

**Appendix R. Essential Housing Ordinance, Certification, and
Notice of Exemption**

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ORDINANCE NO. 592

AN URGENCY ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, ENACTING AN ESSENTIAL HOUSING PROGRAM TO BOOST HOUSING PRODUCTION AND IMPROVE HOUSING AFFORDABILITY IN ORDER TO ACHIEVE THE GOALS SET FORTH IN THE CITY'S HOUSING ELEMENT (SIXTH CYCLE: 2021-2029) AND DETERMINING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Santee ("City") is a California charter city; and

WHEREAS, the City desires to amend its local regulatory process to boost housing production and improve housing affordability within the City to meet the full spectrum of housing needs for its residents and households by enacting an "Essential Housing Program;" and

WHEREAS, there is a current and immediate threat to the public health, safety, or welfare because the City is experiencing a housing crisis due to, among other considerations, delayed housing production, lack of housing affordability, cost-burdened households, "missing middle" housing, lack of "move up/move down" housing, and aging and deteriorating housing stock, as set forth in Section 2, below; and

WHEREAS, these threats to public safety, health, and welfare justify adoption of this Ordinance as an urgency ordinance to be effective immediately upon adoption by a four-fifths vote of the City Council; and

WHEREAS, to protect the public safety, health, and welfare, the City Council may adopt this Ordinance as an urgency measure in accordance with Government Code section 36937, subdivision (b).

NOW, THEREFORE, the City Council of the City of Santee does ordain as follows:

SECTION 1. RECITALS

The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. FINDINGS CONSTITUTING THE URGENCY

The Council finds and declares as follows:

A. This Ordinance is adopted pursuant to California Government Code section 36937, subdivision (b), and shall take effect immediately upon its approval at either a regular or special meeting by at least a four-fifths vote of the City Council.

B. This Ordinance is necessary to expeditiously respond to the statewide and local housing crisis, which the City experiences through delayed housing production, lack of housing affordability, cost-burdened households, "missing middle" housing, missing move up/ move down housing, aging and deteriorating housing stock, and overcrowding (particularly among renters).

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C. In enacting this Ordinance, the Council's intent is to declare a City-wide housing emergency, to be in effect until August 25, 2026, and to enact the "Essential Housing Program" to: (a) maximize housing production to combat this current housing crisis/emergency; and (b) expeditiously allow and encourage a range of locally-desirable housing types and lot sizes for all income levels, including housing affordability options, that will enhance homeownership and for-rent living opportunities within the City.

D. The Council's findings, declarations, and intent are for the immediate preservation of the public peace, health, and safety and based on the following facts:

1. Housing Crisis

Statewide and locally, California is experiencing an extraordinary housing supply crisis, with housing demand far outstripping supply, and this crisis results in severe adverse consequences.

a) City of Santee

1. According to the City's Housing Element 2021-2029, 48 percent of renter households and 31 percent of owner households face a housing cost burden. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Most drastically, a majority of lower- and moderate- income households in the City experience housing cost burden, with an incidence among very low income homeowners of 81 percent. (Housing Element 2021-2029, p. 14.)

2. The City's 2020 Annual Progress Report on Housing Element Implementation ("Progress Report") shows the City falling far short of its Regional Housing Needs Assessment (RHNA) goals for the 11- year cycle of 2010-2020, having issued building permits for 1,374 units (37.5 percent) of its RHNA allocation of 3,660 units — a 2,286-unit shortfall. (See March 24, 2021, City Council Staff Report, Item 6, and the City's Progress Report, along with supplemental information available for public review on City's website, cityofsanteeca.gov.)

3. The City's housing stock is aging, and new housing stock is needed to prevent widespread housing deterioration. Approximately 80 percent of the City's housing stock is more than 30 years old and 26 percent is more than 50 years old. Approximately 88 percent of the City's housing stock will exceed 30 years of age by 2029. (See City's Housing Element 2021-2029, pp. 23-24.) New housing is drastically needed to diversify the City's housing portfolio and provide an influx of homes less than 30 years old.

