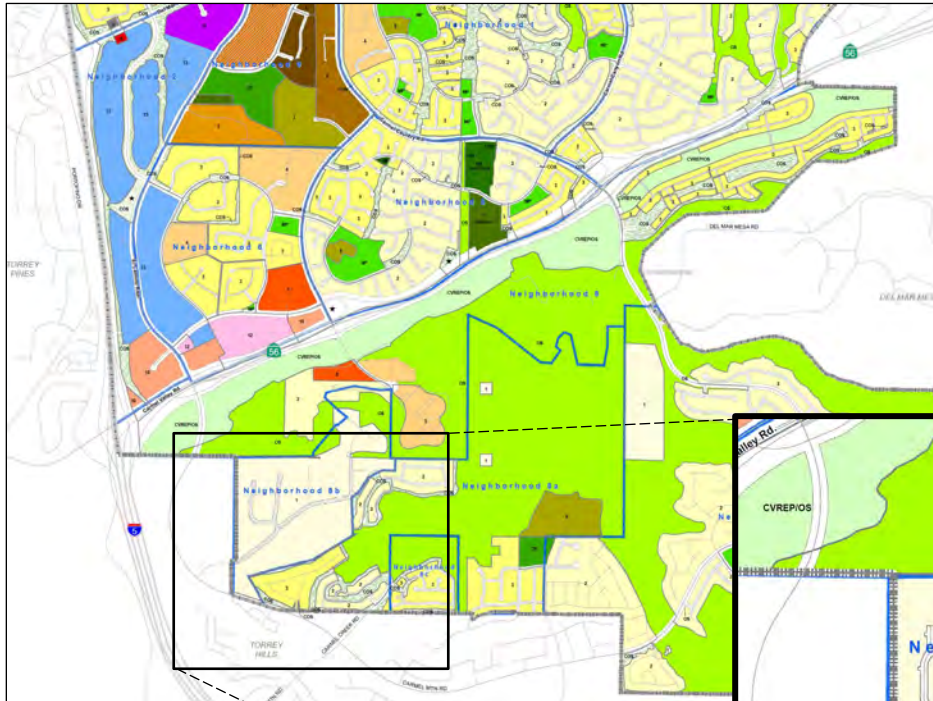
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Mitigated Negative Declaration (MND) Resolution
7. Ownership Disclosure Statement (DS-318)
8. Community Planning Group Recommendation
9. Project Plans



Project Location Map

Chan & Chung Residence; Project No. 0698398
Address: 4004 Arroyo Sorrento Road





Project Site



Legend

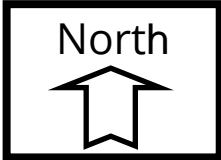
- 1 Spaced Rural Residential (1du/ac)
- 2 Very Low Density Residential (1-5 du/ac)
- 3 Low Density Residential (5-14 du/ac)
- 4 Low-Medium Density Residential (13-22 du/ac)
- 5 MF2 Medium Density Residential (15-29 du/ac)



Community Plan Land Use Map

Chan & Chung Residence; Project No. 0698398

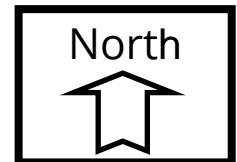
Address: 4004 Arroyo Sorrento Road





Aerial Photograph

Chan & Chung Residence; Project No. 0698398
Address: 4004 Arroyo Sorrento Road



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: 24009065

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CHAN & CHUNG RESIDENCE PROJECT NO. PRJ-0698398
SITE DEVELOPMENT PERMIT NO. PMT-2586612
HEARING OFFICER

This Site Development Permit No. PMT-2586612 is granted by the Hearing Officer of the City of San Diego to Edward Chan and Megan MeYoung Chung of The Edward Chan and Megan Chung Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 1.79-acre site is located at 4004 Arroyo Sorrento Road in the Agricultural Residential [AR-1-1] Base Zone, Brush Management Zone, Very High Fire Hazard Severity Zone, Planned Urbanizing Area and Transit Priority Area Overlay Zones, within the Neighborhood 8-b Precise Plan of the Carmel Valley Community Plan area. The project site is legally described as that portion of the southwest quarter of the northeast quarter of Section 30, Township 14 South, Range 3 West, San Bernardino base and meridian, in the City of San Diego, County of San Diego, State of California, more particularly described within the Grant Deed recorded on July 01, 2021, as Document No. 2021-0476103, of official records of the San Diego County Recorder's Office [APN: 307-062-1800].

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 5,629-square-foot, two-story, single-dwelling unit with an attached garage, and future pad for a 1,100-square-foot Accessory Dwelling Unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 7, 2024, on file in the Development Services Department.

The project shall include:

- a. Construction of a new, two-story, 5,629-square-foot single-dwelling unit with an attached garage;
- b. Future pad for a detached 1,100-square-foot Accessory Dwelling Unit [ADU];
- c. Associated 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 **August 16, 2027**.
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. OO18394. 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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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. 698938**, 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. 698398** 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, Cultural Resources (Archeological), and Tribal Cultural Resources**.

15. Prior to the issuance of a grading permit, the Owner/Permittee shall record a Covenant of Easement for the purposes of protecting all remaining identified sensitive biological resources not impacted by the development in accordance with Exhibit "A".

16. Avoidance Measures for Crotch's bumble bee:

- A. Prior to issuance of any construction permit, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Development Services Department (DSD) Director's Environmental Designee shall verify the following project requirements regarding the Crotch's bumble bee are shown on the construction plans:
- B. To avoid impacts to Crotch's bumble bee, removal of habitat in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 through August 31. If removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance.
- C. A Qualified Biologist must demonstrate the following qualifications: at least 40 hours of experience surveying for bee or other co-occurring aerial invertebrate species (such as Quino checkerspot butterfly) and who have completed a Crotch's bumble bee detection/identification training by an expert Crotch's bumble bee entomologist; or the biologist must have at least 20 hours of experience directly observing Crotch's bumble bee.

- D. The pre-construction survey shall be conducted during the Colony Active Period between April 1 through August 31 by the Qualified Biologist within one year prior to the start of construction activities (including removal of vegetation). The pre-construction survey shall consist of three separate visits spaced two to four weeks apart. Survey results will be considered valid until the start of the next colony active period.
- E. If there are bumble bees present of unknown species that may be Crotch's bumble bee, then a photographic survey following California Department of Fish and Wildlife (CDFW) guidance (i.e., CDFW Survey Considerations for California Endangered Species Act [CESA] Candidate Bumble Bee Species, dated June 6, 2023) shall be required. If additional activities (e.g., capture or handling) are deemed necessary based on photographic surveys, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to CDFW Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
- F. The Qualified Biologist/owner permittee shall submit the results of the pre-construction survey to City DSD (Mitigation Monitoring and Coordination) City Planning Department (MSCP) staff and CDFW for review and written approval prior to initiating any construction activities.
- G. If pre-construction surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify CDFW and establish, monitor, and maintain no-work buffers around the associated floral resources. The size and configuration of the no-work buffer shall be based on the best professional judgment of the Qualified Biologist in consultation with CDFW in order to avoid take of the bumble bee. At a minimum, the buffer shall provide at least 50 feet of clearance from associated floral resources. Construction activities shall not occur within the no-work buffers until the bees appear no longer active (i.e., associated floral resources appear desiccated and no bees are seen flying for three consecutive days indicating dispersal from the area). Take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9) under CESA.
- H. Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database (CNDDDB) in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.

NOTE: Should this species no longer be a candidate for listing under the California Endangered Species Act or defined as a "sensitive biological resource" in the City's Biology Guidelines at the time of the preconstruction meeting, the foregoing avoidance measures shall not be required.

17. Revegetation/Relocation of Sensitive Plant Species:

Prior to issuance of any grading permit, the Owner/Permittee shall submit complete landscape construction documents for the relocation of San Diego barrel cactus and the revegetation of wart-stemmed ceanothus within the Covenant of Easement [COE] on the project site. The construction

documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department and shall include planting a total of 20 wart-stemmed ceanothus (10:1 individual plant replacement ratio) and the translocation of San Diego coast barrel cactus impacted by project development into the COE.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

19. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private storm drain system, landscape and irrigation located within the City's right-of-way and public easements, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveway with City standard curb and gutter, adjacent to the site on Arroyo Sorrento Place, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb ramp with City Standard curb ramp, at the northwest corner of Arroyo Sorrento Road and Arroyo Sorrento Place, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a 10-foot parkway with two percent grade, adjacent to the site on Arroyo Sorrento Road, satisfactory to the City Engineer.

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

24. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the SDMC in a manner satisfactory to the City Engineer.

25. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

26. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

27. 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.

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

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

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water 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 Development Services Department.

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

32. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)(6).

33. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

36. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC Section 142.0412. Zone One shall range from 18-feet to 58-feet in width with a corresponding Zone Two of 25-feet to 65-feet in width, exercising Zone Two reduction options under SDMC Section 142.0412(f).

37. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC Sections 142.0412(f), 142.0412(i), and 142.0412(j). Zone One shall range from 18-feet to 58-feet in width with a corresponding Zone Two of 25-feet to 65-feet in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided alternative compliance measures are required as shown on Sheet L-2, including that the single dwelling unit will consist of Type II-B non-combustible construction.

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

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

40. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-

hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

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

PLANNING/DESIGN REQUIREMENTS:

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

43. 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.

44. 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.

45. The ADU shall not be used for a rental term of less than 31 consecutive days.

46. The ADU shall not be sold or conveyed separately from the primary dwelling unit.

TRANSPORTATION REQUIREMENTS:

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

48. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of one (1) 16-foot-wide driveway on Arroyo Sorrento Place and one (1) 20-foot-wide driveway on Arroyo Sorrento Road as per current City Standard and satisfactory to the City Engineer, as shown in Exhibit "A".

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.

ATTACHMENT 4

- 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 August 7, 2024, and [Approved Resolution Number].

DRAFT

SITE DEVELOPMENT PERMIT NO. PMT-2586612
Date of Approval: August 7, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Mark Lopez
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.

EDWARD CHAN AND MEGAN CHUNG TRUST
Owner/Permittee

By _____
Edward Chan
Trustee

EDWARD CHAN AND MEGAN CHUNG TRUST
Owner/Permittee

By _____
Megan MeYoung Chung
Trustee

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

HEARING OFFICER RESOLUTION NO. HO-____
SITE DEVELOPMENT PERMIT NO. PMT-2586612
CHAN AND CHUNG RESIDENCE PROJECT NO. PRJ-0698398

WHEREAS, THE EDWARD CHAN AND MEGAN CHUNG TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new, two-story, single-dwelling unit with an attached garage and future pad for a detached Accessory Dwelling Unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. PMT-2586612), on portions of a 1.79-acre site;

WHEREAS, the project site is located at 4004 Arroyo Sorrento Road in the Agricultural Residential (AR-1-1) Base Zone, Brush Management Zone, Very High Fire Hazard Severity Zone, Planned Urbanizing Area, and Transit Priority Area within the Neighborhood 8-b Precise Plan of the Carmel Valley Community Plan area;

WHEREAS, the project site is legally described as that portion of the southwest quarter of the northeast quarter of Section 30, Township 14 South, Range 3 West, San Bernardino base and meridian, in the City of San Diego, County of San Diego, State of California, more particularly described within the Grant Deed recorded July 01, 2021, as Document No. 2021-0476103, of official records of the San Diego County Recorder's Office [APN: 307-062-1800];

WHEREAS, on August 7, 2024, the Hearing Officer of the City of San Diego considered Site Development Permit No. PMT-2586612, 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, that it adopts the following findings with respect to Site Development Permit No. PMT-2586612:

SITE DEVELOPMENT PERMIT - SDMC Section 126.0505(a)

a) Findings for all Site Development Permits [SDMC Section 126.0505]:

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

The project proposes the construction of a new two-story, 5,629-square-foot single-dwelling unit with an attached garage, and a future pad for a 1,100-square-foot, detached Accessory Dwelling Unit (ADU); and associated site improvements on an existing vacant lot.

The 1.79-acre (77,792-square-feet) site is located at 4004 Arroyo Sorrento Road on the northwest corner of Arroyo Sorrento Road and Arroyo Sorrento Place, in the Agricultural Residential (AR-1-1) Base Zone, Brush Management Zone, Very High Fire Hazard Severity Zone, Planned Urbanizing Area and Transit Priority Area Overlay Zones within the Neighborhood 8-b Precise Plan of the Carmel Valley Community Plan area. The surrounding neighborhood is comprised primarily of 1-2-acre lots containing one and two-story residential single-dwelling units of varied architectural styles located to the north, west and south of the property, and undeveloped open space to the east, across Arroyo Sorrento Place. The primary unit will be accessed from the east via Arroyo Sorrento Place, and the future ADU will be accessed from the south via Arroyo Sorrento Road. The land use designation for the subject property is Spaced Rural Residential, which allows one dwelling unit (DU) per lot as identified in the Carmel Valley Community Plan (Community Plan). The current proposal is consistent with the permitted density allowed within the Community Plan and underlying AR-1-1 Base Zone, which is one DU per lot. Pursuant to SDMC Section 141.0302(b)(2)(B), however, the future ADU is not subject to the density limitation for the premises. Furthermore, the proposed development complies with the height, setbacks, and lot coverage regulations of the underlying base zone.

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns. Architecture should incorporate varied building forms and roof shapes to add variety, and to utilize earthtone building materials. The proposed design minimizes bulk and scale by incorporating varied building forms and single-pitched roofs as the structures are terraced into the sloping landscape. Sandstone colors and sand-finish textures are emphasized throughout the primary unit's exterior envelope and is compatible with the color palette of the surrounding vegetation and bluffs. The Community Plan emphasizes the preservation of the natural environment, where all developments, particularly residential, must be carefully sited by allowing the buildings to be concentrated on the most developable portions of the site, rather than be distributed over the entire site. The proposed 2:1 graded slopes surround the development footprint and respect the natural landforms of the site. Therefore, the proposed project will not adversely affect the applicable land use plan.

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

Although the site contains sensitive biological resources, the site is not within or adjacent to the City's Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). A geotechnical investigation letter was prepared for the site and accepted by staff that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project, and thus complies with the City's drainage regulations and standards. The project also contains specific permit condition requirements to ensure compliance with the regulations of the Land Development Code and current City standards, including those to protect the public health, safety, and welfare. The permit conditions include assuring by permit and bond the construction of a 10-foot parkway on Arroyo Sorrento Road; new installation and reconstruction of curb ramps and gutters; adequately dimensioned driveway entrances on Arroyo Sorrento Road and Arroyo Sorrento Place; providing sprinkler systems in all enclosed buildings; a Brush Management Program that incorporates alternative compliance maintenance measures to the satisfaction of the Fire Marshall and in accordance with Brush Management Zone requirements under SDMC Section 142.0412 of the City's Landscape Regulations that reduces fire hazards and minimizes impacts to undisturbed native/naturalized vegetation; the requirement of a Storm Water Pollution Prevention Plan (SWPPP) to ensure that water quality standards appropriate to the project location are met during construction. Therefore, the project 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 1.79-acre (77,792-square-foot) lot is designated as Spaced Rural Residential, which provides up to one (1) dwelling unit (DU) per acre as identified in the Land Use Element of the Community Plan. For the proposed development to be consistent with the Community Plan's land use designation, the DU density must not exceed more than one (1) DU per net-acre and implement the Development Regulations for Agricultural Zones pursuant to SDMC Section 131.0331. The current proposal is consistent with the permitted density allowed within the AR-1-1 Base Zone. Pursuant to SDMC Section 141.0302(b)(2)(B), however, the future ADU is not subject to the density limitation for the premises. The proposed building lot coverage for both the primary unit and ADU is 5,988-square-feet, which meets the Lot Coverage allowance for AR-1-1 zoned developments. Furthermore, the project complies with the height and setbacks of the underlying base zone development regulations.

The site is within Very High Fire Hazard Severity Zone, and thus the project is subject to Brush Management Zone Requirements under SDMC Section 142.0412. Given the biological (sensitive vegetation in the form of ESL) and topographical constraints within the property, it is impossible to maintain the required 100-foot brush management. As allowable deviations, the project will include a Brush Management

Program that incorporates alternative compliance measures to allow reduced brush management zones. Within the reduced zone areas, the development will require all proposed structures to be of Type II-B non-combustible construction type subject to both the Fire Marshall's approval and in accordance with Brush Management Zone requirements under SDMC Section 142.0412 of the City's Landscape Regulations as documented in Exhibit "A". Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

b) 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 proposes the construction of a new two-story, 5,629-square-foot single-dwelling unit with an attached garage, and a future pad for a 1,100-square-foot, detached Accessory Dwelling Unit (ADU); and associated site improvements on an existing vacant lot.

A Biological Technical Report was provided by Vincent N. Scheidt (dated April 1, 2024) and found that the site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources which include sensitive native vegetation, sensitive native habitats, and sensitive species. Therefore, the project is subject to comply with the ESL Regulations pursuant to SDMC Section 143.0110(a). Staff prepared an initial study and concluded that the proposed project could have significant environmental effects to biological, cultural (archeological), and tribal cultural resources. A Mitigated Negative Declaration (MND) [No. 698398 / SCH No. 2024050336] was prepared for the project to identify, mitigate, and reduce these impacts. As part of the measures of the Mitigation Monitoring and Reporting Program (MMRP) of the MND, the project will require payment to the City of San Diego Habitat Acquisition Fund (HAF) at a 1:1 mitigation ratio to mitigate for the loss of 1.10-acre of Southern Maritime Chaparral (Tier I) and Diegan Coastal Sage Scrub (Tier II) habitat within the project area. To protect all remaining identified sensitive biological resources in Brush Management Zones 1 and 2 as outlined in Exhibit "A", a Covenant of Easement (COE) granted and recorded in favor of the City of San Diego will be required. The COE will be located along the development area to the north and extending northwards to the property line. The COE will serve as means to preserve all sensitive habitat not directly impacted by the project development area and will be used as a translocation/restoration area for impacts to sensitive plant species on the project site. No structures or grading activities will occur within the boundaries of the COE. The project will also require that on-site biological, archeological, and Native American resource monitoring during all construction phases of the project.

The project has been conditioned to comply with the requirements of the City's Landscape Standards and Stormwater Standards for the purpose of reducing

potential disturbance of sensitive biological resources, erosion, and drainage runoff. The 2:1 graded slopes around the development footprint and other areas impacted by the development will be re-vegetated, hydro-seeded, and maintained. On-site drainage runoff will be controlled and captured by a private biofiltration basin located at the southern portion of the site. The project is also conditioned to require the preparation of a SWPPP, which will ensure water quality standards appropriate to the project location are met during construction. Additionally, Best Management Practices (BMPs) will be implemented, such as sediment and erosion control, fugitive dust suppression, trash control, and spill prevention.

Also, the project will provide a Brush Management Program that incorporates alternative compliance measures to allow reduced brush management zones. Within the reduced zoned areas, the development will require all proposed structures to be of Type II-B non-combustible construction type subject to the Fire Marshall's approval and in accordance with Brush Management Zone requirements under SDMC Section 142.0412 of the City's Landscape Regulations as documented in Exhibit "A".

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 landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

A slope analysis was provided and found that no steep hillsides (slopes 25-percent or greater) are present on site, and thus the project is not subject to the Steep Hillside Development Guidelines pursuant to SDMC Section 143.0142(h). A geotechnical investigation letter was prepared for the site and accepted by staff which concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project, and thus complies with the City's drainage regulations and standards.

The 2:1 graded slopes around the development footprint and other areas impacted by the development will be re-vegetated, hydro-seeded, and maintained to reduce potential disturbance of sensitive biological resources, erosion, and drainage runoff. On-site drainage runoff will be controlled and captured by a private biofiltration basin located at the southern portion of the site. Additionally, BMPs will be implemented, such as sediment and erosion control, fugitive dust suppression, trash control, and spill prevention.

Fire hazard risks will be reduced with a Brush Management Program that incorporates alternative compliance measures where the development will require all proposed structures to be of Type II-B non-combustible construction type, and sprinkler systems be provided in all enclosed buildings. Furthermore, to protect all remaining identified sensitive biological resources in Brush Management Zones 1

and 2 as outlined in Exhibit "A", a COE will require to be recorded in favor of the City of San Diego. The COE will be located along the development area to the north and extending northwards to the property line. The COE will serve as means to preserve all sensitive habitat not directly impacted by the project development area and ensure that no structures or grading activities will occur within the said boundaries of the COE. Flood hazards are not applicable because the site is not within a flood zone. Therefore, the proposed development, as conditioned, will minimize the alteration of natural landforms 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 is required to implement and comply with the Land Development Manual to ensure that impacts to environmentally sensitive lands both on-site and off-site are minimized. The project is conditioned to require the preparation of a SWPPP, which will ensure water quality standards appropriate to the project location are met during construction. Additionally, BMPs will be implemented, such as sediment and erosion control, fugitive dust suppression, trash control, and spill prevention. Therefore, the proposed project as sited and designed will prevent adverse impacts on 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 and Vernal Pool Habitat Conservation Plan (VPHCP).

Although the project site contains Environmentally Sensitive Lands for sensitive biological resources, the site is not within or adjacent to the Multiple Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). The project site does not contain vernal pools. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The project is not located near or adjacent to the Coastal Overlay Zone. Therefore, the proposed development will not contribute to the erosion of public beaches nor 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 conditions of approval and the measures presented in the MMRP of the MND will be incorporated to alleviate negative impacts created by the proposed development.

The disturbed areas will be re-vegetated, hydro-seeded, and maintained to reduce potential disturbance of sensitive biological resources, erosion, and drainage runoff. On-site drainage runoff will be controlled and captured by a private biofiltration basin located at the southern portion of the site. The project will be required comply with the City's Stormwater Regulations and appropriate BMPs to ensure that substantial erosion or siltation on or off-site during construction activities would not occur.

A COE is required to be recorded in favor of the City of San Diego, which will be located along the development area to the north and extending northwards to the property line. The COE will serve as means to preserve all sensitive habitat not directly impacted by the project development area and ensure that no structures or grading activities will occur within the said boundaries of the COE. Furthermore, to satisfy conditions of coverage requirements specified in the City's MSCP Subarea Plan (1997), a revegetation/translocation plan for the COE is required for the wart-stemmed ceanothus and San Diego coast barrel cactus. A total of 20 wart-stemmed ceanothus (at a 10:1 individual plant replacement ratio) will be revegetated in the COE and San Diego coast barrel cactus impacted by development area will be salvaged and translocated into the COE. The project will also require payment to the City of San Diego Habitat Acquisition Fund (HAF) at a 1:1 mitigation ratio to mitigate for the permanent 0.03-acre loss of Southern Maritime Chaparral (Tier I) and the permanent 1.07-acre loss of Diegan Coastal Sage Scrub (Tier II) habitat impacted by the development. A qualified Biologist will be retained to implement the project's biological monitoring program during all phases of the project. Archeological and Native American monitoring led by a Principal Investigator will also be present during all construction phases (soil disturbing and grading/excavation/trenching activities) of the project. All reporting activities will be provided to the City's Mitigation Monitoring Coordination (MMC) section.

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

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Site Development Permit No. PMT-2586612 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. PMT-2586612, a copy of which is attached hereto and made a part hereof.

Mark Lopez
Development Project Manager
Development Services Department

Adopted on: August 7, 2024

IO#: 24009065

DRAFT

RESOLUTION NUMBER R-XXXX

ADOPTED ON AUGUST 7, 2024

**A RESOLUTION OF THE HEARING OFFICER OF THE CITY
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION
NO.698398/SCH NO. 2024050336 AND THE MITIGATION,
MONITORING, AND REPORTING PROGRAM**

WHEREAS, on November 15, 2021, Laurie C. Fisher, submitted an application to the Development Services Department for a Site Development Permit for the Chan & Chung single family residence and accessory dwelling unit concrete pad (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 August 7, 2024; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 698398/SCH No. 2024050336 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.

ATTACHMENT 6

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Planning and Research regarding the Project.

By: _____
Mark Lopez, Development Project Manager

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

DRAFT

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit

PROJECT NO. 698398

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. 698398 shall be made conditions of the Site Development Permit as may be further described below.

MMRP

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:

<https://www.sandiego.gov/development-services/forms-publications/designs-guidelines-templates>

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 BIOLOGICAL CONSULTANT
QUALIFIED ARCHAEOLOGY CONSULTANT
QUALIFIED NATIVE AMERICAN MONITOR**

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) 698398, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, 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 that any other agency requirements or permits have been obtained or are in process 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 for this project

- 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.
- 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
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIO-1: BIOLOGICAL RESOURCES (RESOURCE PROTECTIONS 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 (2018), 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 any avian species that is listed, candidate, sensitive, or special status in the MSCP, 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 in the proposed area of disturbance. The pre-

construction survey shall be conducted within three (3) 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 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 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 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.

BIO-2: DIRECT IMPACTS TO SENSITIVE BIOLOGICAL RESOURCES

**Table 1
DIRECT IMPACTS TO VEGETATION COMMUNITIES/LAND COVER TYPES**

Habitat	Existing	Project Impacts	Mitigation Ratio	Mitigation Requirement (1)
Southern Maritime Chaparral (Tier I)	0.17 ac	0.03 ac	1:1	0.03 ac
Diegan Coastal Sage Scrub (Tier II)	1.30 ac	1.07 ac	1:1	1.07 ac
Disturbed Habitat (Tier IV)	0.32 ac	0.31 ac	n/a	none
TOTAL	1.79 ac	1.41 ac		1.10 ac

Prior to any construction permit, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall make payment to the City of San Diego Habitat Acquisition Fund (HAF) at a 1:1 mitigation ratio to mitigate for the loss of 1.07-acres of Diegan coastal sage scrub (Tier II habitat) and 0.03-acre of Southern Maritime Chaparral (Tier I habitat) located within the project area but outside of the Multi-Habitat Planning Area (MHPA). This fee is based on mitigation ratios, per the City of

San Diego Biology Guidelines, of 1:1 ratio for mitigation that occurs inside the MHPA for impacts to Tier I and II habitat outside of the MHPA. Therefore, the resulting total mitigation required for direct project impacts to Southern Maritime Chaparral and Diegan coastal sage scrub would be payment into the HAF for the purchase of 1.10-acre inside the MHPA at the current purchase price /acre established by the City of San Diego plus a 10 percent administrative fee.

ARCHAEOLOGICAL RESOURCES

I. Prior to Permit Issuance

A Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a

confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program.

This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit

written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. **Determination of Significance**

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. **Notification**

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human

remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN

- c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
- d. The PI shall immediately contact MMC, or by 8AM of the next business day report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

- B. If night and/or weekend work becomes necessary during the course of construction.
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
- 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
- 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
- 4. MMC shall provide written verification to the PI of the approved report.
- 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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:** 698398

Project Address: _____

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

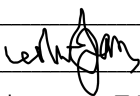
Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature:  _____ Date: _____

Additional pages Attached: Yes No

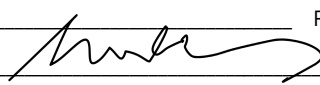
Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature:  _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Page 3		City of San Diego · Information Bulletin 620		May 2020	
		City of San Diego Development Services		Community Planning Committee Distribution Form	
Project Name: Chan + Chung Residence			Project Number: 698398		
Community: Carmel Valley					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny					
# of Members Yes 9		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations: Vote to approve with the following conditions: 1. The architectural material colors of the primary residence shall be compatible with the color palette of the surrounding vegetation and bluffs.					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Frisco White, AIA					
TITLE: Chair				DATE: January 27, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

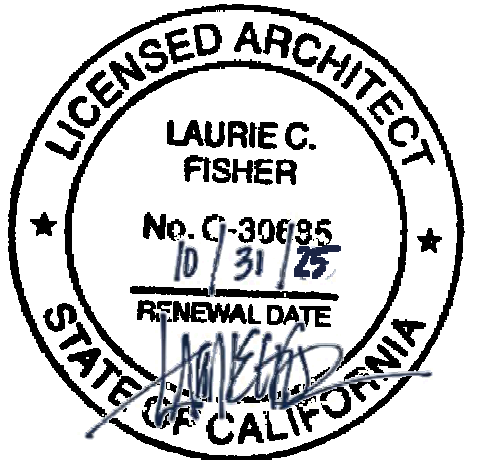
CHAN+CHUNG RESIDENCE

4004 ARROYO SORRENTO RD.
SAN DIEGO, CA 92130

PHNX21005 04.15.24
SDP FINAL SUBMITTAL



LAURIE C FISHER
ARCHITECTURE, INC



PROJECT DIRECTORY

PROJECT OWNER(S):

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edward.k.chan@live.com

ARCHITECT:

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DAVE GOWERS
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541.597.4909
DAVE@DGENGINEERING.COM

TITLE 24 ENERGY CONSULTANT:

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MARTYN DODD
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NOVATO, CA 94945
(415) 897-6400

LANDSCAPE ARCHITECT:

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8080 LA MESA BLVD. Ste #206
LA MESA, CA 91942
(619) 466-0362
JEFF@JEFFREYRULE.COM

CIVIL ENGINEER:

LANDMARK CONSULTING
DAVID YEH
9555 GENESSEE AVE. STE #200
SAN DIEGO, CA 92121
(858) 587-8070
DAVID@LMCO.NET

PROJECT DATA

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A TWO-STORY, 5,629 SF SINGLE FAMILY RESIDENCE ON AN UNDEVELOPED PARCEL.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNADINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

APN

307-062-18-00

APPLICABLE ZONES

AR 1-I

REQUIRED APPROVALS

SITE DEVELOPMENT PERMIT
BUILDING PERMIT

APPLICABLE CODES

2021 California Building Code
2021 California Mechanical Code
2021 California Electrical Code
2021 California Plumbing Code
2021 California Energy Code
2021 California Green Building Code
CBC Chapter 7A
California Code of Regulations, Title 24
Current Edition, County/Municipal Code:

Current Edition, Fire Code:

These plans and all work shall comply with the 2021 California Building Standards Code found in the State of California Title 24 CCR as amended and adopted by:

OCCUPANCY

R-3, U

CONSTRUCTION TYPE

TYPE I-A, SPRINKLERED

DEFERRED SUBMITTALS

- 13-D FIRE SPRINKLERS

AREA CALCULATIONS:

SITE AREA: 77,792 SF / 1.79 AC
MAX. LOT COVERAGE: 10% OR 7,779 SF

PROPOSED BUILDING AREA:

LOWER LEVEL HABITABLE: 3,706 SF
GARAGE: 850 SF

TOTAL LOWER LEVEL AREA: 4,556 SF

UPPER LEVEL AREA: 1,073 SF

TOTAL BUILDING AREA (RESIDENCE): 5,629 SF

FUTURE ADU HABITABLE: 800 SF

FUTURE ADU GARAGE: 300 SF

TOTAL FUTURE ADU AREA: 1,100 SF

TOTAL PROPOSED BUILDING AREA: 6,729 SF

COVERED PATIO: 332 SF

LOWER LEVEL BUILDING AREA: 4,556 SF

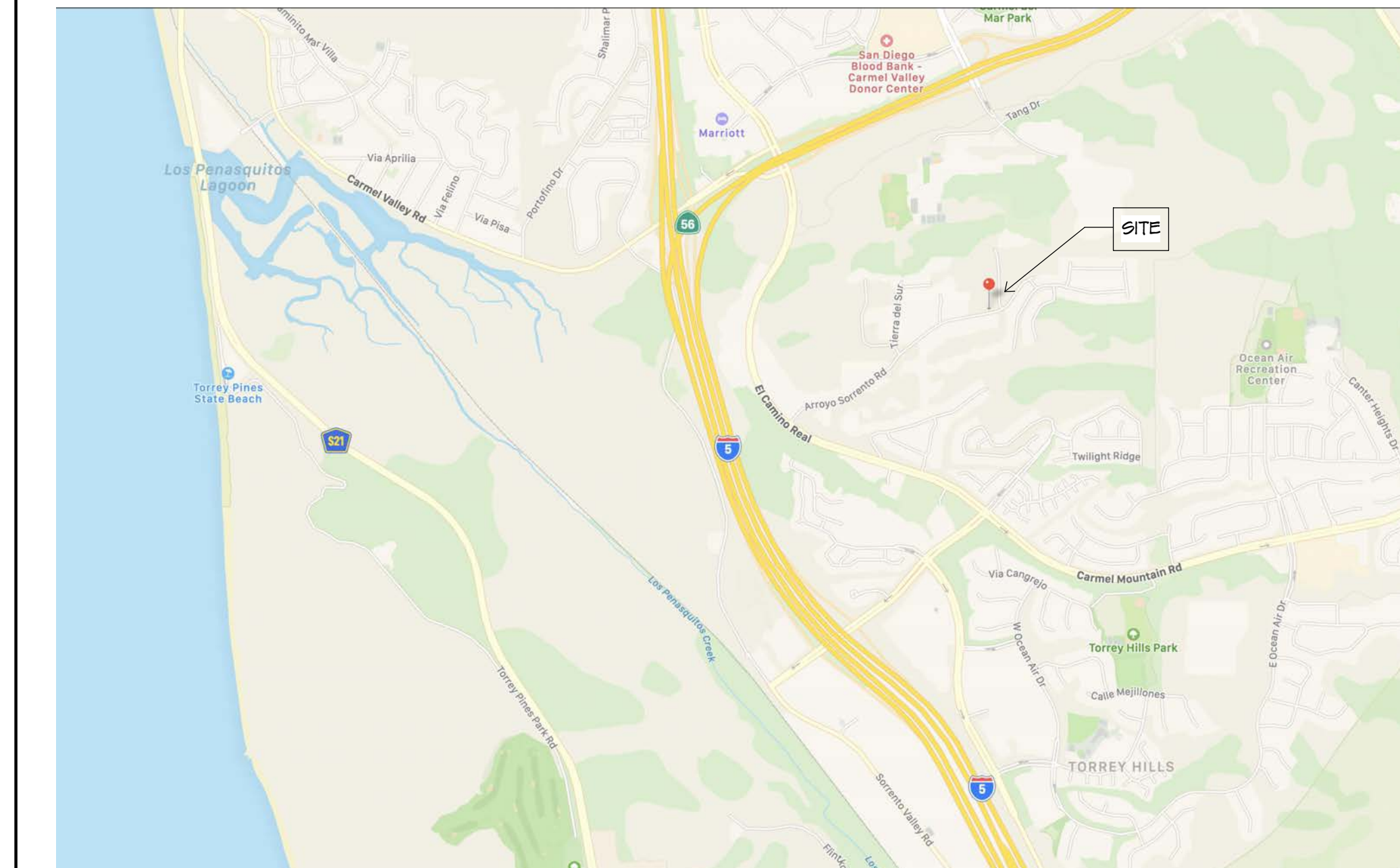
FUTURE ADU + GARAGE: 1,100 SF

TOTAL LOT COVERAGE: 5,988 SF < 7,779 SF COMPLIES

BUILDING ENVELOPE:

MAX ALLOWABLE HEIGHT: 30'
MAX BLDG HEIGHT: 24'-6" < 30' **COMPLIES**
MAX OVERALL HEIGHT: 35.34' < 40' **COMPLIES (GRADE DIFF. > 10')**

VICINITY MAP



ARCHITECTURAL LEGEND

	WALL TYPE		ELEVATION CALLOUT
	WINDOW TAG		REVISION CLOUD & DELTA
	DOOR TAG		GRID MARK
	LEVEL		KEYNOTE
	DETAIL CALLOUT		ROOM NAME
	SECTION CALLOUT		

SHEET INDEX

0.0 TITLE SHEET

1 CIVIL

- 1 CIVIL COVER SHEET
- 2 PGP
- 3 CIVIL SITE PLAN
- 4 ESL EXHIBIT

1.1 LANDSCAPE

- L-1 LANDSCAPE PLAN
- L-2 BRUSH MANAGEMENT PLAN
- L-3 BRUSH MANAGEMENT NOTES
- L-4 IRRIGATION HYDROZONE PLAN/CALCS

2 ARCHITECTURAL

- A1.0 SITE PLAN
- A2.0 ENTRY LEVEL FLOOR PLAN
- A2.1 UPPER LEVEL FLOOR PLAN
- A4.0 ROOF PLAN
- A6.0 EXTERIOR ELEVATIONS
- A6.1 EXTERIOR ELEVATIONS
- A7.0 SECTIONS

SHEET TOTAL: 16

ABBREVIATIONS

CONTR	CONTRACTOR	GAL	GALVANIZED	PNL	PANEL	SND	SANITARY NAPKIN DISPENSER	WD	WOOD
CPTIC	CARPET	GYP BD	GYPSUM BOARD	PR	PAIR	SN DPL	SANITARY NAPKIN DISPOSAL	WF	WALL FABRIC
CT	CERAMIC TILE	GC	GENERAL CONTRACTOR	PSF	POUNDS PER SQUARE FOOT	SPECS	SPECIFICATIONS	WP	WATERPROOF
DBL	DOUBLE	GI	GALVANIZED IRON	PSI	POUNDS PER SQUARE INCH	SS	STAINLESS STEEL	WW	WINDOW
DET	DETAIL	GL	GLASS	PT	POST-TENSIONED	S/S	SERVICE SINK	WWF	WELDED WIRE FABRIC
DIM	DIMENSION	GR	GRADE	QT	QUARRY TILE	STD	STANDARD		
DN	DOWN	GMMU	GLASS MESH MORTAR UNIT	R	RISER OR RADIUS	STL	STEEL		
DR	DOOR	HDCP	HANDICAPPED	RA	RETURN AIR	STRUCT	STRUCTURE		
DWG	DRAWING	HEWR	HARDWARE	RB	RUBBER BASE	SUSP	SUSPENDED		
E	EXISTING	HORIZ	HORIZONTAL	RD	ROOF DRAIN	T	TREAD		
EA	EACH	HR	HOUR	RE	REFER/REFERENCE	T&G	TONGUE AND GROOVE		
EJ	EXPANSION JOINT	HT	HEIGHT	REFL	REFLECTIVE OR REFLECTIVE	TEL	TELEPHONE		
EL	ELEVATION	HVAC	HEATING, VENT. AIR COND.	REIN	REINFORCING	TEMP	TEMPERED		
ELEC	ELECTRICAL	HWH	HOT WATER HEATER	REQ'D	REQUIRED	TD	TRASH DISPOSAL		
EQ	EQUAL	ID	INSIDE DIAMETER	RET	RETAINING	TJ	TOOLED JOINT		
EQUIP	EQUIPMENT	INSUL	INSULATION	REV	REVISE, REVISED	TLT	TOILET		
EXP	EXPANSION	INT	INTERIOR	RF	RAISED FLOOR	TOC	TOP OF CONCRETE		
EXT	EXTERIOR	INV	INVERT	RM	ROOM	TOM	TOP OF MASONRY		
FD	FLOOR DRAIN	JAN	JANITOR	RO	ROUGH OPENING	TOS	TOP OF STEEL		
FN	FOUNDATION	JST	JOIST	ROW	RIGHT OF WAY	TOW	TOP OF WALL		
FIN	FINISH	JOINT	JOINT	RT DPL	RECESSED TRASH DISPOSAL	TRANS	TRANSFORMER		
FLR	FLOOR	JT	JOINT	R TOW D	RECESSED TOWEL DISPENSER	TYP	TYPICAL		
FLUOR	FLUORESCENT	KO	KNOCKOUT	SAC	SUSPENDED ACOUSTIC CEILING	VT	VINYL TILE		
FP	FIBERPROOF	LAM	LAMINATE	SAT	SUSPENDED ACOUSTIC TILE	VB	VAPOR BARRIER		
FRP	FIBERGLASS REIN. PLASTIC	LAV	LAVATORY	SB	SPLASH BLOCK	VERT	VERTICLE		
FURR	FURRING	LH	LEFT HAND	SC	SOLID CORE	VF	VERIFY IN FIELD		
GA	GAUGE	LL	LIVE LOAD	S CONC	SEALED CONCRETE	VWC	VINYL WALL COVERING		
		LWC	LIGHT WEIGHT CONCRETE	SD	STORM DRAIN	W/	WITH		
		MAS	MASONRY	SECT	SECTION	W/O	WITHOUT		
		MATL	MATERIAL	SM	SIMILAR	WC	WATER CLOSET		
		MAX	MAXIMUM						

0.0

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CITY OF SAN DIEGO

4004 ARROYO SORRENTO RD

ABBREVIATIONS:

AC	ASPHALT CONCRETE	INV	INVERT
APN	ASSESSOR'S PARCEL NUMBER	LAT	LATERAL
ASPH	ASPHALT	R	PROPERTY LINE
BLDG	BUILDING	PROJ	PROJECT
BW	FINISH GRADE AT BOTTOM OF WALL	PROP	PROPOSED
CL	CENTERLINE	PUB	PUBLIC
CONC	CONCRETE	PVT	PRIVATE
DWY	DRIVEWAY	RD	ROAD
ESL	ENVIRONMENTALLY SENSITIVE LANDS	RET	RETAINING
ESMT	EASEMENT	RIM	TOP OF RIM
EX/EXIST/(E)	EXISTING	R/W	RIGHT OF WAY
FG	FINISHED GRADE	SB	SETBACK
FL	FLOW LINE	SD	STORM DRAIN
FH	FIRE HYDRANT	TW	FINISH GRADE AT TOP OF WALL
FS	FINISHED SURFACE	TYP	TYPICAL
GF	GARAGE FLOOR	VAR	VARIES
IE	INVERT ELEVATION		

PARKING:

PER SDMC SECTION 142.0520, THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR THIS SINGLE DWELLING UNIT IS 2.

PROJECT DESCRIPTION:

TO OBTAIN A SITE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF ONE SINGLE FAMILY HOME (AND GUEST HOUSE) ON A SITE THAT HAS ENVIRONMENTALLY SENSITIVE LAND (SENSITIVE BIOLOGICAL RESOURCES)

PRELIMINARY GRADING PLAN NOTES:

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
- ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- SOURCE OF TOPOGRAPHY: INLAND AERIAL SURVEYS, INC - DATED 9-16-16
- CONTOURED INTERVALS: 2 FEET (EXISTING) AND 2 FEET (PROPOSED)
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE PER PGP (2:1 MAX.)
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: CW LAMONTE COMPANY DATED 3/22/2017
- STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF CITY ENGINEER.
- LANDSCAPE AREAS ADJACENT TO ARROYO SORRENTO ROAD SHALL BE DESIGNED SO THAT FERTILIZERS, PESTICIDES, OR SUBSTANCES CONTAINING THE POLLUTANTS OF CONCERN DO NOT NEED TO BE ADDED TO THE SUBJECT LANDSCAPED AREAS. THE GRADING AND IRRIGATION SYSTEMS FOR THESE AREAS SHALL BE DESIGNED TO PREVENT RUNOFF OF IRRIGATION WATER.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT 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.

GENERAL NOTES:

- NO EXISTING OR PROPOSED TRANSIT STOPS ADJACENT TO PROJECT SITE.

TOPOGRAPHY SOURCE:

INLAND AERIAL SURVEYS, INC,
DATE: 9/16/2016
DATUM: MSL

BENCHMARK:

BRASS PIN AT NORTHWEST CORNER AT INTERSECTION OF CARMEL VALLEY ROAD AND POINTE DEL MAR WAY

ELEVATION: 16.392'
DATUM: M.S.L.

ASSESSOR'S PARCEL NO.:

307-062-18

SITE SUMMARY:

PROJECT TEAM
CIVIL ENGINEER
LANDMARK CONSULTING
9555 GENESEE AVE, STE 200
SAN DIEGO, CA 92121
858-587-8070

ARCHITECTURAL DESIGNER
LAURIE FISHER ARCHITECTURE
895 PARK BLVD. #120
SAN DIEGO, CA 92101
619-450-6237

LANDSCAPE ARCHITECT
JEFFERY RULE, INC.
8080 LA MESA BLVD. STE. 206
LA MESA, CA 91942
619-466-0362

BIOLOGIST
VINCENT SHEIDT
3158 OCCIDENTAL STREET
SAN DIEGO, CA 92122
858-457-3873

SOIL ENGINEER
CW LAMONTE COMPANY
4350 PALM AVENUE, STE 25
LA MESA, CA 91941
619-462-9861

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATE GEOLOGIC SURVEY.