4. The City continues to experience a significant housing shortfall, apparent in lower than optimal vacancy rates. Vacancies for home ownership was one percent, below the optimal vacancy rate of 1.5 and 2.0 percent to balance housing demand and supply. Vacancies for home rentals was 2.9 percent, similarly below the optimal rate of 5.0 to 6.0 percent. (See City's Housing Element 2021-2029, p. 25.) Low vacancy rates force prices up, make it more difficult for low- and moderate- income

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households to find housing, and increase the incidence of overcrowding. (See also Public Policy Institute of California information showing that the shortfall of available rental homes in the San Diego region exceeds 140,000 units and growing.

5. The housing shortfall has contributed to increases in median rental and home prices in the City. Since 2015, median home sale prices in Santee have increased by almost 50 percent. Moderate- income households are unable to purchase adequately sized homes at current prices. As for rentals, between 2011 and 2019, the average price increased between 63 and 105.1 percent. (See City's Housing Element 2021-2029, pp. 25-30.) The lack of housing supply and product variety limits affordability and housing options in the City, and for households in various life stages such as young couples, families, students, seniors, and veterans.

6. According to the City's Housing Element 2021-2029, the City's median household income is \$84,226 (in 2018), well below the annual income needed to purchase a home in the City. (See City's Housing Element 2021-2029, pp. 25-30.) The housing shortage affects not only those in the lowest income brackets, but also moderate-income earners.

7. Increasing housing supply to keep pace with demand, while protecting the existing supply from use conversion, will reduce the City's housing prices, diversify the City's aging home stock, make it easier for low- and moderate- income households to find housing, and reduce overcrowding.

8. This Ordinance contains provisions that implement solutions to the City's housing crisis by: (a) soliciting qualifying applications; (b) accepting applications that meet the specified criteria herein designed to boost housing production and improve housing affordability in the City; (c) processing accepted applications in accordance with the terms and conditions of this Ordinance; (d) approving or denying such applications in accordance with objective criteria set forth herein; and (e) using this overall framework to implement the City's program on an urgency basis consistent with the Council's findings and intent herein.

b) County of San Diego

1. On April 18, 2018, the County of San Diego Board of Supervisors ("Board") recognized that the County was "experiencing a housing crisis" and directed County's Chief Administrative Officer to "investigate options that would further promote the expedient building of homes in the unincorporated area and the closing of the housing gap through incentive programs and/or reductions in regulations in San Diego County." The Board also noted that "promoting housing affordability through production incentives and regulatory policy review is one way [the County] can encourage the production of much-needed housing at all income levels, and shore up the regional housing supply by removing unnecessary impediments and/or bolstering the production process." (County of San Diego Bd. of Sups., Minute Order issued April 18, 2018.) On September 11, 2018, the Board of Supervisors declared a shelter crisis in the unincorporated areas of the County. (County of San Diego Bd. of Sups., Minute Order issued Sept. 11, 2018.) On

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October 10, 2018, the Board received a report on Options to Improve Housing Affordability in the Unincorporated Area, and the proposed actions include reducing time and costs associated with the permit process, exploring incentives to stimulate production of diverse housing types, and to consolidate and modernize zoning and use regulations. (County of San Diego Bd. of Sups., Minute Order issued Oct. 10, 2018.)

2. This Ordinance is consistent with the County's efforts to address the housing crisis and shelter crisis that still exist in the County.

c) State of California

1. The Legislature has declared that the lack of housing "is a critical problem that threatens the economic, environmental, and social quality of life in California" and that the "excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing." (Gov. Code § 65589.5, subd. (a).)

2. The Legislature attempted to combat this trend in 1982, by enacting the Housing Accountability Act ("HAA") (Gov. Code § 65589.5). However, almost 40 years later, the Legislature recognized that its intent in enacting the HAA and in expanding its provisions since then, which was "to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters" "has *not* been fulfilled." (Gov. Code § 65589.5, subd. (a)(2)(K)[italics added].)

3. Accordingly, the Legislature enacted the Housing Crisis Act of 2019 (SB 330) declaring a statewide housing emergency to be in effect from January 1, 2020, until January 1, 2025. In declaring this statewide housing emergency, the California Legislature found that:

- a. California is experiencing a housing supply crisis, with housing demand far outstripping supply; and in 2018, California ranked 49th out of the 50 states in housing units per capita.
- b. Existing housing in this state, especially in its largest cities, has become expensive; and seven of the ten most expensive real estate markets in the United States are in California.
- c. California is experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities in California.