OWNER'S NAME

EDWARD CHAN & MEGAN CHUNG
4743 THURSTON PLACE
SAN DIEGO, CA 92130
(408) 857-1756

STORM WATER NOTE:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

BASE ZONE

AR 1-1

OVERLAYS

FIRE BRUSH ZONES 300' BUFFER
FIRE HAZARD SEVERITY ZONE

PARKING ON-SITE

GARAGE 3
GUEST 3

TOTAL 6

SETBACK REQUIREMENTS

FRONT 25'
SIDE 20'
REAR 25'

MAX STRUCTURE HEIGHT

30'

EXISTING USE

VACANT

PROPOSED USE

2-STORY SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE AND ACCESSORY DWELLING UNIT

ENVIRONMENTALLY SENSITIVE LANDS (ESL)

SENSITIVE BIOLOGICAL RESOURCES

GEOLOGIC HAZARD CATEGORIES

5.3

SITE AREA

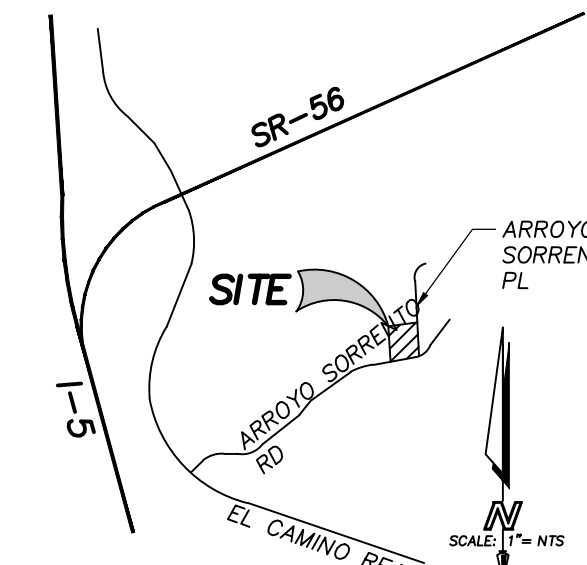
2.21 AC 96,257 SF (GROSS)
1.83 AC 76,650 SF (NET)

ENGINEER OF WORK:

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

DAVID H. YEH
R.C.E. 62717

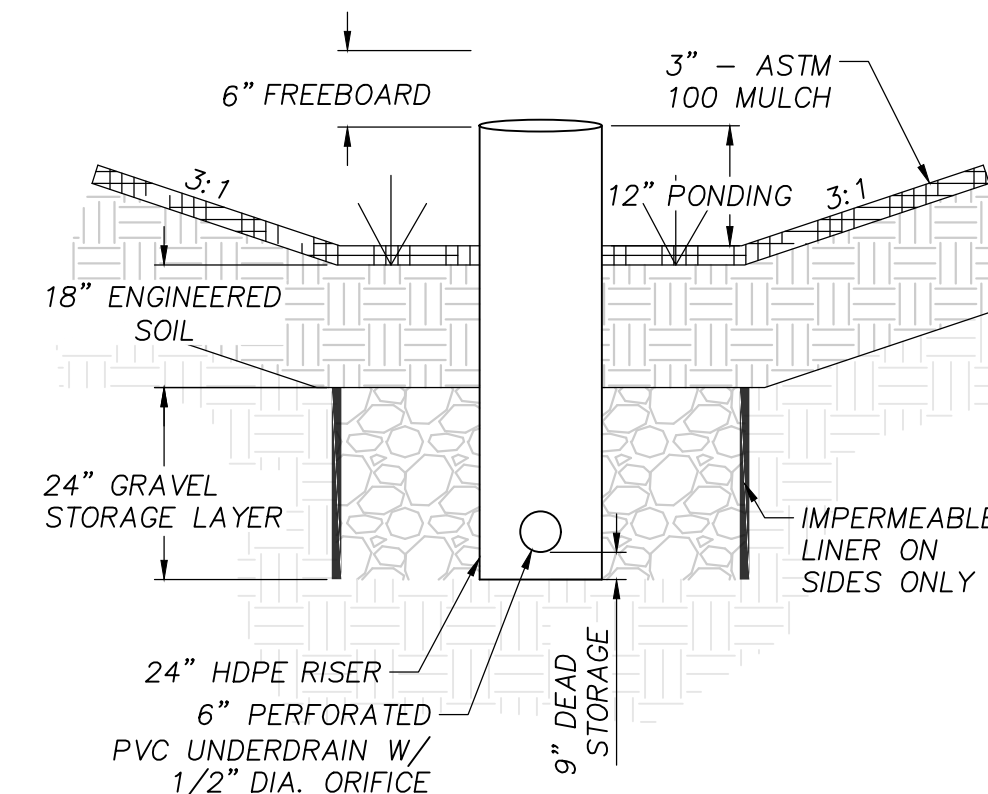
DATE



VICINITY MAP

N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	PRELIMINARY GRADING PLAN
3	SITE PLAN
4	ESL EXHIBIT

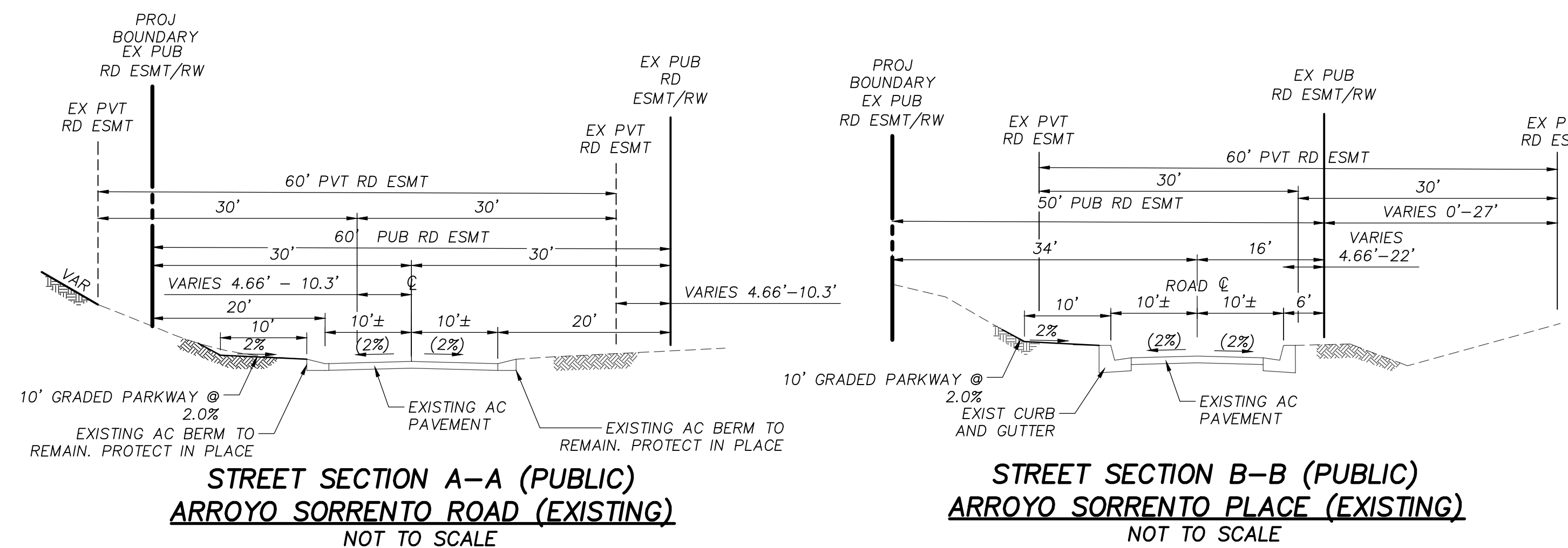


SECTION: BIOFILTRATION BASIN (BMP-1)

SCALE: NTS

LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
EXISTING CENTER LINE	---
EXISTING PROPERTY LINE	---
EXISTING EDGE OF PWMT	---
EXISTING CURB AND GUTTER	---
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN MANHOLE	---
EXISTING SEWER MAIN	---
EXISTING SEWER MANHOLE	---
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
CUT/FILL DAYLIGHT LINE	---
SLOPES (2:1 SLOPE, UNLESS SHOWN OTHERWISE)	---
DAYLIGHT CUT LINE	---
PROPOSED PAD ELEVATION	P-255.7
PROPOSED BUILDING SETBACK	---
PROPOSED BUILDING	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED SEWER LATERAL	---
EXISTING WATER SERVICE	---
PROPOSED RETAINING WALL	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN INLET/CLEANOUT	---
PROPOSED AREA DRAIN	---
PROPOSED WING TYPE HEADWALL	---
PROPOSED CURB RAMP PER SDG-132	---
BIOFILTRATION BASIN	---
RIP RAP	---
BROW DITCH	---
CONCRETE SWALE	---



STREET SECTION A-A (PUBLIC)
ARROYO SORRENTO ROAD (EXISTING)
NOT TO SCALE

STREET SECTION B-B (PUBLIC)
ARROYO SORRENTO PLACE (EXISTING)
NOT TO SCALE



REVISION 5	----
REVISION 4	----
REVISION 3	10-4-2022
REVISION 2	6-20-2022
REVISION 1	03-15-2022
ORIGINAL SUBMITTAL	11-08-2021

PREPARED BY:

LANDMARK
C O N S U L T I N G
Planning Engineering Surveying
9555 Geneesee Avenue, Suite 200
San Diego, CA 92121 (858) 587-8070

CITY OF SAN DIEGO

4004 ARROYO SORRENTO RD

COVER

SHEET NO. 1 OF 4

SUBMITTAL OCT 2022 Dwg: p:\mcc\03-121 4004 arroyo sorrento rd\planning and engineering\ppp\3-121 ppp-1.dwg Plot'd: 2/5/2024 1:52:54 PM

GRADING QUANTITIES

GRADED AREA 0.69 ACRES MAX. CUT DEPTH 15.5 [FT]
 CUT QUANTITIES 1,230 [CYD] MAX CUT SLOPE RATIO (2:1MAX)
 FILL QUANTITIES 2,370 [CYD] MAX. FILL DEPTH 21.5 [FT]
 IMPORT 1,140 [CYD] MAX FILL SLOPE RATIO (2:1MAX)

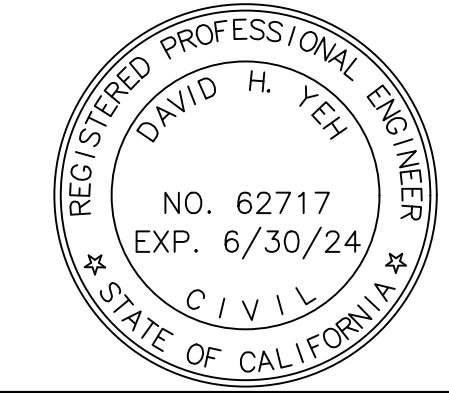
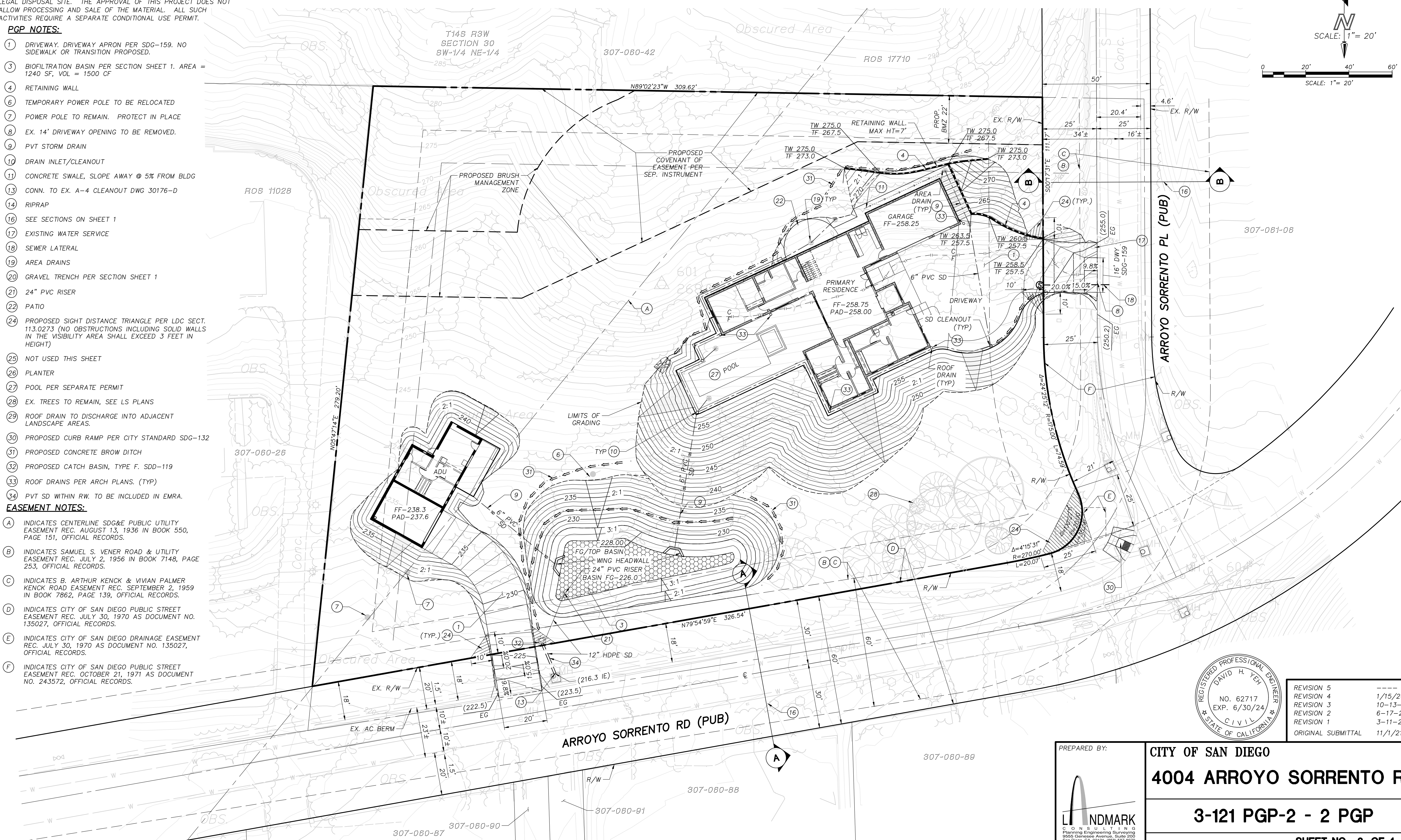
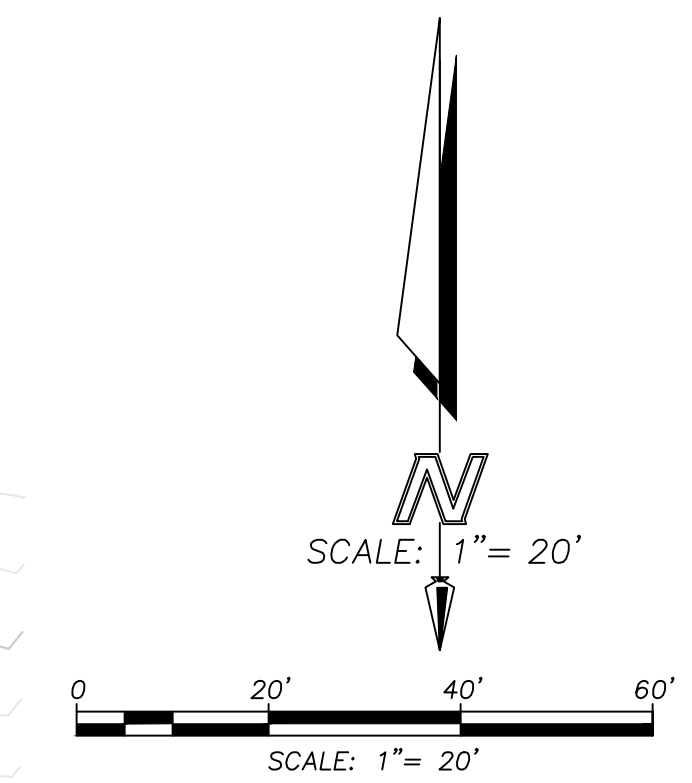
THIS PROJECT PROPOSES TO IMPORT 1,140 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

PGP NOTES:

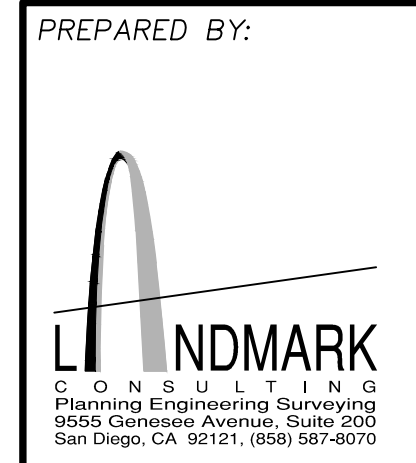
- 1 DRIVEWAY. DRIVEWAY APRON PER SDG-159. NO SIDEWALK OR TRANSITION PROPOSED.
- 3 BIOFILTRATION BASIN PER SECTION SHEET 1. AREA = 1240 SF, VOL = 1500 CF
- 4 RETAINING WALL
- 6 TEMPORARY POWER POLE TO BE RELOCATED
- 7 POWER POLE TO REMAIN. PROTECT IN PLACE
- 8 EX. 14' DRIVEWAY OPENING TO BE REMOVED.
- 9 PVT STORM DRAIN
- 10 DRAIN INLET/CLEANOUT
- 11 CONCRETE SWALE, SLOPE AWAY @ 5% FROM BLDG
- 13 CONN. TO EX. A-4 CLEANOUT DWG 30176-D
- 14 RIPRAP
- 16 SEE SECTIONS ON SHEET 1
- 17 EXISTING WATER SERVICE
- 18 SEWER LATERAL
- 19 AREA DRAINS
- 20 GRAVEL TRENCH PER SECTION SHEET 1
- 21 24" PVC RISER
- 22 PATIO
- 24 PROPOSED SIGHT DISTANCE TRIANGLE PER LDC SECT. 113.0273 (NO OBSTRUCTIONS INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT)
- 25 NOT USED THIS SHEET
- 26 PLANTER
- 27 POOL PER SEPARATE PERMIT
- 28 EX. TREES TO REMAIN, SEE LS PLANS
- 29 ROOF DRAIN TO DISCHARGE INTO ADJACENT LANDSCAPE AREAS.
- 30 PROPOSED CURB RAMP PER CITY STANDARD SDG-132
- 31 PROPOSED CONCRETE BROW DITCH
- 32 PROPOSED CATCH BASIN, TYPE F. SDD-119
- 33 ROOF DRAINS PER ARCH PLANS. (TYP)
- 34 PVT SD WITHIN RW. TO BE INCLUDED IN EMRA.

EASEMENT NOTES:

- A INDICATES CENTERLINE SD&E PUBLIC UTILITY EASEMENT REC. AUGUST 13, 1936 IN BOOK 550, PAGE 151, OFFICIAL RECORDS.
- B INDICATES SAMUEL S. VENER ROAD & UTILITY EASEMENT REC. JULY 2, 1956 IN BOOK 7148, PAGE 253, OFFICIAL RECORDS.
- C INDICATES B. ARTHUR KENCK & VIVIAN PALMER KENCK ROAD EASEMENT REC. SEPTEMBER 2, 1959 IN BOOK 7862, PAGE 139, OFFICIAL RECORDS.
- D INDICATES CITY OF SAN DIEGO PUBLIC STREET EASEMENT REC. JULY 30, 1970 AS DOCUMENT NO. 135027, OFFICIAL RECORDS.
- E INDICATES CITY OF SAN DIEGO DRAINAGE EASEMENT REC. JULY 30, 1970 AS DOCUMENT NO. 135027, OFFICIAL RECORDS.
- F INDICATES CITY OF SAN DIEGO PUBLIC STREET EASEMENT REC. OCTOBER 21, 1971 AS DOCUMENT NO. 243572, OFFICIAL RECORDS.



REVISION 5	----
REVISION 4	1/15/24
REVISION 3	10-13-22
REVISION 2	6-17-22
REVISION 1	3-11-22
ORIGINAL SUBMITTAL	11/1/21



PREPARED BY:
CITY OF SAN DIEGO
4004 ARROYO SORRENTO RD
3-121 PGP-2 - 2 PGP
SHEET NO. 2 OF 4

Dwg: p:\meca\03-121-4004-arroyo sorrento rd\p planning and engineering\p3-121 ppg-2.dwg Plot: 4/9/2024 11:27:32 AM

SITE PLAN NOTES:

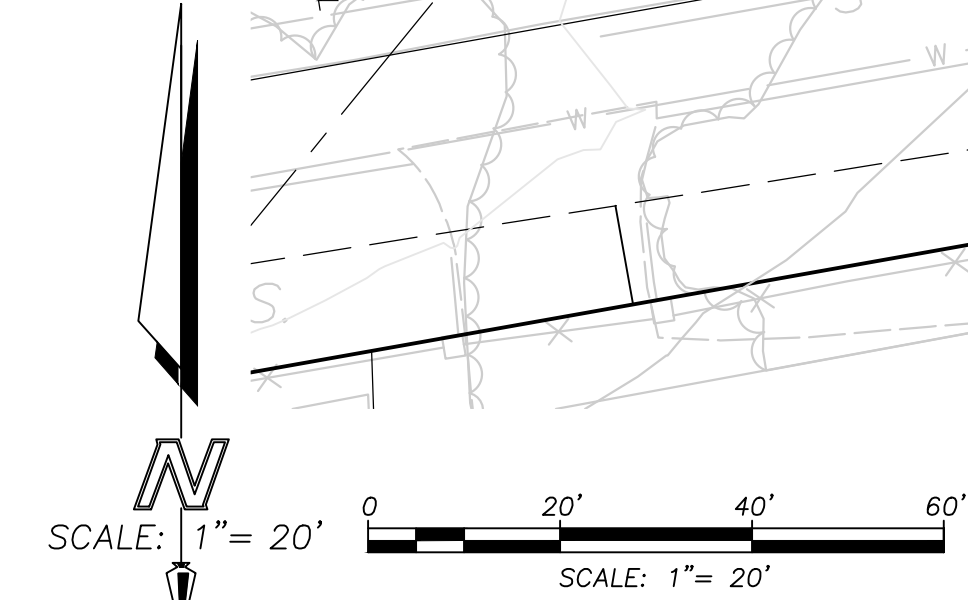
- 1 PROJECT BOUNDARY
- 2 PATIO
- 3 DRIVEWAY, DRIVEWAY APRON PER SDG-159. NO SIDEWALK OR TRANSITION PROPOSED.
- 4 RETAINING WALL
- 5 GUEST PARKING
- 6 NOT USED THIS SHEET
- 7 POOL PER SEPARATE PERMIT.
- 8 POOL DECK
- 9 BIOFILTRATION BASIN. AREA=1240 SF, VOL = 1500CF
- 12 EXISTING SEWER MAIN PER DWG 30176-D
- 13 EXISTING WATER MAIN PER DWG 14589-D
- 14 EXISTING CURB AND GUTTER
- 15 EXISTING 24-INCH RCP STORM DRAIN PER DWG 30176-D
- 16 STEPS
- 18 SEWER LATERAL
- 19 EXISTING WATER SERVICE
- 20 EXISTING FIRE HYDRANT
- 21 PROP. BRUSH MANAGEMENT ZONE
- 22 BUILDING SETBACK
- 23 PROP. COVENANT OF EASEMENT PER SEP. INSTRUMENT.
- 24 EXISTING CURB INLETS PER DWG 30176-D
- 25 REMOVE EXISTING 14" WIDE DEPRESSED CURB AT DRIVEWAY AND REPLACE WITH STANDARD CURB AND GUTTER
- 26 EXISTING GUARDRAIL TO REMAIN
- 27 RECONSTRUCT PEDESTRIAN RAMP PER SDG-132
- 28 EXISTING CONC. CROSS GUTTER
- 29 EXISTING STREET LIGHT
- 30 PROPOSED SIGHT DISTANCE TRIANGLE PER LDC SECT. 113.0273 (NO OBJECTS HIGHER THAN 36" WILL BE PROPOSED IN VISIBILITY AREA)
- 31 SOLID STRIPED DOUBLE YELLOW CENTERLINE
- 32 NO CENTERLINE STRIPING ON ARROYO SORRENTO PL.
- 37 EXIST AC BERM TO REMAIN. PROTECT IN PLACE
- 40 EXIST WATER PER DWG 29132-D
- 41 PVT STORM DRAIN
- 42 PVT SD IN RW. INCLUDE IN EMRA.
- 43 CONC BROW DITCH
- 44 EX POWER POLE TO REMAIN. PROTECT IN PLACE
- 45 EX A-4 CLEANOUT PER DWG 30176-D
- 46 EX 14" DRIVEWAY OPENING TO BE REMOVED
- 47 EX TEMPORARY POWER POLE TO BE RELOCATED

EASEMENT NOTES:

- A INDICATES CENTERLINE SDG&E PUBLIC UTILITY EASEMENT REC. AUGUST 13, 1936 IN BOOK 550, PAGE 151, OFFICIAL RECORDS.
- B INDICATES SAMUEL S. VENER ROAD & UTILITY EASEMENT REC. JULY 2, 1956 IN BOOK 7148, PAGE 253, OFFICIAL RECORDS.
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- F INDICATES CITY OF SAN DIEGO PUBLIC STREET EASEMENT REC. OCTOBER 21, 1971 AS DOCUMENT NO. 243572, OFFICIAL RECORDS.

GENERAL NOTES:

1. BUILDING ADDRESS NUMBERS WILL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



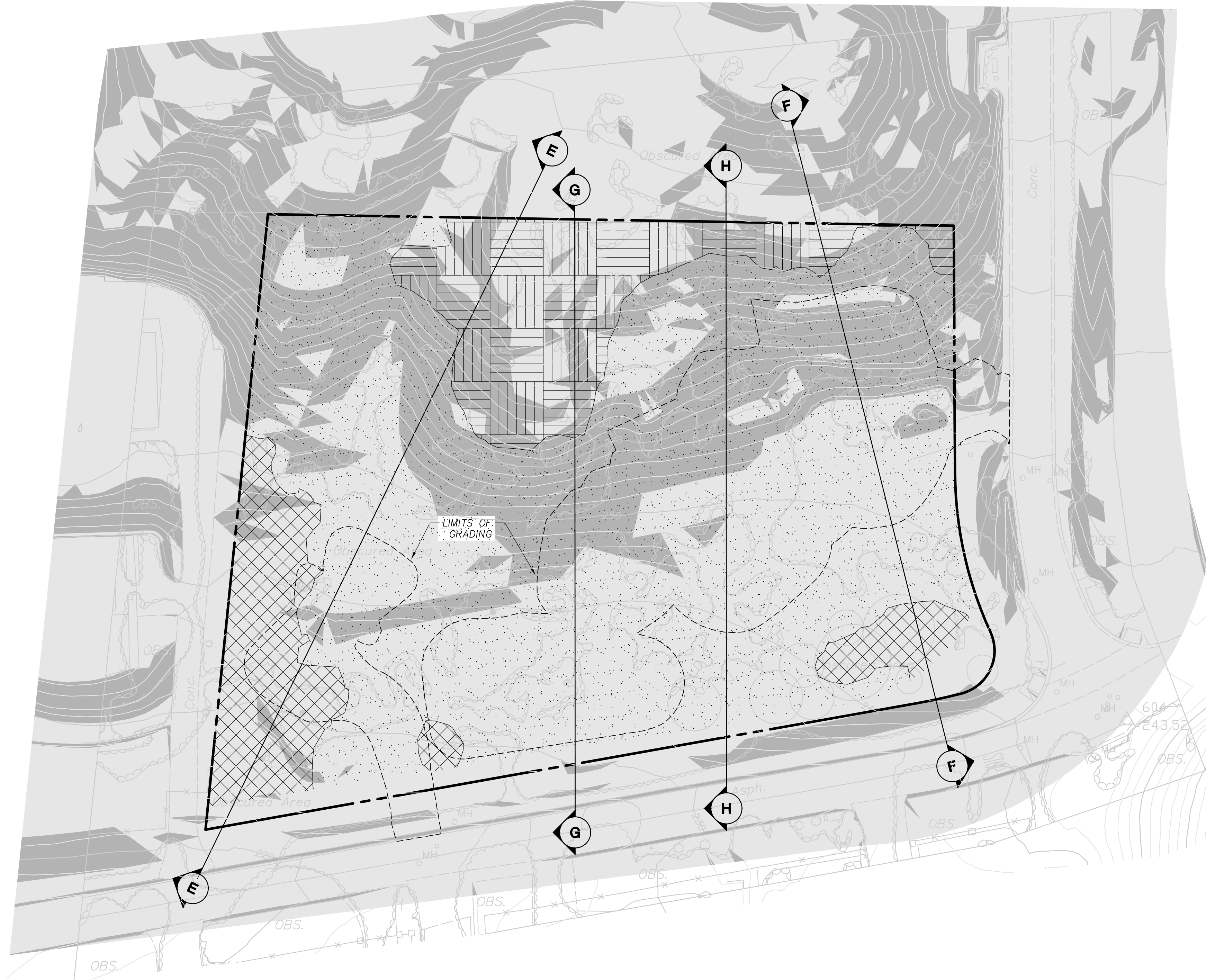
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REVISION 4	1-15-24
REVISION 3	10-13-22
REVISION 2	6-17-22
REVISION 1	3-11-22
ORIGINAL SUBMITTAL	11-01-21

PREPARED BY:

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 San Diego, CA 92121 (656) 587-8070

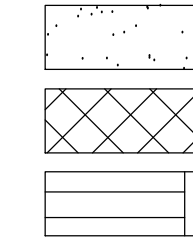
CITY OF SAN DIEGO
4004 ARROYO SORRENTO RD
3-121 PGP-3 - 3 SITE PLAN
SHEET NO. 3 OF 4

SUBMITTAL
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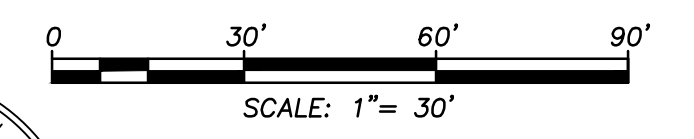
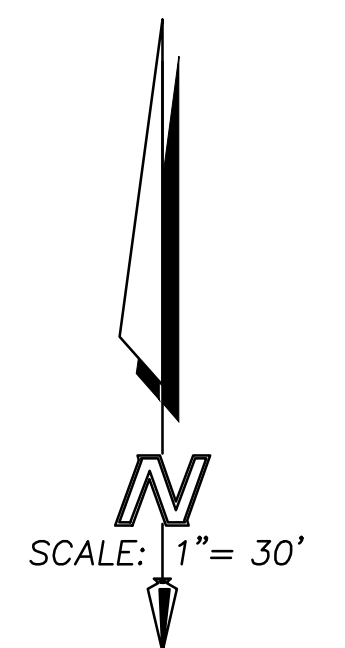
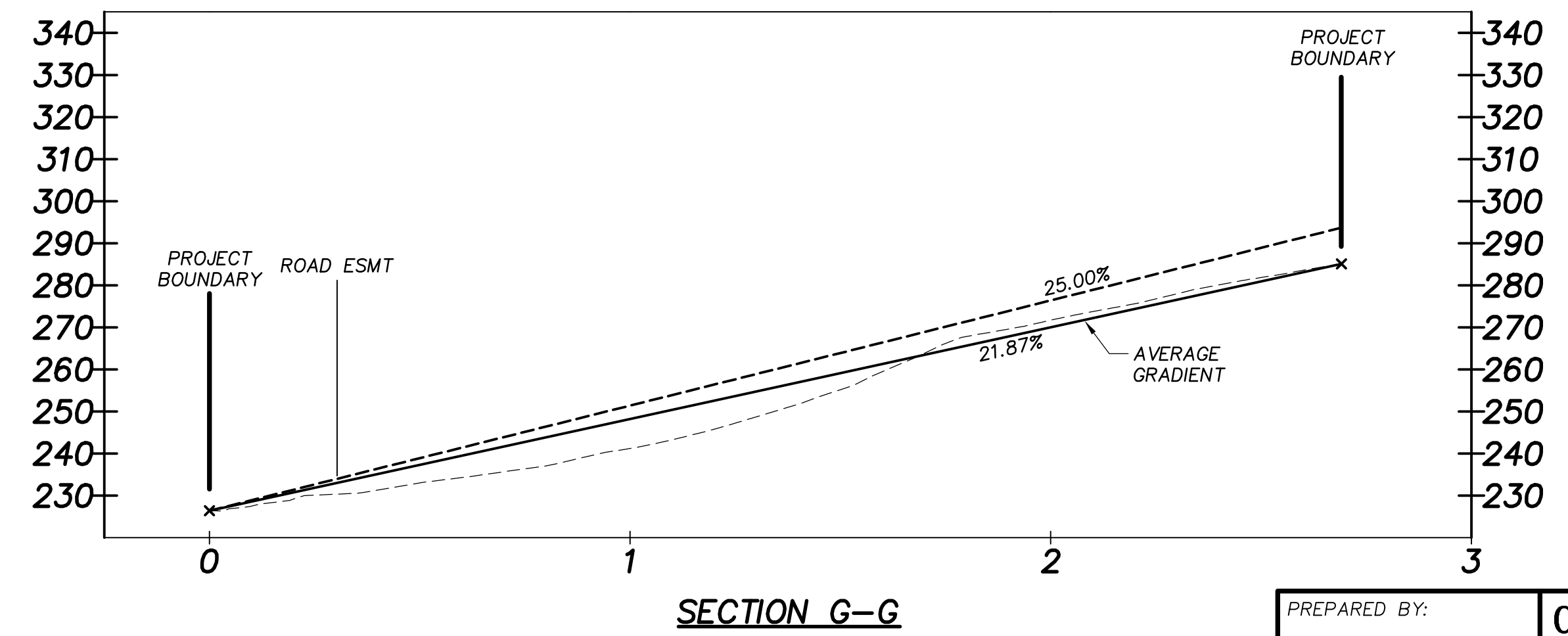
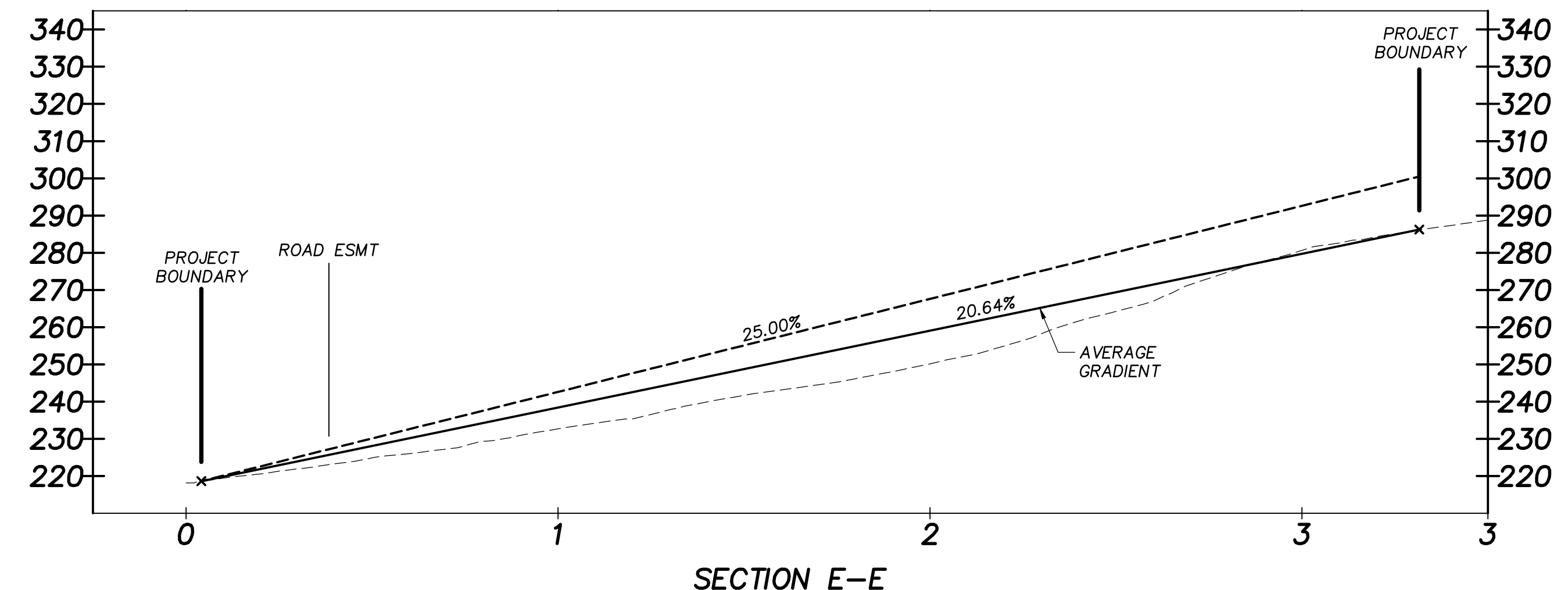
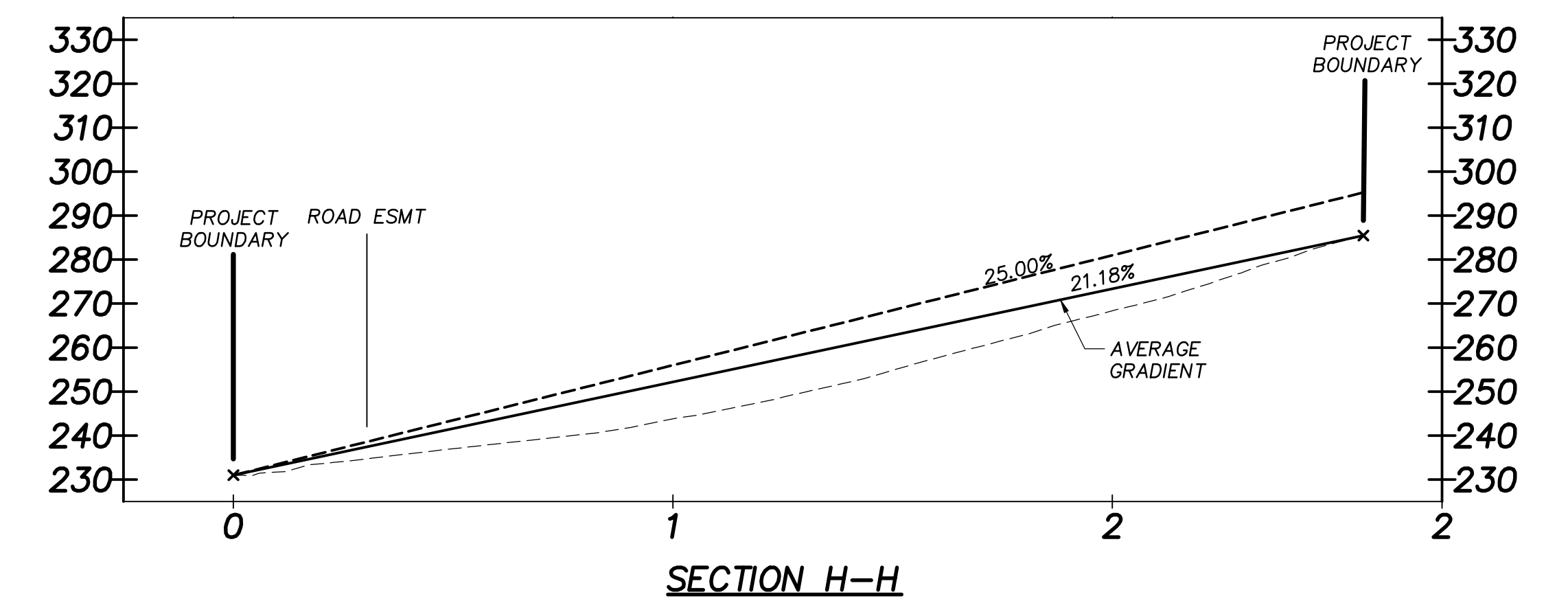
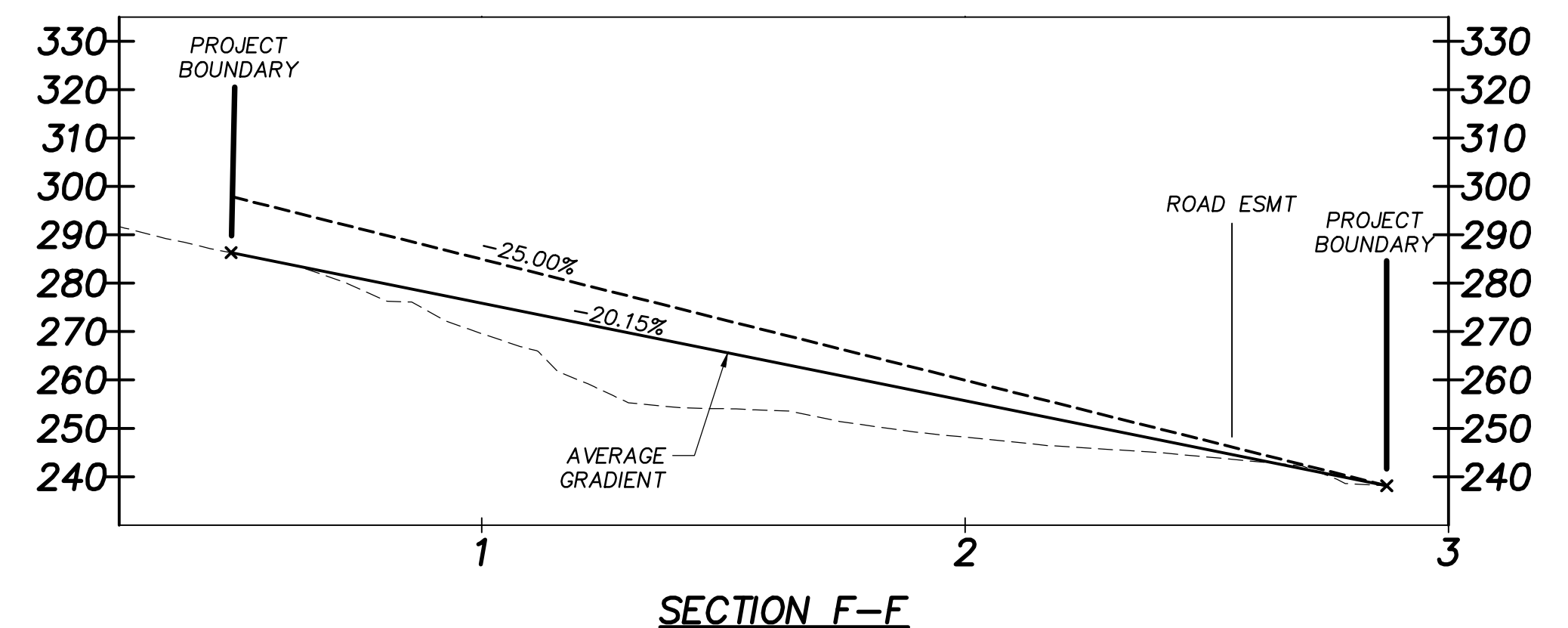


LEGEND

- DIEGAN COASTAL SAGE SCRUB (1.34 ACRE)
- DISTURBED HABITAT/NON-NATIVE VEGETATION (0.19 ACRE)
- SOUTHERN MARITIME CHAPARRAL (0.23 ACRE)



SLOPE ANALYSIS (FOR PROJ BDY ONLY)				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (SF)
1	[Stippled]	0.5%	25.0%	47,126
2	[Cross-hatched]	25.0%	116.6%	29,523



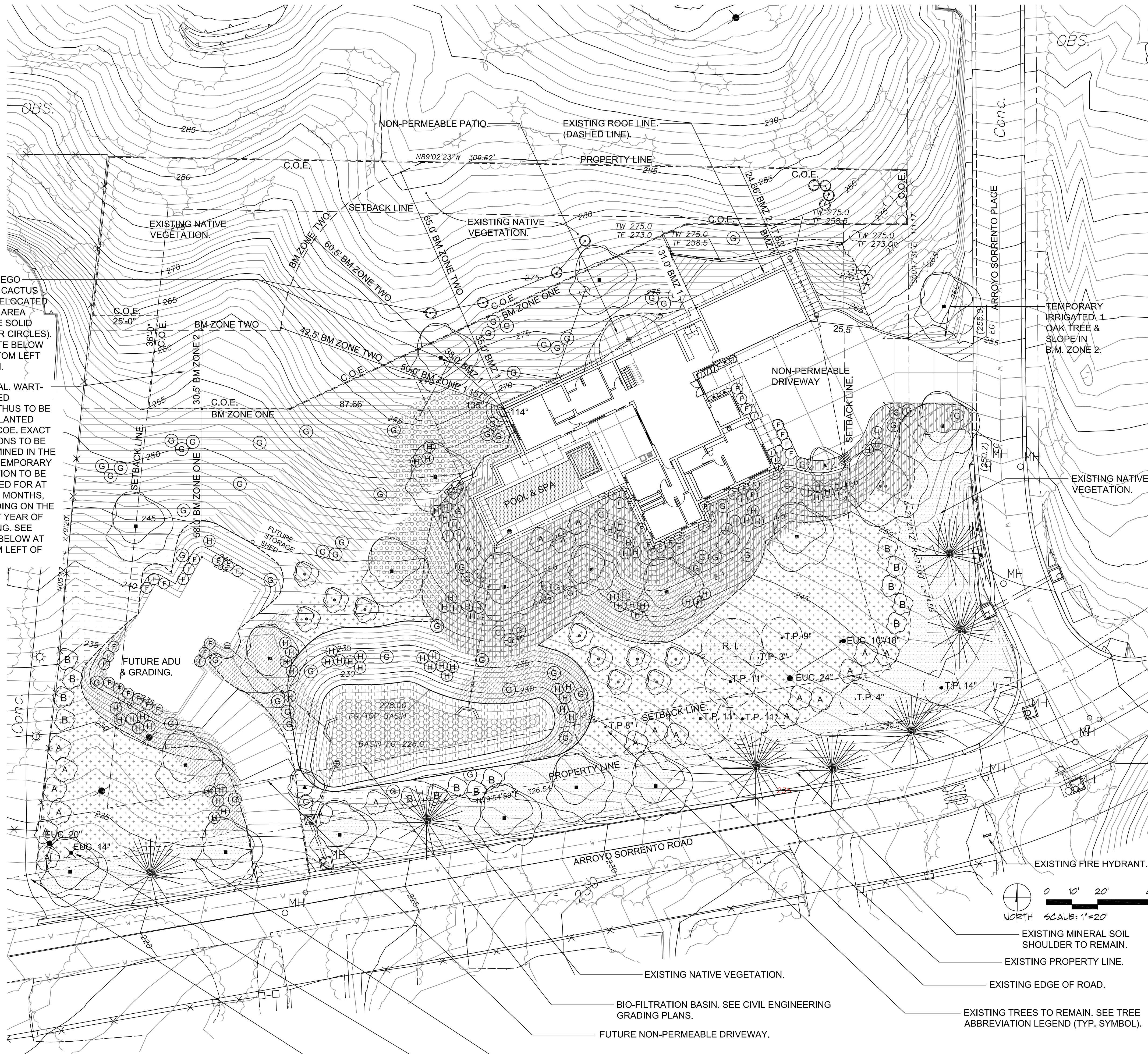
REVISION 5	----
REVISION 4	1-15-24
REVISION 3	10-13-22
REVISION 2	6-17-22
REVISION 1	3-11-22
ORIGINAL SUBMITTAL	11-1-21

PREPARED BY:

LANDMARK
 CONSULTING
 Planning Engineering Surveying
 9955 Cassino Avenue, Suite 300
 San Diego, CA 92121 (619) 587-8070

CITY OF SAN DIEGO
4004 ARROYO SORRENTO RD
3-121 PGP-4 - 4 ESL EXHIBIT

SUBMITTAL



8 SAN DIEGO BARREL CACTUS TO BE RELOCATED TO THIS AREA (DOUBLE SOLID SMALLER CIRCLES). SEE NOTE BELOW AT BOTTOM LEFT OF PLAN.