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- d. California needs an estimated 180,000 additional homes annually to keep up with population growth, and Governor Newsom has called for 3.5 million new homes to be built over the next seven years.
- e. The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.
- f. The housing crisis results in harm to families across California, including:
 - Increasing poverty and homelessness, especially first-time homelessness,
 - Forcing lower income residents into crowded and unsafe housing in urban areas, and
 - Forcing public employees, health care providers, teachers, and others, including critical safety personnel, into more affordable housing farther from the communities they serve, which will exacerbate future disaster response challenges in high-cost, high-congestion areas and increase risk to life.
 - Driving families out of the state or into communities away from good schools and services, disrupting family life, and increasing health problems due to long commutes that may exceed three hours per day.
- g. Lengthy permitting processes and approval times, fees, and costs for parking and other requirements further exacerbate cost of residential construction.
- h. The housing crisis is severely impacting the state's economy in the following ways:
 - Employers face increasing difficulty in securing and retaining a workforce.
 - Schools, universities, nonprofits, and governments have difficulty attracting and retaining teachers, students, and employees, and our schools and critical services are suffering.
 - According to analysts at McKinsey and Company, the housing crisis is costing California \$140 billion a year in lost economic output.

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- i. The housing crisis harms the environment by increasing greenhouse gas emissions from longer commutes to affordable homes far from growing job centers.
- j. The state's cumulative housing shortage significantly increases greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households.
- k. When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

2. Lack of Housing Affordability

The lack of housing affordability constitutes an emergency in the City of Santee, County of San Diego, and State of California, requiring expedited City action. Over the past several years, significant attention has been placed on the increasing costs of housing and the overall lack of housing affordability in California and the San Diego region, including in the City. Concerns raised by elected officials, local business advocacy groups, and the public have brought attention to the shortage of for-sale and rental housing.

a) City of Santee

1. The City housing development trends show that there is not enough housing being built in the City, and the housing that is constructed does not meet the full spectrum of needs of City residents and for households at all income levels.

2. State regulations, uncertain land use policies, need for rezoning, and delays in project processing all delay and add to the cost of housing. The environmental review process alone can pose a challenge to housing production due to required public agency review of possible environmental impacts, potential mitigation measures to address them, and delays in processing. (See California Legislative Analyst Office (LAO) report titled, "California's High Housing Cost: Causes and Consequences," LAO 2015, pp. 13-18, 35 [the LAO is a nonpartisan fiscal and policy advisor to the State of California].)

3. Further, project opponents sometimes use the California Environmental Quality Act (CEQA) review process, litigation, and ballot measures to limit or scuttle housing projects that have gone through an exhaustive, open, and public review and participation process. According to the above LAO report in 2015, the local permitting processes, public hearings, and other processing requirements can be lengthy and

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extend the overall timeframe to complete a housing project. CEQA, project opposition, and various regulatory and growth restrictions have caused California's for-sale and rental housing prices to be far higher — more than double the cost — of any other state in the nation. (See "California's High Housing Cost: Causes and Consequences," LAO 2015, pp. 5-7,15-20.)

4. The lack of housing supply has resulted in housing unaffordability and economic insecurity in the City. (Housing Element 2021-2029, pp. 14-15, 25-30.) High housing costs leave households with little left over for other important expenses, leading to difficult budget trade-offs. Local economies are then impacted because money that might otherwise be spent in the local economy (generating sales tax revenues for each community) is being spent on the high cost of housing.

5. Due to the high cost of housing, one out of five of San Diego region's one-million-person workforce (200,000 workers) live outside of the County. These commuters purchase lower cost homes outside the San Diego region, in areas such as Riverside County, due to the lack of appropriate in-County housing. Forcing the City's workforce and first responders into long commutes harms workers and the environment by disrupting family life, increasing health problems, and increasing air pollutant and greenhouse gas emissions.

6. The City finds it beneficial to have law enforcement officers, first responders, public safety officers, military personnel, veterans, and schoolteachers residing in the City where they work. This ensures that they are closer to the areas and residents they serve, and promotes their community involvement while off-duty. The continued presence of such persons provides models of public service to City neighborhoods, builds community rapport among such persons and other residents, and increases general civic engagement. Further, having such persons living in the City benefits that community's safety in the event of an emergency or natural disaster because they are already in close proximity to the community, decreasing emergency response time. Because of the current housing crisis, however, such persons are experiencing difficulty locating affordable housing within the City.

b) State of California

1. The housing crisis has particularly exacerbated the immediate need for affordable homes at prices below market rates. (SB 330, Section 2 (a)(5).)

2. Costs for construction of new housing continue to increase; and according to the Turner Center for Housing Innovation at the University of California, Berkeley, the cost of building a 100-unit affordable housing project in the state was almost \$425,000 per unit in 2016, up from \$265,000 per unit in 2000. (SB 330, Section 2 (a)(9).)

3. California's overall homeownership rate is at its lowest since the 1940s. The state ranks 49th out of the 50 states in homeownership rates and in the supply of housing per capita. Only one-half of California's households can afford the cost of housing in their local regions. (Gov. Code § 65589.5 (a)(2)(E).)

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4. The lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians. (Gov. Code § 65589.5 (a)(2)(F).)

5. Most California renters, more than 3,000,000 households, pay more than 30% of their income toward rent; and nearly one-third, more than 1,500,000 households, pay more than 50% of their income toward rent. (Gov. Code § 65589.5 (a)(2)(G).)

6. California's overcrowding rate is well above the national average — 8.3% compared to 3.4% across the nation — increasing the COVID-19 risk in the state. According to a May 2020 analysis by Public Policy Institute of California, essential workers are more likely than non-essential workers to live in overcrowded housing. Essential workers and those in larger households accordingly face a higher risk of contracting COVID-19 due to overcrowding and the inability to practice the physical distancing needed to slow the spread of COVID-19. (See Public Policy Institute of California, "Overcrowded Housing and COVID-19 Risk Among Essential Workers," May 12, 2020.)

SECTION 3. CEQA

The Council finds that this Ordinance is not subject to the requirements of CEQA because pursuant to Public Resources Code section 21080(a) and CEQA Guidelines section 15378(b)(2), the City's adoption of a general policy and procedure is not a "project" subject to CEQA. By this Ordinance, the City is hereby enacting the "Essential Housing Program" to provide policies and procedures to implement General Plan and zoning consistency for qualifying housing and mixed-use housing projects.

In addition, this Ordinance is exempt under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty there is no possibility that enacting this "Essential Housing Program" may have a significant effect on the environment. Specifically, by enacting these policies and procedures, the City is not causing any alteration to the physical environment; and any certified project that satisfies these policies and procedures must still comply fully the CEQA, the CEQA Guidelines, and all other applicable laws and regulations before any development of any kind can proceed. Thus, CEQA compliance is assured. Further, the City's enactment of these policies and procedures will enhance, rather than degrade, existing environmental conditions by ensuring that any certified project demonstrate compliance with stringent environmental standards.

The City also finds that choosing the precise time for CEQA compliance involves a balancing of competing factors. For example, CEQA recognizes that CEQA compliance should occur as project scope, design, features, and other factors and yet late enough to provide meaningful non-speculative information for environmental assessment. Accordingly, the City finds that by adopting this Ordinance, the City is not restricting itself from considering any feasible or reasonable choice of alternatives or mitigation measures for a certified project before completion of its CEQA compliance, nor committing itself to

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any definite course of action concerning a certified project prior to its CEQA compliance. Further, nothing herein restricts the City from denying a certified project on CEQA or other objective grounds.

SECTION 4. ESSENTIAL HOUSING PROGRAM

The City Council hereby adopts this Ordinance, titled the "Essential Housing Program," to provide policies and procedures to implement General Plan and zoning consistency for qualifying housing and mixed-use housing projects. Unless otherwise stated, the City Council and their elected officials, Director of Development Services, and staff shall comply with the procedures set forth in this Ordinance.

A. Title.

This Ordinance shall be known as the Essential Housing Program Ordinance of the City of Santee.

B. Purposes and General Plan Consistency

1. This Ordinance is enacted to establish review procedures for residential and residential mixed use development proposals to: (a) boost housing production and housing affordability during the period of the Citywide, Countywide, and Statewide housing crisis described in Sections 1 and 2, above, which findings are incorporated herein by reference; and (b) to declare as urgent the need for the permitting and development of qualifying housing projects in the City consistent with the provisions of this title.