(20) 1 GAL. WART-STEMMED CEANOTHUS TO BE HAND PLANTED IN THE COE. EXACT LOCATIONS TO BE DETERMINED IN THE FIELD. TEMPORARY IRRIGATION TO BE PROVIDED FOR AT LEAST 6 MONTHS, DEPENDING ON THE TIME OF YEAR OF PLANTING. SEE NOTES BELOW AT BOTTOM LEFT OF PLAN.

NOTE: OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSHWEED COMPLAINT LINE AT: (619) 533-4444.

WART-STEMMED CEANOTHUS REVEGETATION NOTE: THIS CAN BE ACCOMPLISHED THROUGH HAND PLANTING OF LOCALLY-SOURCED WART-STEMMED CEANOTHUS (1-GALLON SIZE) IN THE COE AREA AT A 10:1 RATIO. THE APPROVAL OF A REVEGETATION PLAN FOLLOWED BY PLANTING OF NO LESS THAN 20 WART-STEMMED CEANOTHUS PLANTS IS TO PROVIDE CONFORMANCE WITH THE MSCP AND SHALL BE INCLUDED AS CONDITION OF APPROVAL.

SAN DIEGO BARREL CACTUS NOTE: THIS CAN BE ACCOMPLISHED THROUGH SALVAGE AND TRANSLOCATION OF THE ONSITE BARREL CACTUS TO THE ONSITE COE AREA. APPROVAL OF A TRANSLOCATION PLAN FOLLOWED BY TRANSLOCATION OF THE SAN DIEGO BARREL CACTUS IS TO PROVIDE CONFORMANCE WITH THE MSCP AND SHALL BE INCLUDED AS CONDITION OF APPROVAL.

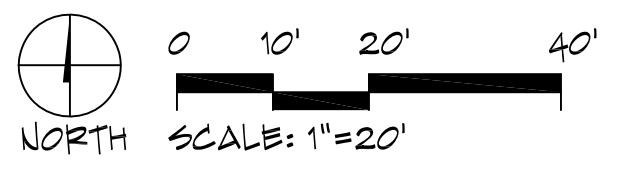
EXISTING (2) NON-NATIVE EUCALYPTUS TREES TO BE REMOVED ("X" DENOTES REMOVAL). REMOVING EUCALYPTUS TREES OPENS UP THE AREA FOR PROPOSED STREET TREES.

EXISTING TREE ABBREVIATION LEGEND:
 R.I. RHUS INTEGRIFOLIA - LEMONADE BERRY
 T.P. PINUS TORREYANA - TORREY PINE
 EUC. EUCALYPTUS SPECIES
 R.I. RHUS INTEGRIFOLIA - LEMONADE BERRY

NET CANOPY TREE GAIN:
 4 CANOPY EUCALYPTUS TREES TO BE REMOVED
 32 CANOPY TREES TO BE ADDED
 NET INCREASE OF 28 CANOPY TREES.

PLANT MATERIAL LEGEND						
BOTANICAL NAME	COMMON NAME	HGT X WID	SIZE	QTY	WUCOLS	
TIPUANA TIP SINGLE TRUNK	TIPU TREE	35X45	24" BOX	1	L	
PINUS TORREYANA SINGLE TRUNK	TORREY PINE	50X40	24" BOX	7	L	
QUERCUS AGRIFOLIA 6 - SINGLE TRUNK & 14 MULTI TRUNK/LOW BRANCHING	CALIFORNIA LIVE OAK	40X40	24" BOX	18	VL	
CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	20X15	24" BOX	1	M	
CERCIS C. 'FOREST PANSY'	EASTERN RED BUD	15X15	24" BOX	5	M	
STONE FRUIT & CITRUS SPECIES: TO BE DETERMINED		10X10	15 GAL.	10	M	
RHUS INTEGRIFOLIA	LEMONADE BERRY		5 GAL.	22	VL	
HETEROMELES ARBUTIFOLIA	TOYON		5 GAL.	14	VL	
RHAPHIOLEPIS UMB. 'GREEN MINOR'	YEDDO HAWTHORNE		5 GAL.	50	L	
AGAVE ATTENUATA	FOXTAIL AGAVE		5 GAL.	73	L	
CISTUS SUNSET	ROCKROSE		1 GAL.	78	L	
NANDINA 'GULF STREAM'	GULF STREAM NANDINA		5 GAL.	9	M	
CAMELLIA JAPONICA	JAPANESE CAMELLIA		5 GAL.	3	M	
DROSANTHEMUM FLORIBUNDA	ICE PLANT		FLATS @ 18" O.C. AS REQ'D		VL	
MALEPHORA CROCEA	ICE PLANT		FLATS @ 18" O.C. AS REQ'D		VL	
BACCHARIS P. 'PIGEON PT.'	COYOTE BRUSH		1 GAL. @ 48" O.C. AS REQ'D		L	
CEANOTHUS 'YANKEE PT.'	WILD LILAC		1 GAL. @ 60" O.C. AS REQ'D		L	
COTONEASTER DAMMERI 'CORAL BEAUTY'			1 GAL. @ 36" O.C. AS REQ'D		L	
SENECIO MANDRALISCAE	BLUE PICKLE		FLATS @ 12" O.C. AS REQ'D		L	
CAREX TUMICOLA	FOOTHILL SEDGE		1 GAL. @ 24" O.C. AS REQ'D		L	
LANDSCAPE MULCHED AREA - 3" DEPTH					NA	
EXISTING NATIVE VEGETATION TO REMAIN					NA	

EXISTING (2) NON-NATIVE EUCALYPTUS TREES TO BE REMOVED ("X" DENOTES REMOVAL). REMOVING EUCALYPTUS TREES OPENS UP THE AREA FOR EXISTING TORREY PINES.



- CITY OF SAN DIEGO LANDSCAPE NOTES:
- IRRIGATION: AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER CITY AND REGIONAL STANDARDS.
 - A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER SDMC 142.0403(B)(5).
 - MINIMUM TREE SEPARATION DISTANCE:
 - TRAFFIC SIGNALS (STOP SIGN) 20 FEET
 - UNDERGROUND UTILITY LINES 5 FEET
 - ABOVE GROUND UTILITY STRUCTURES 10 FEET
 - DRIVEWAY (ENTRIES) 10 FEET
 - STREET INTERSECTIONS 25 FEET
 - SEWER LINES 10 FEET

SHEET INDEX:

L-1	LANDSCAPE PLAN
L-2	BRUSH MANAGEMENT PLAN
L-3	BRUSH MANAGEMENT NOTES
L-4	IRRIGATION CONCEPT HYDRO ZONE PLAN & CALCULATIONS

SUBMITTAL/REV:
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 10-18-22 CITY RESUBMIT.
 1-15-24 CITY RESUBMIT.
 3-18-24 CITY RESUBMIT.



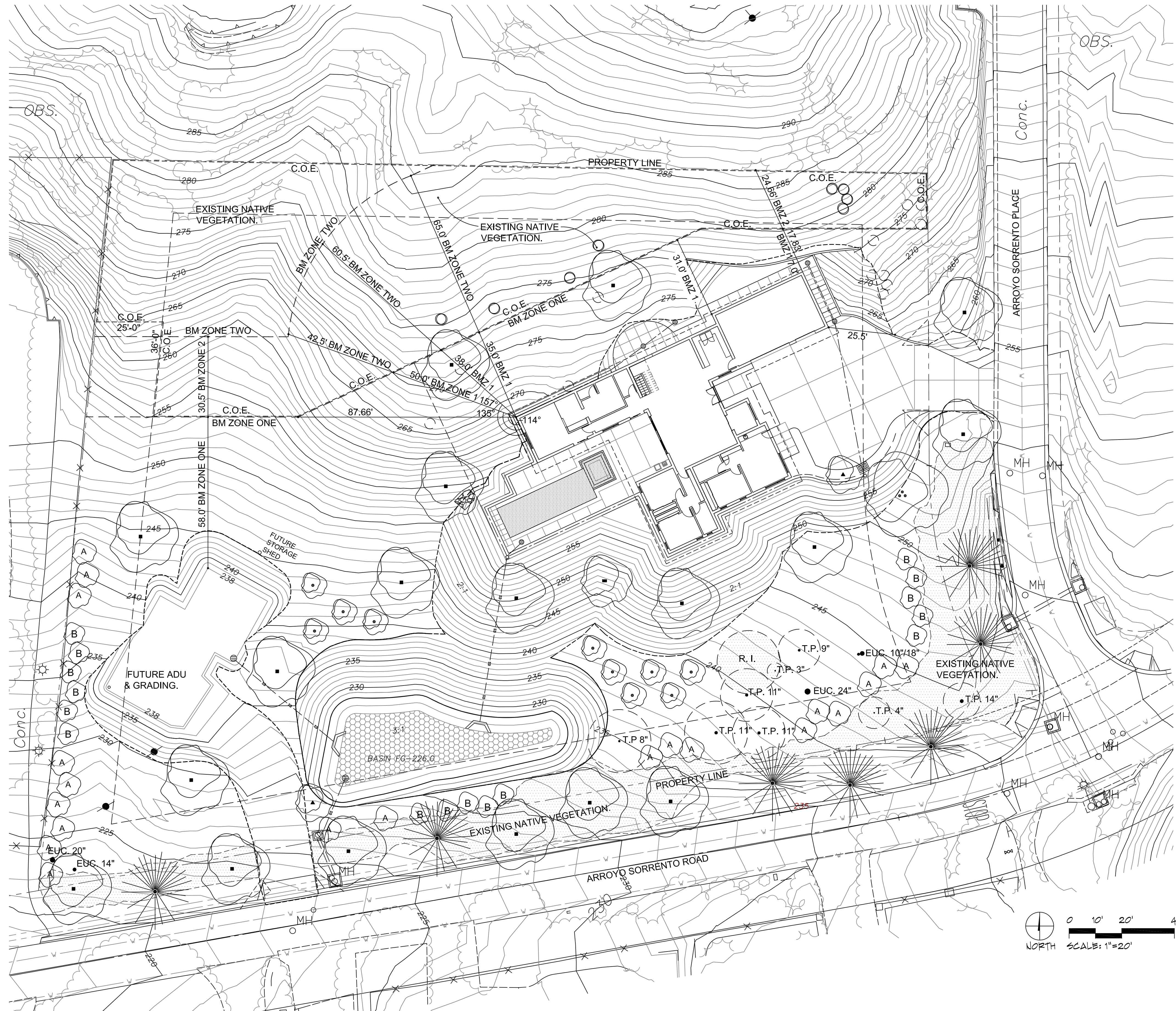
JEFFREY RULE, INC.
 LANDSCAPE ARCHITECT
 8080 LA MESA BLVD., STE. 206
 LA MESA, CA 91941
 TEL: 619-466-0362
 EMAIL: jeff@jeffreyrule.com

LANDSCAPE PLAN
 CHAN-CHUNG RESIDENCE
 4004 ARROYO SORRENTO ROAD
 SAN DIEGO, CA 92130

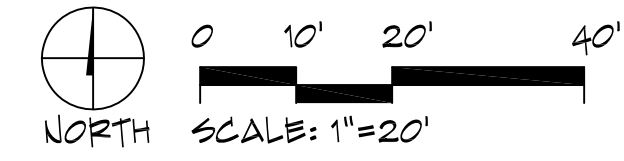
LANDSCAPE PLAN

DATE: 3-18-24
 DRAWN: J.RULE

L-1



EXISTING TREES ABBREVIATION LEGEND:
 R.I. RHUS INTEGRIFOLIA - LEMONADE BERRY
 T.P. PINUS TORREYANA - TORREY PINE
 EUC. EUCALYPTUS SPECIES
 RH.I. RHUS INTEGRIFOLIA - LEMONADE BERRY



CITY OF SAN DIEGO LANDSCAPE NOTES:
 ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS.

1. IN THE SINGLE-FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL" [LDC 1510.0304(H)(1)].
2. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE" [LDC 1510.0304(H)(2)].
3. ALL LANDSCAPED MATERIAL SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL [LDC 1510.0304(H)(3)].
4. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, 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.
5. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED 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 THE PERMIT.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACE ADJACENT TO EXISTING TREES THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. ALL REQUIRED LANDSCAPED AREAS SHALL BE PERMANENTLY IRRIGATED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
11. AN AUTOMATIC, WATER-EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.
12. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3", EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
13. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.043(B)(5).
14. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16' ABOVE THE GRADE OF THE TRAVEL WAY PER SAN DIEGO MUNICIPAL CODE 142.0403(B)(100).
15. EXISTING TREES TO REMAIN ON SITE WITHIN 10-FT IF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 1. BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICULAR USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 3. TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
16. MINIMUM TREE SEPARATION DISTANCE:

a. TRAFFIC SIGNALS (STOP SIGN)	20 FEET
b. UNDERGROUND UTILITY LINES	5 FEET
c. ABOVE GROUND UTILITY STRUCTURES	10 FEET
d. DRIVEWAY (ENTRIES)	25 FEET
e. STREET INTERSECTIONS	10 FEET
f. SEWER LINES	10 FEET

METHOD OF ALTERNATE COMPLIANCE NOTES:

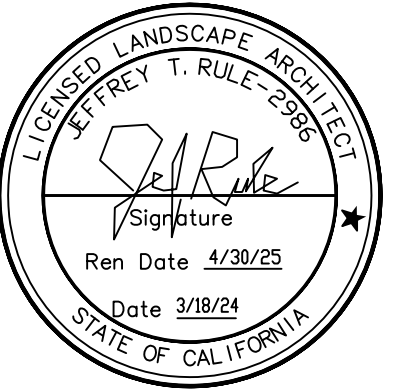
GIVEN THE SIZE, CONFIGURATION, AND CONSTRAINTS OF THE PROPERTY, IT IS IMPOSSIBLE FOR ANY PROPOSED BRUSH MANAGEMENT TO MAINTAIN THE REQUIRED 100' BRUSH MANAGEMENT ZONE. (ZONE 1 - 7' - 15' ADJACENT TO THE STRUCTURES, AND ZONE 2 - 85' AS THE FUEL MODIFICATIONS ZONES). THE 100' B.M. IS NOT ALLOWED TO EXTEND THE PROPERTY LINES OF THE PROJECT SITE. CONSEQUENTLY, MITIGATION MEASURES ARE PROPOSED.

1. BUILDINGS WILL BE TYPE II-B NON-COMBUSTIBLE CONSTRUCTION.
2. REDUCED ZONE 1 TO THE NORTH OF THE MAIN RESIDENCE DUE TO TYPE II-B NON-COMBUSTIBLE CONSTRUCTION.

NOTE: OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSHWEED COMPLAINT LINE AT: (619) 533-4444.

NOTE: SEE SHEET L-3 FOR BRUSH MANAGEMENT NOTES.

SUBMITTAL/REV:
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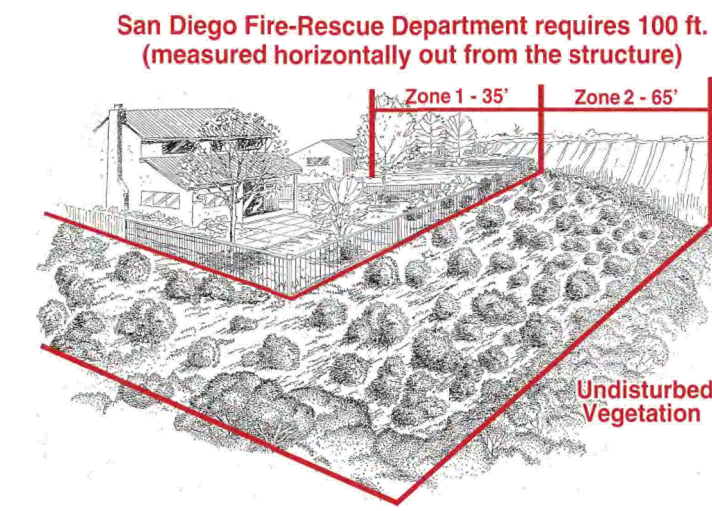
BRUSH MANAGEMENT PLAN & CITY
 OF SAN DIEGO LANDSCAPE NOTES

DATE: 3-18-24
 DRAWN: J.RULE

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



- (f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.
- (g) Zone One Requirements
- The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.
 - Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
 - Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
 - Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - Permanent irrigation is required for all planting areas within Zone One except as follows:
 - When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 - Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.
 - No *structures* shall be constructed in Zone Two.
 - Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-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*.
 - 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.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

- Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- Except as provided in Section 142.0412(i), where 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.
- An *applicant* may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
 - The proposed alternative compliance provides sufficient defensible space between all *structures* on the *premises* and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed *development*.
 - The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around *structures* and provide an effective fire break.
 - The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a *development permit*, or noted in the permit file if approved as part of a *construction permit*.
- 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.
- 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.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

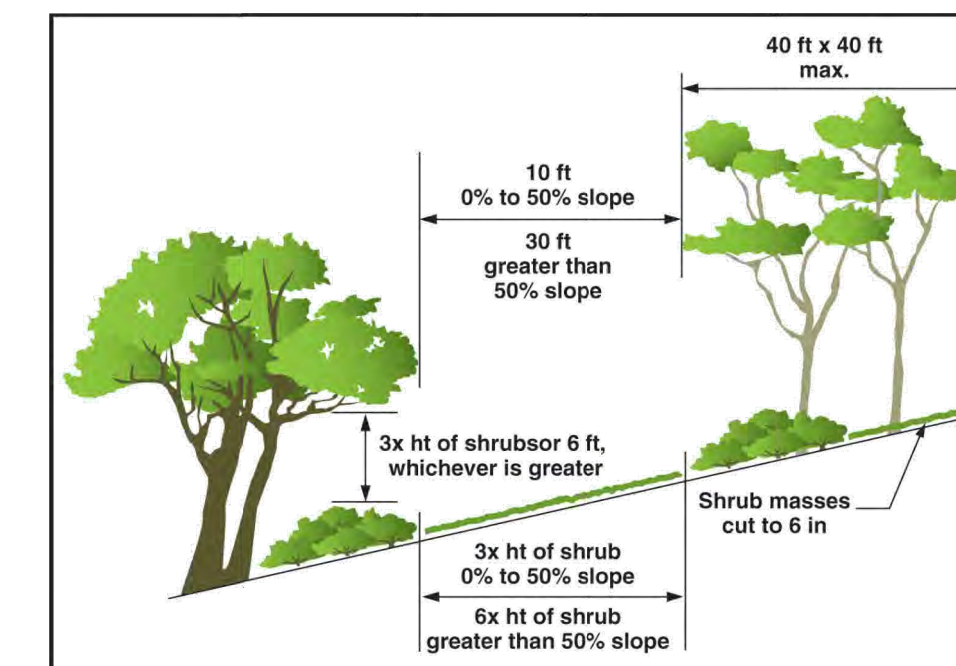
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements – All Zones

- For zone two, plants shall not be cut below six inches.
- 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.
- 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

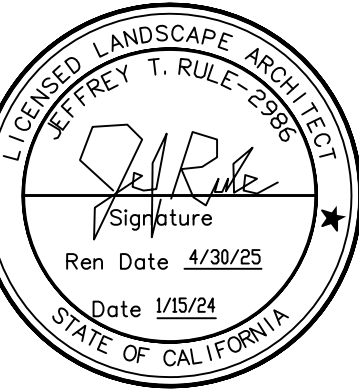


- All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).
 - Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
- Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).
 - Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
 - Maintain all plantings in a succulent condition.
 - 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
- Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

- General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. 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 MSCSP Subarea Plan.
- Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of HOMEOWNER [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

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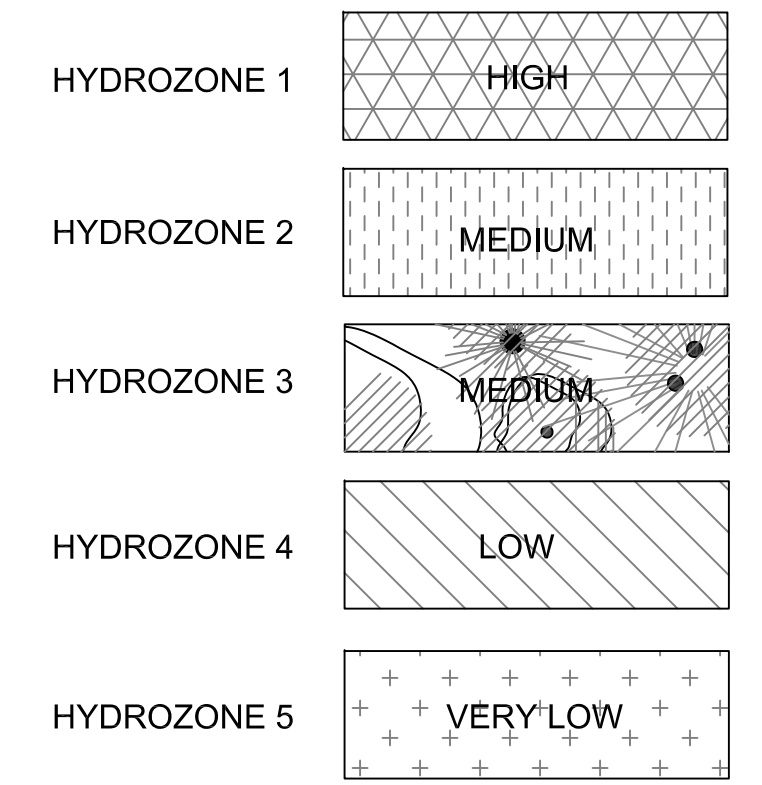
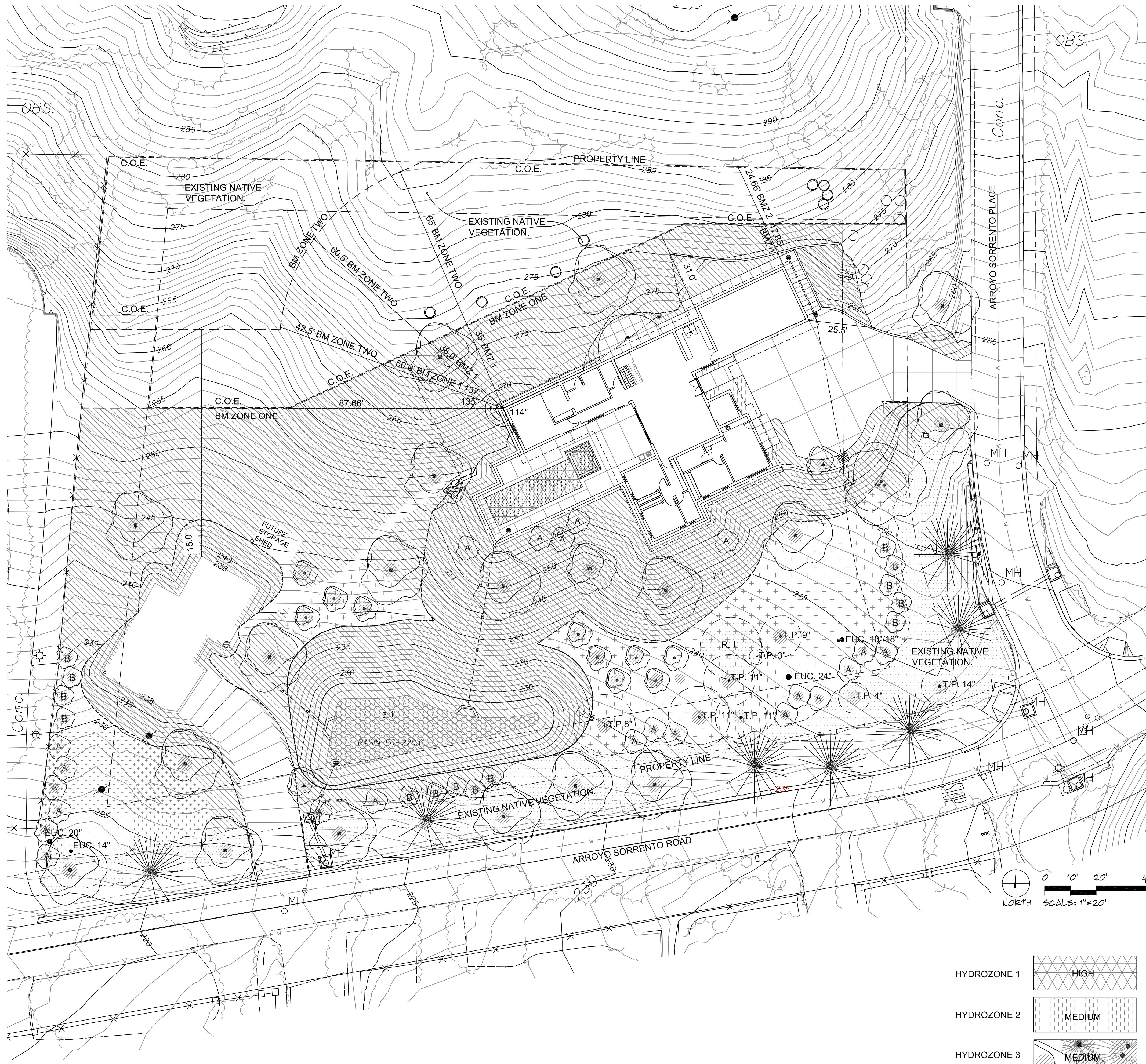


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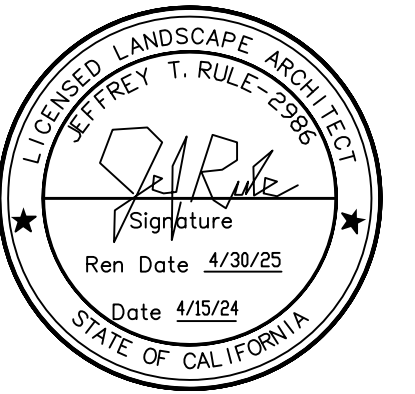
BRUSH MANAGEMENT NOTES

DATE: 1-15-24
DRAWN: J.RULE



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 10-18-22 CITY RESUBM.
 1-15-24 CITY RESUBM.
 4-15-24 CITY RESUBM.



JEFFREY RULE, INC.
 LANDSCAPE ARCHITECT
 8080 LA MESA BLVD., STE. 206
 LA MESA, CA 91941
 TEL: 619/466-0362
 EMAIL: jeff@jeffreyrule.com

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 SAN DIEGO, CA 92130

IRRIGATION CONCEPT & HYDROZONE
 PLAN & CALCULATIONS

DATE: 4-15-24
 DRAWN: J.RULE

Legend for Estimated Total Water Use (ETWU) Calculation Formula

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

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

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
A	1	1	0.8	558	Pool/Spa	1.0	1.1
	2	2	0.5	196	Drip	.81	0.4
	3	3	0.5	1,150	Tree Drip	.81	2.5
	4	4	0.3	33,149	MP Rotators	.81	72.0
	5	5	0.1	10,988	None	NA	24.0
Total							100.0

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

Controller No.	ETWU [(ETo)(0.62)] [(PF x HA) IE] + SLA]	Result in Gallons per Year
A	Zone 1 (47)(0.62)(.8 x 558/1.0)+0	13,008.1
	Zone 2 (47)(0.62)(.5 x 196/.81)+0	3,535.6
	Zone 3 (47)(0.62)(.5 x 1,150/.81)+0	20,685.8
	Zone 4 (47)(0.62)(.3 x 33,149/.75)+0	386,385.0
	Zone 5 Landscape Mulched Area	0.0
Total ETWU gallons per year		423,614.5

WATER EFFICIENCY CALCULATIONS:

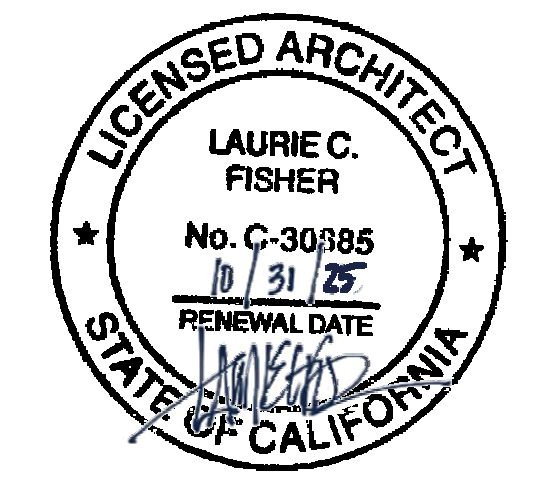
MAWA = (47.0) X (0.62) X (0.55 X 46,041) = 737,899.1 GALLONS PER YEAR

HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	AREA	PERCENT OF TOTAL LA	
1	HIGH	0.8	POOL/SPA	1.0	558 SF	1.1%	
2	MEDIUM	0.5	DRIP	0.81	196 SF	0.4%	
3	MEDIUM	0.5	TREE DRIP*	0.81	1,150 SF	2.5%	
4	LOW	0.3	SPRAY	0.75	31,149 SF	72.0%	
5	VERY LOW	0.1	NONE	NA	10,988 SF	24.0%	
					*46 TREES @ 25 SF EA	46,041 SF	100.0%

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SAN DIEGO, CA 92130

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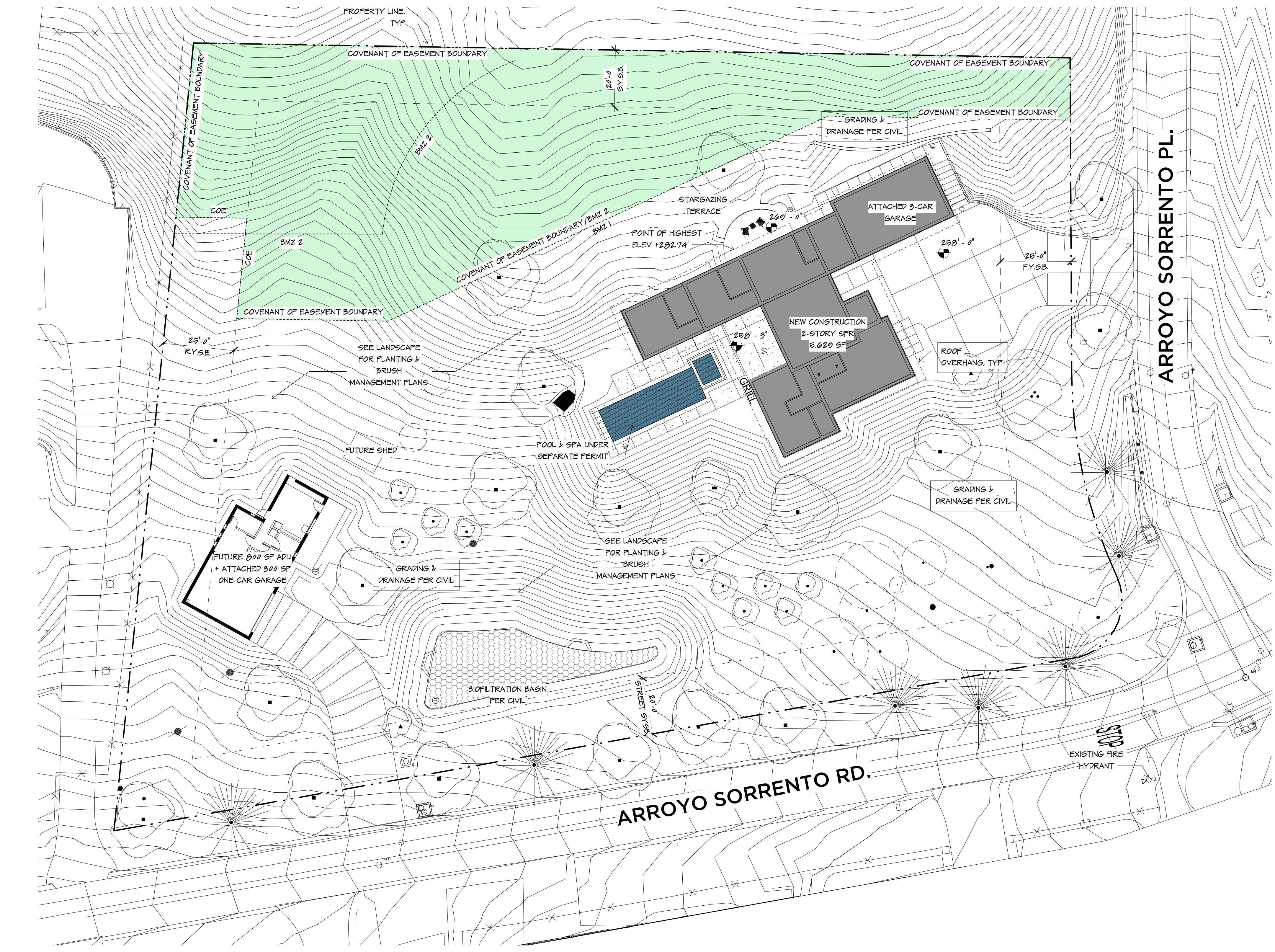
SITE PLAN

Date 04.15.24	Project Number PHNX21005
Project Phase SDP FINAL SUBMITTAL	

A1.0

SITE NOTES

- UNDERGROUND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO UTILIZE THE SAME TRENCH, MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED AND THE SOILS IS REPLACED USING COMPACTION METHODS PER SOILS REPORT.
- DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION.
- THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA

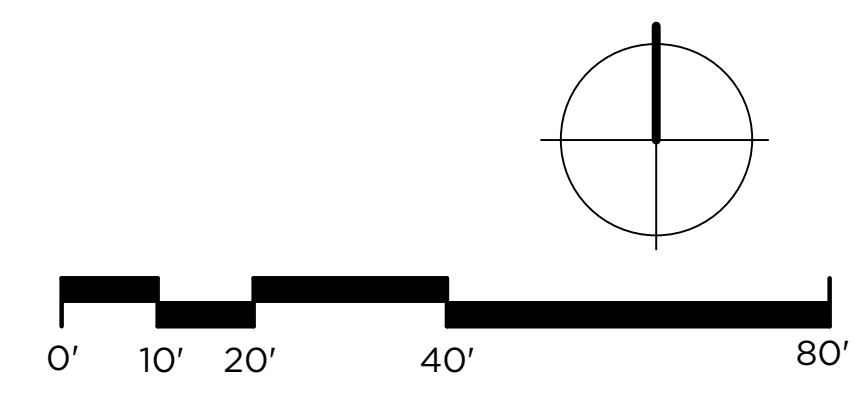


1 SITE PLAN
1" = 20'-0"

HABITABLE BUILDING AREA	
LOWER LEVEL (HABITABLE)	3702 SF
UPPER LEVEL (HABITABLE)	1073 SF
	4775 SF

TOTAL BUILDING AREA	
LOWER LEVEL (HABITABLE)	3702 SF
GARAGE	250 SF
UPPER LEVEL (HABITABLE)	1073 SF
	5025 SF

TOTAL BUILDING FOOTPRINT	
LOWER LEVEL (HABITABLE)	3702 SF
GARAGE	250 SF
COVERED PATIO	320 SF
	4272 SF



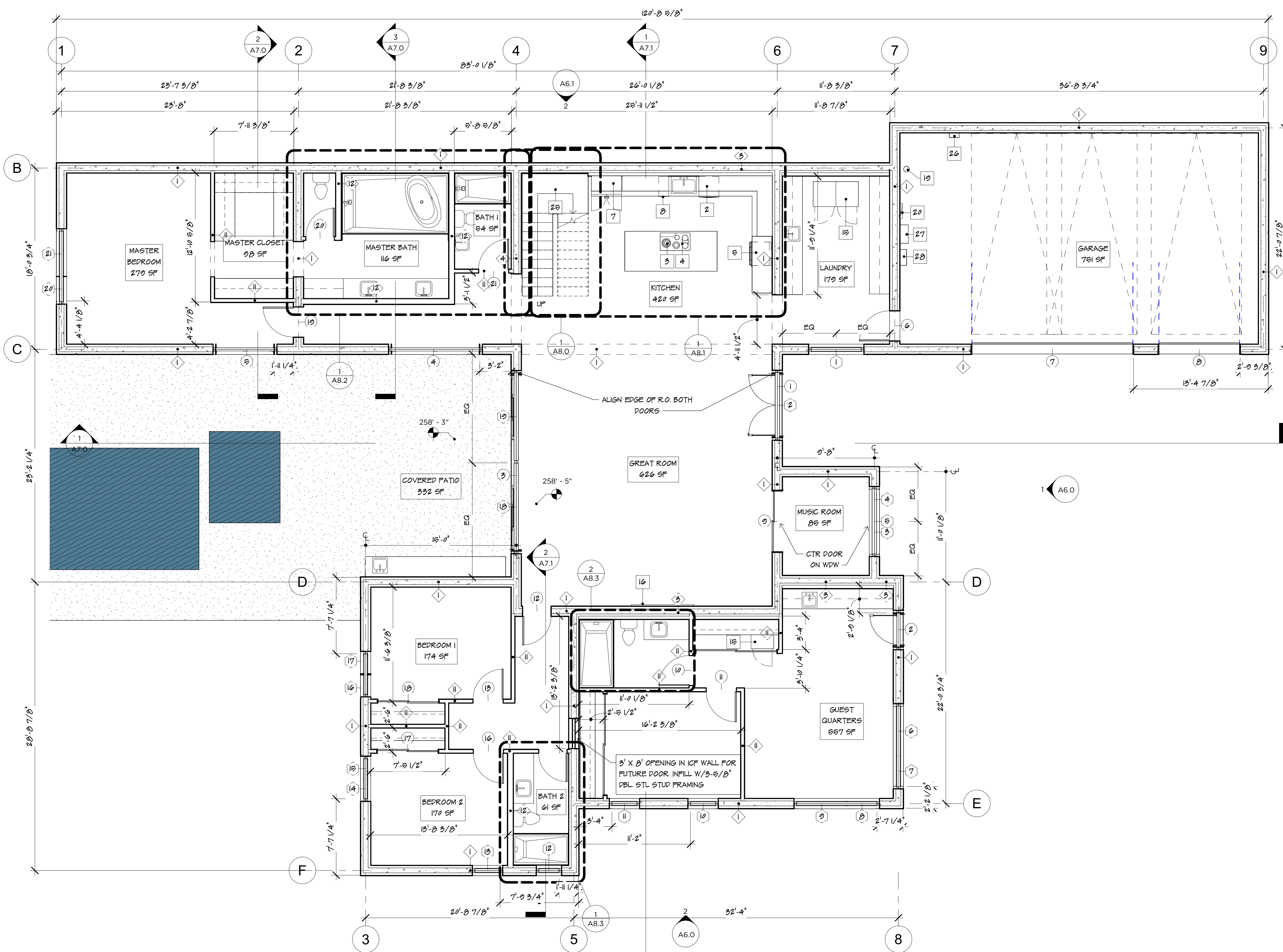
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****ALL DIMENSIONS TO FACE OF STUD, FACE OF FOAM, & EDGE OF ROUGH OPENINGS U.O.N.****

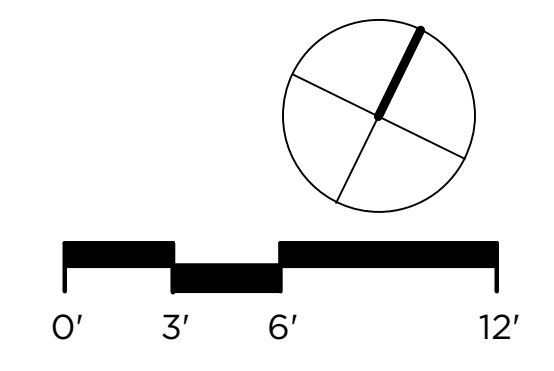
WALL SCHEDULE			
KEY	Fire Rating	NAME	ASSEMBLY
1	4	FOX BLOCKS 6" ICF WALL CORR1010	6" CONCRETE CORE - EXT: 2-COAT ACRYLIC STUCCO 0/ 2-3/4" RIGID FOAM - INT: 1/2" GYP BOARD 0/ 2-3/4" RIGID FOAM
2	4	FOX BLOCKS 6" ICF WALL CORR1010	6" CONCRETE CORE - 2-COAT ACRYLIC STUCCO 0/ 2-3/4" RIGID FOAM BOTH SIDES
3	4	FOX BLOCKS 6" ICF WALL CORR1010 (FURRED)	6" CONCRETE CORE - EXT: 2-COAT ACRYLIC STUCCO 0/ 2-3/4" RIGID FOAM - INT: 1/2" GYP BOARD 0/ 2X4 STL STUD FURRING 0/ 2-3/4" RIGID FOAM
4	4	FOX BLOCKS 6" ICF WALL CORR1010	6" CONCRETE CORE - INT: 1/2" GYP BOARD 0/ 2-3/4" RIGID FOAM - INT: 1/2" GYP BOARD 0/ 2X4 STL STUD FURRING 0/ 2-3/4" RIGID FOAM
A	II	NON-BEARING 2X4 STL STUD PARTITION	1/2" GYP BOARD 0/ CLARK DIETRICH 3-5/8" PROSHD STL STUDS 16" O.C. FILL W/ UNFACED KNOFF ECO-ROLL R-II MINERAL BATT (FOR ACOUSTIC: STC 47 PER MFG)
12	II	NON-BEARING 2X6 STL STUD PARTITION	1/2" GYP BOARD 0/ CLARK DIETRICH 6" PROSHD STL STUDS 16" O.C. FILL W/ UNFACED KNOFF ECO-ROLL R-II MINERAL BATT (FOR ACOUSTIC: STC 47 PER MFG)

FOR ICF WALLS BELOW GRADE, SUBSTITUTE 3-LAYER PROPRIETARY WATERPROOFING SYSTEM. INSTALL PER MFG SPECIFICATIONS & WARRANTY REQUIREMENTS. COORDINATE WITH ARCHITECT. SEE WATERPROOFING NOTES SHT 0.1