2. Compliance with the City of Santee Essential Housing Project Credits Assessment Guide, described below, shall ensure consistency with the City's General Plan by:

- a. Promoting economical and efficient use of the land while providing a variety of housing choices and mixed-use development that will create and maintain a high-quality environment;
- b. Preserving natural and scenic qualities of open spaces and areas;
- c. Promoting design and construction techniques that are responsive to relevant environmental resources and minimize hazards;
- d. Requiring energy conservation through solar and other renewable energy sources; Ensuring adequate provision of community public services, trails, and parks and recreation facilities to serve new and existing communities;

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- e. Supporting a balanced transportation network that meets future circulation needs and promotes alternative modes of travel and site design to reduce vehicular trips, save energy, and improve air quality; and
- f. Enhancing quality of life and revitalizing City neighborhoods through new residential development.

C. Conflicts and Interpretation.

1. *Conflicts with Other Regulations.* In the event of a conflict between this Ordinance and any other City code, plan, or policy, the provisions of this Ordinance shall control with regard to Essential Housing Projects. An Essential Housing Project remains subject to all other applicable regulations and laws, as described in subdivision C(3) below.

2. *Interpretation.* This Ordinance shall be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

3. Compliance with Other Regulations and Laws.

- a. Except as provided herein, an Essential Housing Project must otherwise comply with all applicable City requirements, including obligations related to processing or review of any required development application. However, the City's development standards, conditions, and policies shall be applied to facilitate and endeavor to accommodate development at the density proposed by the Essential Housing Project.
- b. Nothing in this Ordinance shall be construed to prohibit the City from imposing fees and other exactions otherwise authorized by law that are required to provide necessary public services and facilities.
- c. Nothing in this Ordinance shall be construed to relieve the City or Applicant from complying with state law, including without limitation the Subdivision Map Act (Gov. Code § 66410 *et seq.*) and the California Environmental Quality Act (Pub. Resources Code § 21000 *et seq.*)

D. Essential Housing Project Determination

1. Notwithstanding any goal, policy, term, provision, requirement, or mandate contained in the General Plan and its various Elements, a Housing Development

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Project certified as an Essential Housing Project, as described in Section G below, shall be deemed both in compliance and consistent with the General Plan Land Use Element and Housing Element and shall not require an amendment to the General Plan, an amendment to a Specific Plan, a rezone, or other legislative act.

2. Nothing herein shall be construed to limit the number of residential units provided by an Essential Housing Project to the minimum required by law in any Income Category identified in the City's Housing Element 2021-2029. An Essential Housing Project may provide residential units in excess of the City's RHNA obligations per Income Category.

3. Certification as an Essential Housing Project under this Ordinance shall apply to (1) any new application for a Housing Development Project; (2) any Housing Development Project currently under City review; or (3) any approved, entitled, and/or permitted Housing Development Project not yet built by the date application for certification is made.

E. Application Procedures.

1. An application for an Essential Housing Project shall be submitted to the Department on the City's application form titled, "City of Santee Essential Housing Project Application" a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference. The City Council hereby adopts the Application as set forth in Exhibit A. The Application may be modified by the Director.

2. The completed Application shall contain all the information described therein. Specifically, the Application shall be accompanied by a completed a "City of Santee Essential Housing Project Credits Assessment Checklist" ("Checklist") demonstrating that the project achieves the required number of credits, including the required number of housing credits, as set forth in the "City of Santee Essential Housing Project Credits Assessment Guide" ("Credits Assessment Guide") and shall provide the information required by Government Code section 65941.1, subdivisions (a)(1) through (a)(17). The City hereby adopts the Credits Assessment Guide as attached to the Application as **Attachment 1**, and hereby adopts the Checklist as attached to the Application as **Attachment 2**. The Credits Assessment Guide and Checklist may be modified by resolution of the City Council.

3. The Applicant shall place a deposit with the Department in the amount of \$5,000 to cover the cost of the review, pursuant to the City's full cost recovery program. The amount of this deposit may be adjusted by the City Council by resolution. Upon receipt by the Applicant of the determination by the Director to certify or deny certification of the Essential Housing Project Application, any unused deposit funds will be refunded to the Applicant. If the deposit is not sufficient to pay all costs of processing the application, the Director may request an additional deposit and the City may cease processing the application until such time as the deposit is replenished.