KEYNOTE LEGEND	
2	DISHWASHER
3	INDUCTION COOKTOP
4	RANGE HOOD; VENT TO EXT.
5	ELECTRIC WALL OVEN
7	REFRIGERATOR
8	TRASH/RECYCLING
15	WASHER/ELECTRIC VENTLESS DRYER
16	DIMPLEX IGNITE XL80 ELECTRIC FIREPLACE
10	FALSKEN WATER FILTRATION SYSTEM; SEE P-SHEETS
20	ELECTRIC PANEL
25	VIEWRAL PRE-FABRICATED STAIR & RAILINGS
26	ELECTRIC VEHICLE CHARGER; SEE GREEN NOTES 4.15, 4.14 & 4.15 SHT A0.3
27	GENERAC PWRCELL BATTERY CABINET
28	GENERAC PWRCELL INVERTER



1 ENTRY LEVEL FLOOR PLAN
3/16" = 1'-0"



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ENTRY LEVEL FLOOR PLAN

Date 04.15.24	Project Number PHNX21005
Project Phase SDP FINAL SUBMITTAL	

A2.0

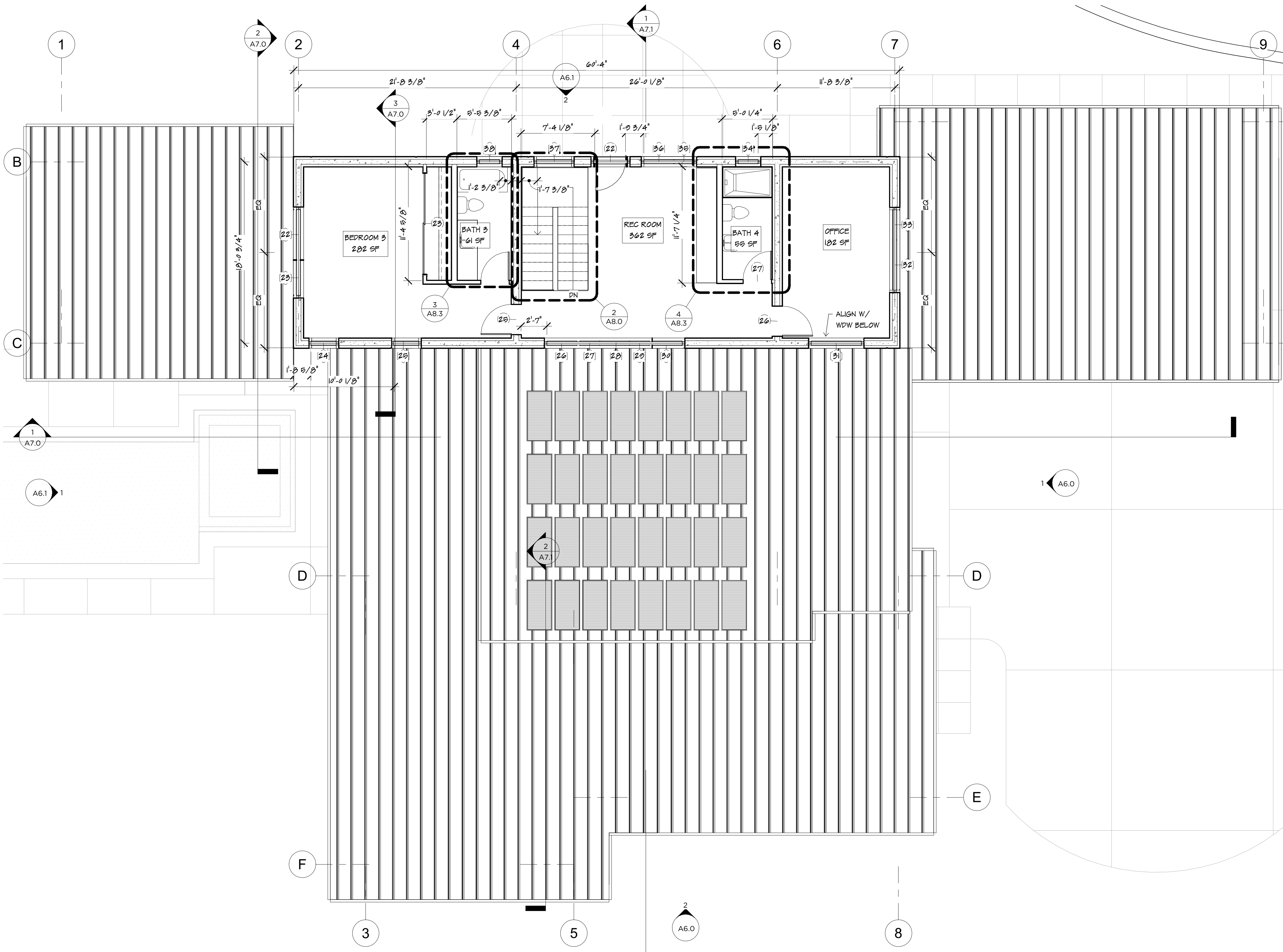
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****ALL DIMENSIONS TO FACE OF STUD, FACE OF FOAM, & EDGE OF ROUGH OPENINGS U.O.N.****

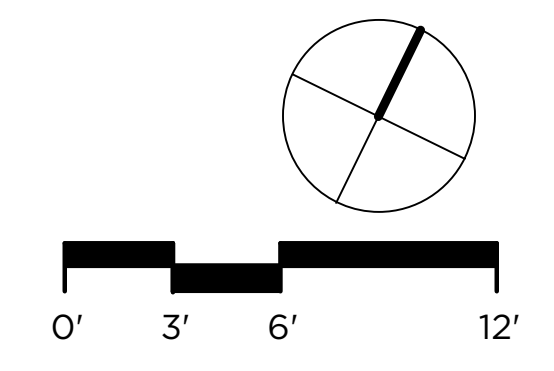
WALL SCHEDULE			
KEY	Fire Rating	NAME	ASSEMBLY
1	4	FOX BLOCKS 6" ICF WALL CORRIDOR	6" CONCRETE CORE - EXT: 2-COAT ACRYLIC STUCCO 0/ 2-3/4" RIGID FOAM - INT: 1/2" GYP BOARD 0/ 2-3/4" RIGID FOAM
2	4	FOX BLOCKS 6" ICF WALL CORRIDOR	6" CONCRETE CORE - 2-COAT ACRYLIC STUCCO 0/ 2-3/4" RIGID FOAM BOTH SIDES
3	4	FOX BLOCKS 6" ICF WALL CORRIDOR (FURRED)	6" CONCRETE CORE - EXT: 2-COAT ACRYLIC STUCCO 0/ 2-3/4" RIGID FOAM - INT: 1/2" GYP BOARD 0/ 2X4 STL STUD FURRING 0/ 2-3/4" RIGID FOAM
4	4	FOX BLOCKS 6" ICF WALL CORRIDOR	6" CONCRETE CORE - INT: 1/2" GYP BOARD 0/ 2-3/4" RIGID FOAM - INT: 1/2" GYP BOARD 0/ 2X4 STL STUD FURRING 0/ 2-3/4" RIGID FOAM
11		NON-BEARING 2X4 STL STUD PARTITION	1/2" GYP BOARD 0/ CLARK DIETRICH 3-5/8" PROSHD STL STUDS 16" O.C. FILL W/ UNFACED KNOFF ECO-ROLL R-II MINERAL BATT (FOR ACOUSTIC: STC 47 PER MFG)
12		NON-BEARING 2X6 STL STUD PARTITION	1/2" GYP BOARD 0/ CLARK DIETRICH 6" PROSHD STL STUDS 16" O.C. FILL W/ UNFACED KNOFF ECO-ROLL R-II MINERAL BATT (FOR ACOUSTIC: STC 47 PER MFG)

FOR ICF WALLS BELOW GRADE, SUBSTITUTE 3-LAYER PROPRIETARY WATERPROOFING SYSTEM. INSTALL PER MFG SPECIFICATIONS & WARRANTY REQUIREMENTS. COORDINATE WITH ARCHITECT. SEE WATERPROOFING NOTES SHT 0.1

KEYNOTE LEGEND



1 UPPER LEVEL FLOOR PLAN
3/16" = 1'-0"



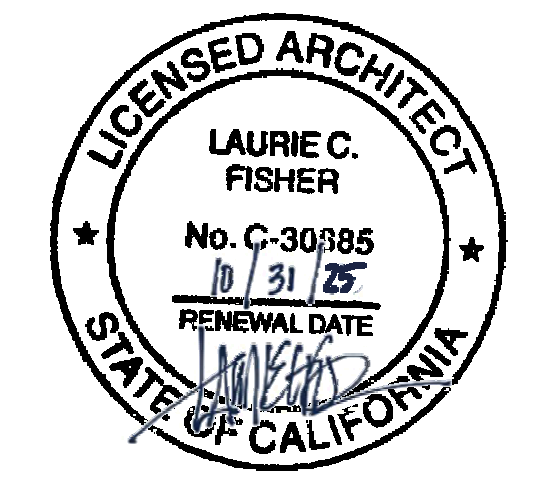
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UPPER LEVEL FLOOR PLAN

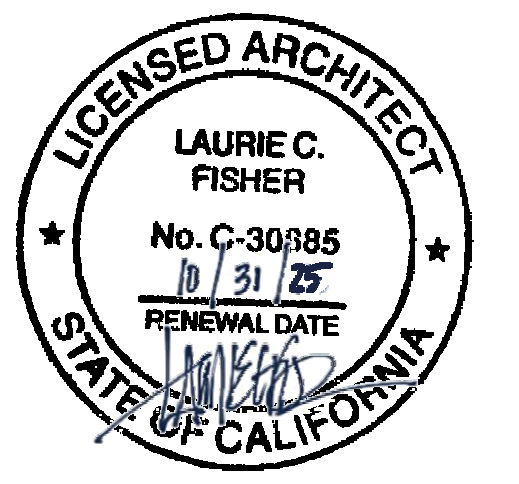
Date 04.15.24	Project Number PHNX21005
Project Phase SDP FINAL SUBMITTAL	

A2.1

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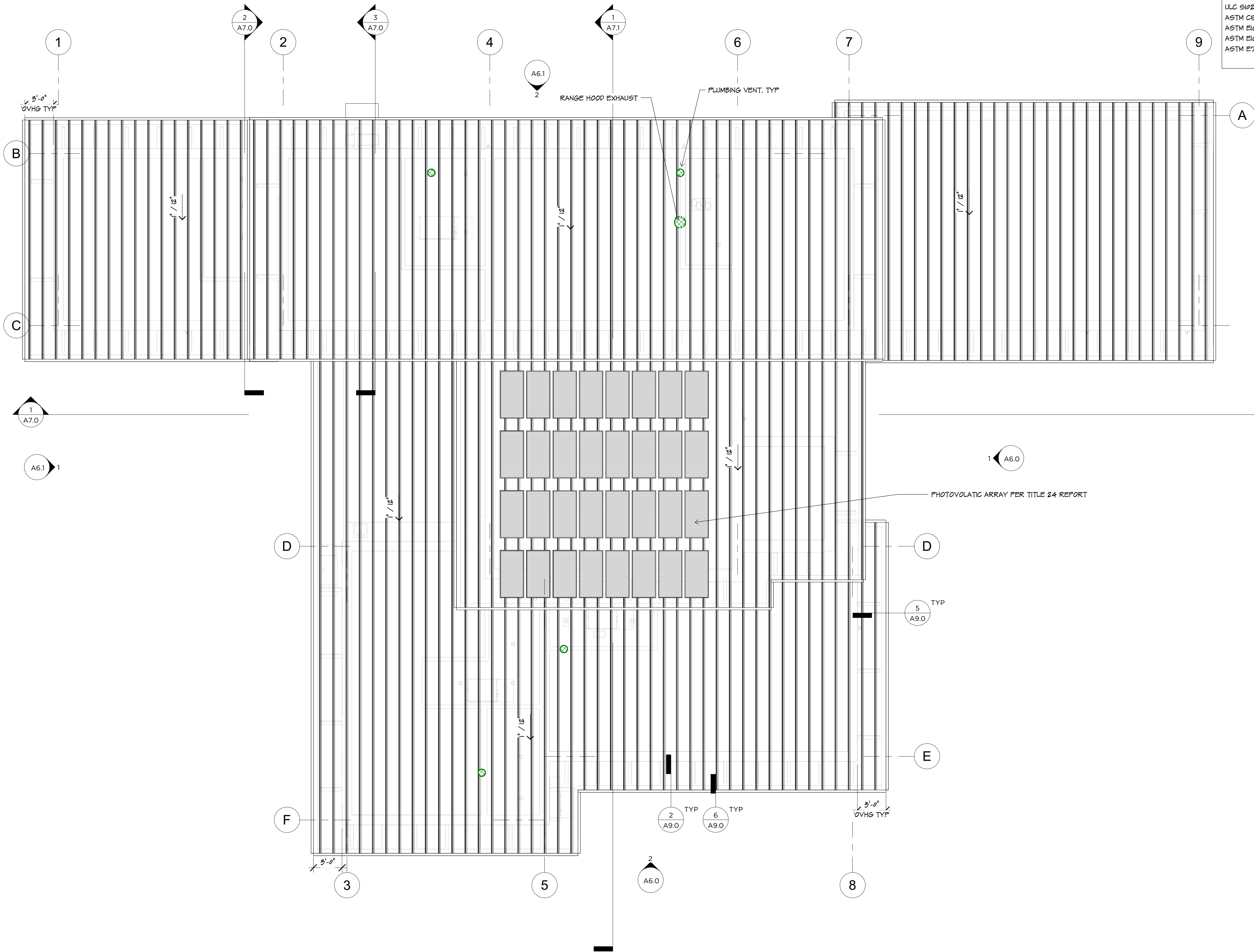
ROOF PLAN

Date 04.15.24	Project Number PHNX21005
Project Phase SDP FINAL SUBMITTAL	

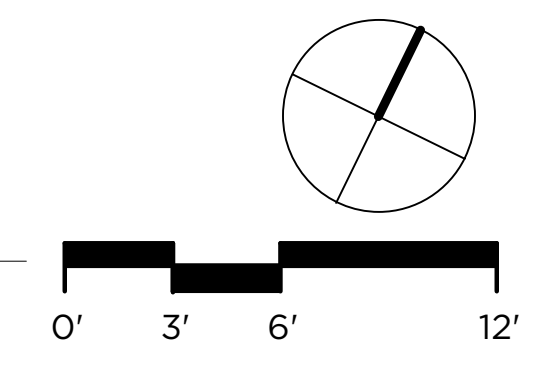
A4.0

ROOFING:
STRUCTURAL INSULATED STEEL PANEL
ALL WEATHER INSULATED PANEL (AWIP) SR2 STANDING SEAM, 4"
CLASS 'A'
R-32
COLOR 'SANDSTONE'

FM 4880/4471 - CLASS 1
ULC S102/S126 - FLAME SPREAD
ASTM C910/C1363 - THERMAL
ASTM E1646 - WATER PENETRATION
ASTM E1600 - AIR INFILTRATION
ASTM E72 - STRUCTURAL STRENGTH



1 ROOF PLAN
3/16" = 1'-0"

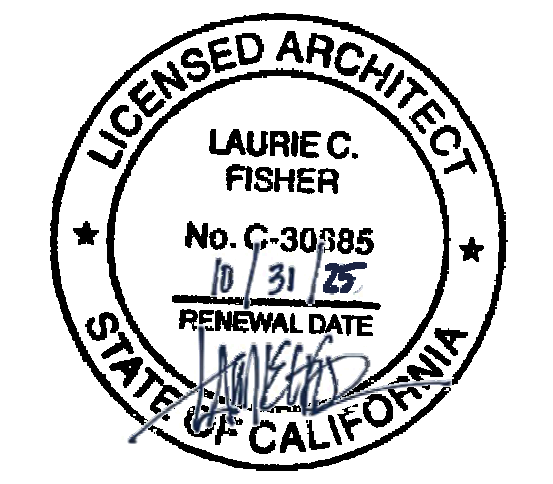


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KEYNOTE LEGEND

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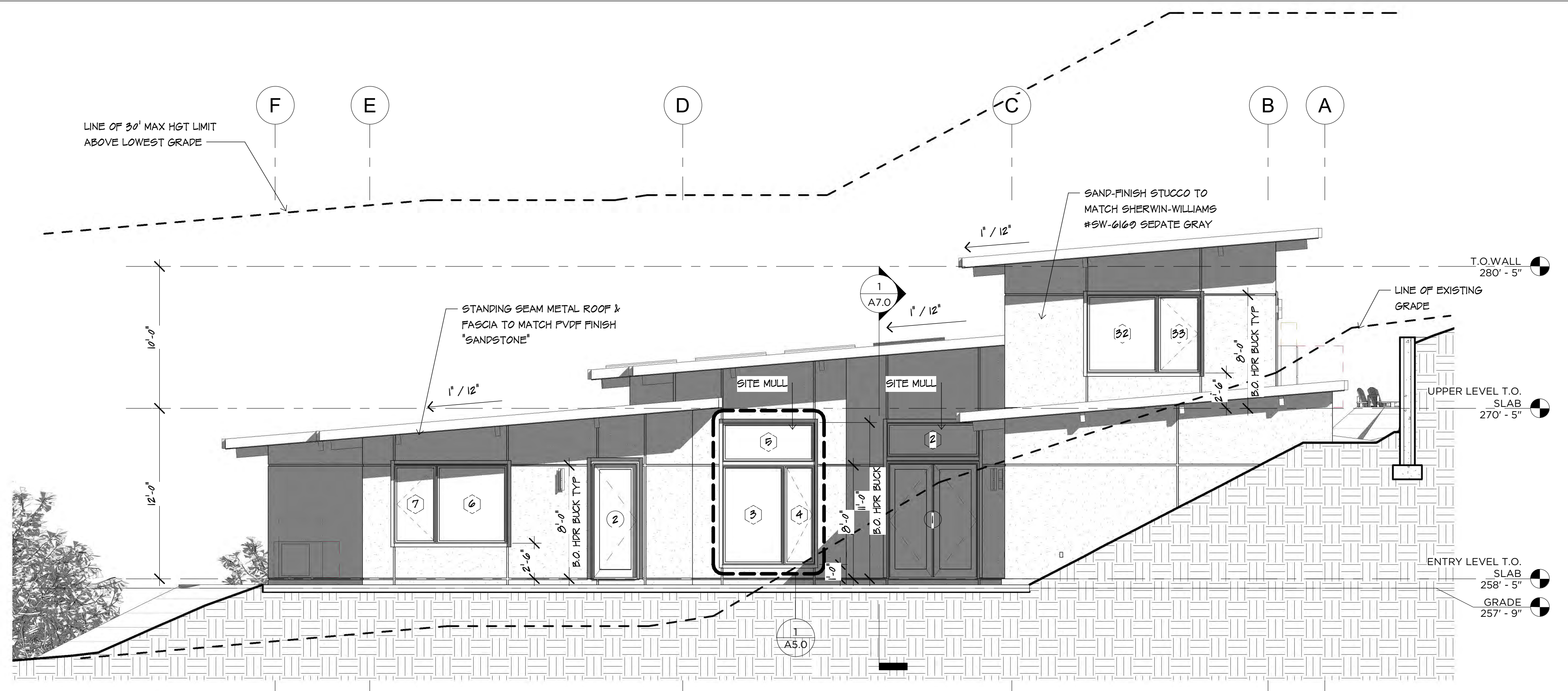
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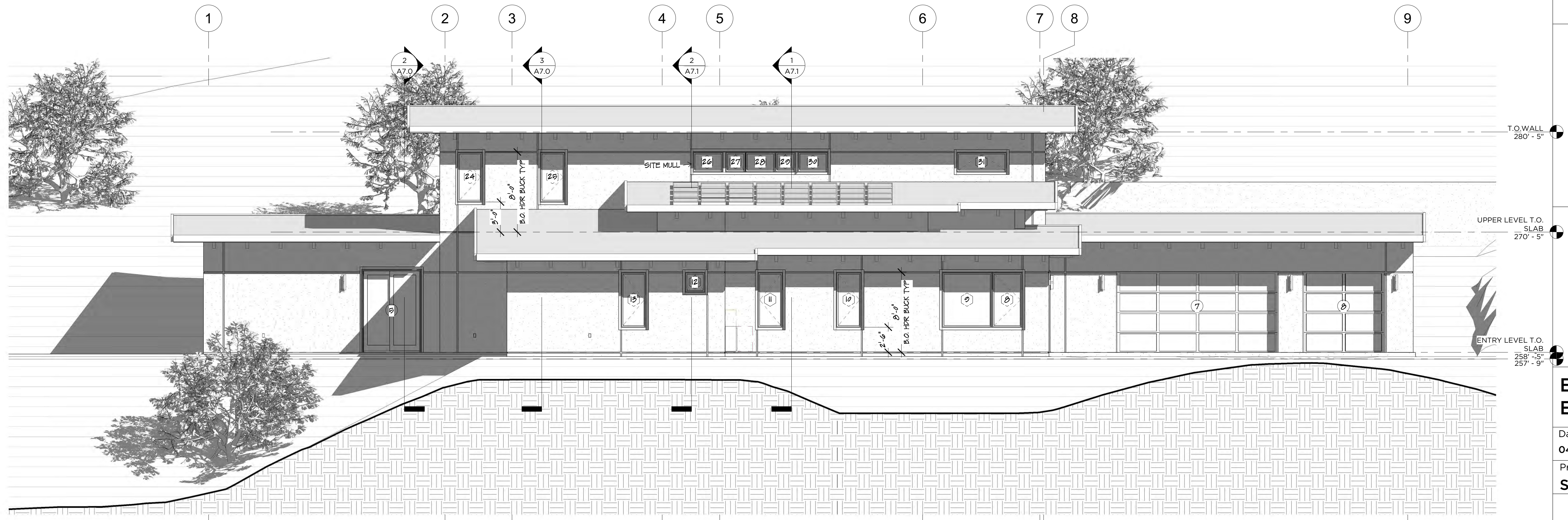
EXTERIOR ELEVATIONS

Date 04.15.24	Project Number PHNX21005
Project Phase SDP FINAL SUBMITTAL	

A6.0



1 EAST - ENTRY ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



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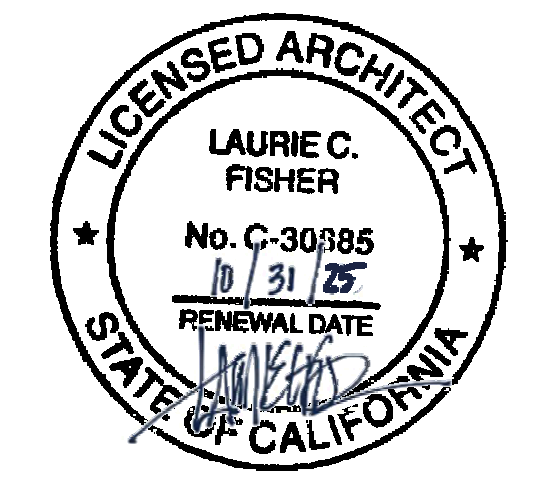
KEYNOTE LEGEND



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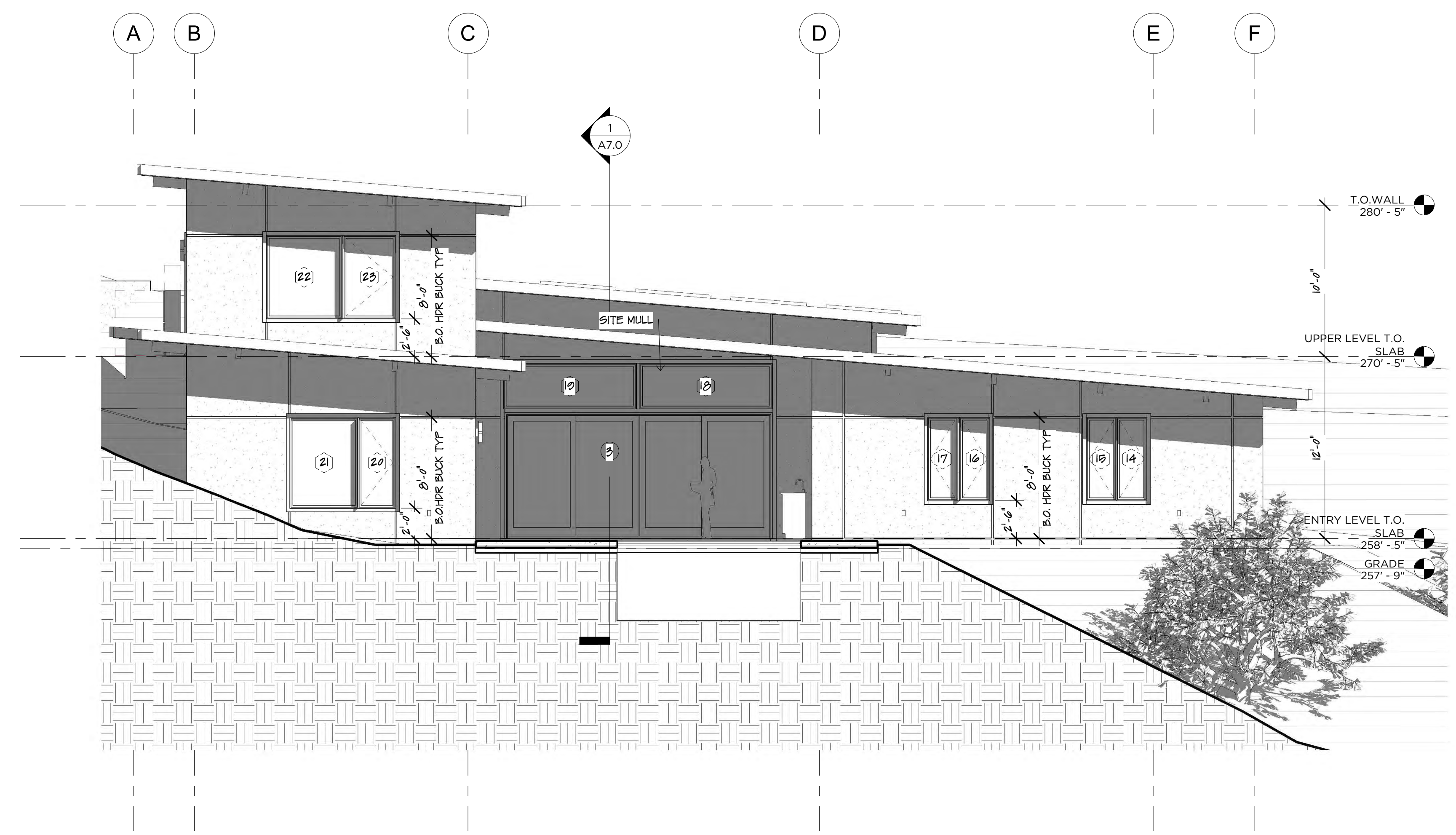
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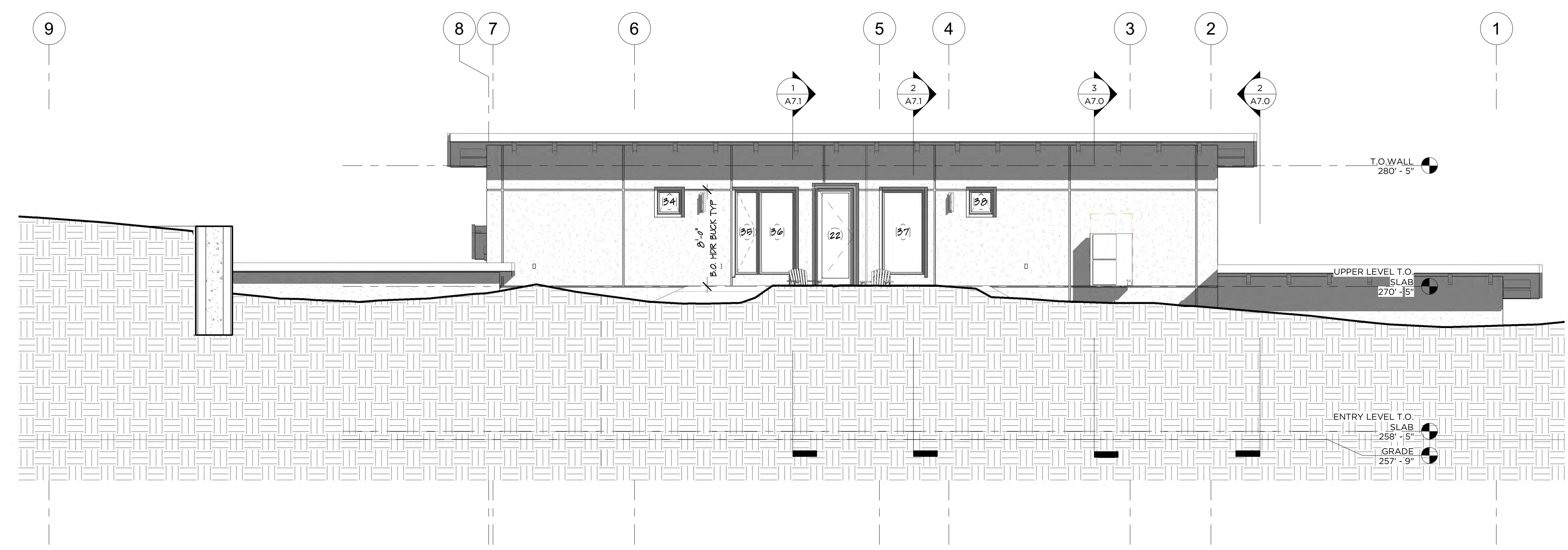
EXTERIOR ELEVATIONS

Date 04.15.24	Project Number PHNX21005
Project Phase SDP FINAL SUBMITTAL	

A6.1



1 WEST ELEVATION
3/16" = 1'-0"

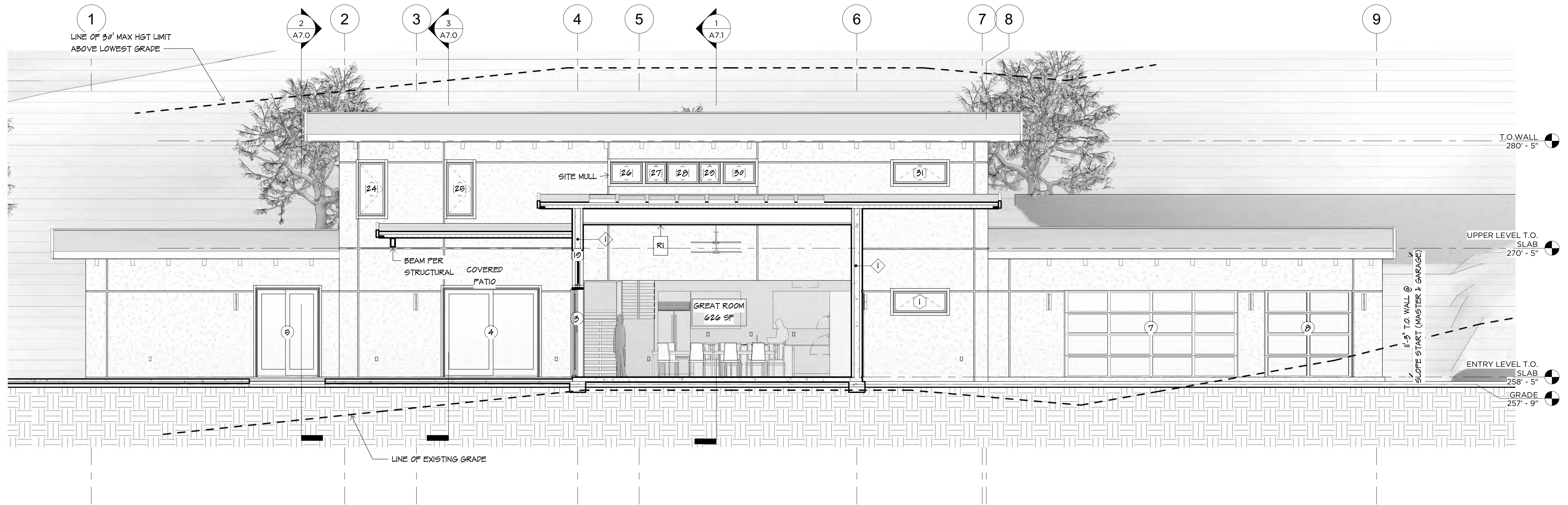


2 NORTH ELEVATION
3/16" = 1'-0"



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1 Section 1
3/16" = 1'-0"

KEYNOTE LEGEND

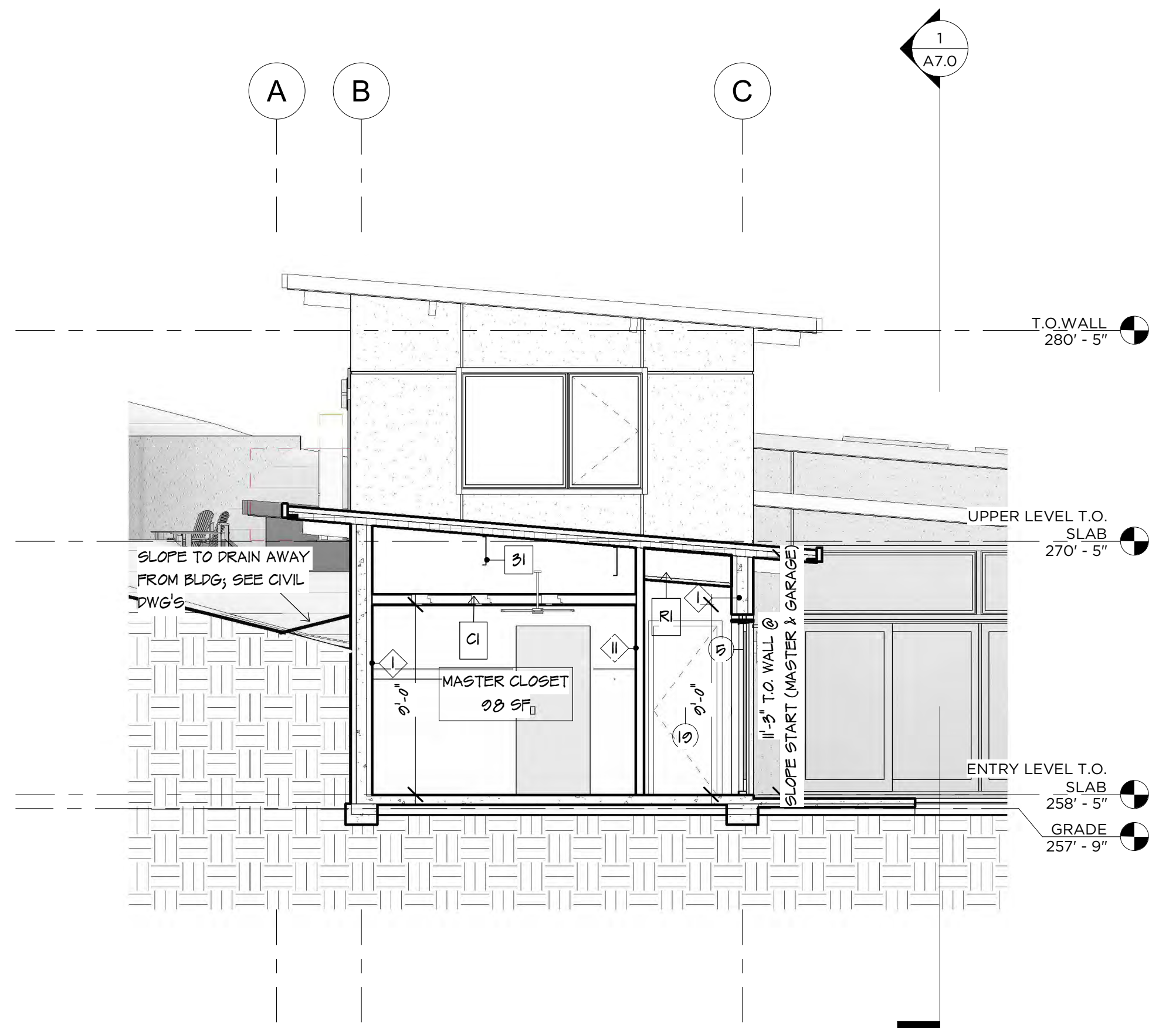
- 31 1-SPAN PREFABRICATED STEEL JOISTS; SEE 1-SPAN FRAMING PLANS
- 32 3" CONCRETE SLAB O/STEEL DECKING O/1-SPAN STEEL JOISTS; SEE 1-SPAN FRAMING PLANS
- 33 CONCRETE SLAB ON GRADE PER STRUCTURAL

WALL SCHEDULE

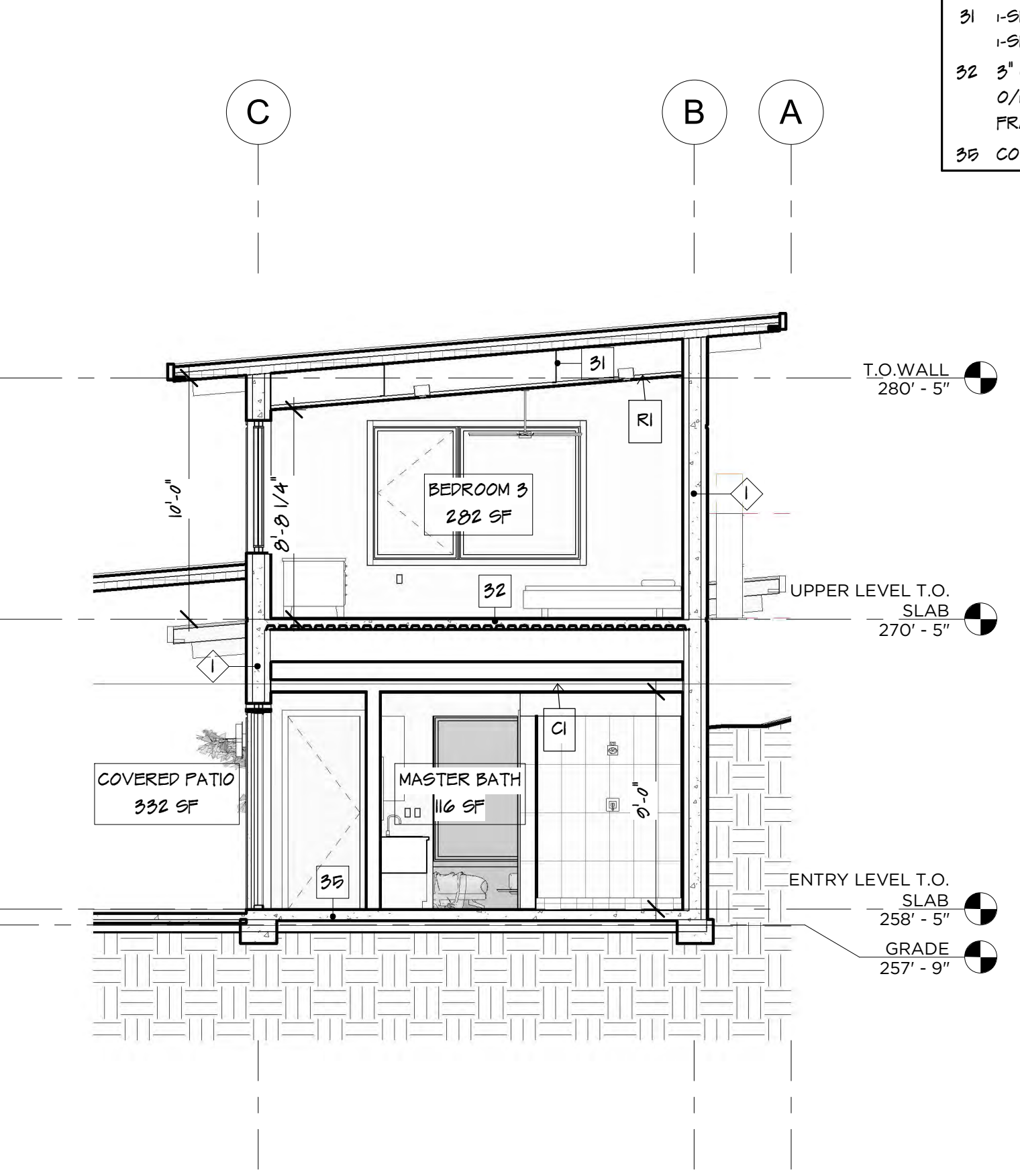
KEY	Fire Rating	NAME	ASSEMBLY
1	4	FOX BLOCKS 6" ICF WALL CORR1010	6" CONCRETE CORE - EXT; 2-COAT ACRYLIC STUCCO O/ 2-3/4" RIGID FOAM - INT; 1/2" GYP BOARD O/ 2-3/4" RIGID FOAM
2	4	FOX BLOCKS 6" ICF WALL CORR1010	6" CONCRETE CORE - 2-COAT ACRYLIC STUCCO O/ 2-3/4" RIGID FOAM BOTH SIDES
3	4	FOX BLOCKS 6" ICF WALL CORR1010 (FURRED)	6" CONCRETE CORE - EXT; 2-COAT ACRYLIC STUCCO O/ 2-3/4" RIGID FOAM - INT; 1/2" GYP BOARD O/ 2X4 STL STUD FURRING O/ 2-3/4" RIGID FOAM
4	4	FOX BLOCKS 6" ICF WALL CORR1010	6" CONCRETE CORE - INT; 1/2" GYP BOARD O/ 2-3/4" RIGID FOAM - INT; 1/2" GYP BOARD O/ 2X4 STL STUD FURRING O/ 2-3/4" RIGID FOAM
11		NON-BEARING 2X4 STL STUD PARTITION	1/2" GYP BOARD O/ CLARK DIETRICH 3-8/8" PROSTHD STL STUDS 16" OC. FILL W/ UNFACED KNOFF ECO-ROLL R-II MINERAL BATT (FOR ACOUSTIC; STC 47 PER MFG)
12		NON-BEARING 2X6 STL STUD PARTITION	1/2" GYP BOARD O/ CLARK DIETRICH 6" PROSTHD STL STUDS 16" OC. FILL W/ UNFACED KNOFF ECO-ROLL R-II MINERAL BATT (FOR ACOUSTIC; STC 47 PER MFG)

HORIZONTAL ASSEMBLIES

KEY	Fire Rating	NAME/ITEM #	ASSEMBLY DESCRIPTION
RI	15H	AWP/1SPAN ROOF ASSEMBLY; CBSC ITEM #6-41	STEEL INSULATED ROOFING PANEL O/ STEEL JOISTS; CEILING OF 5/8" TYPE 'X' GYP ATTACHED TO 7/8" X 2-5/8" HAT CHANNEL 12" OC. W/1" #6 SCREWS @ 8" OC.
FI	2H	1SPAN COMPOSITE FLOOR ASSEMBLY; CBSC ITEM #6-41	CONCRETE SLAB O/STEEL DECKING O/STEEL JOISTS; CEILING OF 5/8" TYPE 'X' GYP ATTACHED TO 7/8" X 2-5/8" HAT CHANNEL 12" OC. W/1" #6 SCREWS @ 8" OC.
CI	2H	STEEL FRAMED SOFFIT CEILING ASSEMBLY; CBSC ITEM #6-41 (SIM)	CEILING OF 5/8" TYPE 'X' GYP ATTACHED TO 2"x6" STL STUDS 12" OC. W/1" #6 SCREWS @ 8" OC. BELOW RI ROOF ASSEMBLY OR FI FLOOR ASSEMBLY



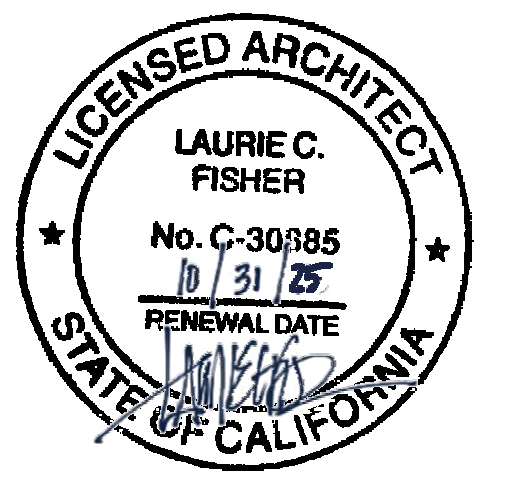
2 Section 3
3/16" = 1'-0"



3 Section 5
3/16" = 1'-0"



Revisions



SECTIONS

Date 04.15.24	Project Number PHNX21005
Project Phase SDP FINAL SUBMITTAL	

A7.0