F. Review Criteria.

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1. An application for an Essential Housing Project shall be reviewed by the Director, with assistance from City staff, for compliance with the Objective criteria set forth in the Credits Assessment Guide (**Application Attachment 1**).

G. Determination Regarding Essential Housing Project and Notice.

1. Not later than 30 days following submittal of a City of Santee Essential Housing Project Application, the Director shall take one of the following actions:

- a. Certify the Housing Development Project as an Essential Housing Project;
- b. Notify the Applicant of the specific changes or additional information required before review of the application can be completed; or
- c. Deny certification of the Project as an Essential Housing Project.

2. In the event that a change or modification to the application is required pursuant to subdivision G(1)(b) above, the Applicant shall have 30 days from the date the notification is issued by the Director to make the required changes or provide the identified additional information. The Director shall then have 30 days to either: (1) certify the Housing Development Project as an Essential Housing Project; or (2) deny certification of the Housing Development Project as an Essential Housing Project.

3. The Director's determination to certify the Essential Housing Project or deny certification as an Essential Housing Project shall be based only upon compliance or noncompliance with the Objective criteria set forth in the Credits Assessment Guide (**Application Attachment 1**).

4. The Director's determination shall be a ministerial determination transmitted from the Director to the Applicant, in writing.

5. The Director's determination is final, as described in Section 4(J) of this Ordinance.

H. CEQA

1. The Council finds that a determination under this Ordinance is not subject to the requirements of CEQA because pursuant to Public Resources Code section 21080(a) and (b)(1), the Director's determination is a ministerial action and such action is not subject to CEQA.

2. Further, the Director's determination is exempt under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the determination may have a significant effect on the environment. A proposed Housing Development Project that is certified as an Essential Housing Project

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shall be required to comply with CEQA and other state laws prior to project approval or denial. Further, the Director's determination will enhance, rather than degrade, existing environmental conditions by ensuring that a certified Essential Housing Project meets stringent environmental standards.

I. Expedited Processing.

1. Within 120 days following the Director's certification of an Essential Housing Project, the Applicant shall submit any additional information required by the City to process any development application consistent with Government Code sections 65940, 65941, and 65941.5. If the Applicant fails to submit the required documentation within 120 days following the Director's certification, the certification will expire unless extended pursuant to subdivision (l)(3) below.

2. The City's policy is to expedite scheduling and processing of any certified Essential Housing Project such that any requisite development application approval or denial occurs not later than 12 months following the date of submittal of the Essential Housing Project application, barring exceptional circumstances. Exceptional circumstances are intended to occur rarely, as the City urgently needs to boost the production of housing within the City. Public hearings, notice, and approval or denial of any development application shall be in the manner set forth in the Santee Municipal Code.

3. The deadlines set forth in this section may be extended upon the mutual written consent of the Applicant and the City.

J. No Appeal.

1. The Director's determination to certify a Housing Development Project as an Essential Housing Project, or to deny certification as an Essential Housing Project, is final and may not be appealed.

2. Where the Director has denied certification as an Essential Housing Project, the Applicant may notify the City of its election to continue to process a development application consistent with other laws and regulations, separate from the provisions of this Ordinance.

K. Defense/Indemnification.

1. The Applicant for an Essential Housing Project shall indemnify, defend (with independent counsel approved by the City) and hold harmless the City, its officers, agents, employees, elected and appointed officials, volunteers, and independent contractors (collectively, the City) from and against any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, or otherwise challenge the City's processing, certification, or approval of the Essential Housing Project, or to attack, set aside, void, annul, or otherwise challenge the validity of this Ordinance (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated

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investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution).

2. The Applicant shall agree in writing, in a form acceptable to the City Attorney, to indemnify and hold harmless the City as set forth above.

L. Definitions.

The following definitions apply for purposes of this Ordinance. If any definition in this Ordinance conflicts with definitions in any other provision of the City codes or policies, these definitions shall control for purposes of this Ordinance:

1. **"Applicant"** means a person who requests in writing the approval of a permit, certificate, or other entitlement for use from the City.

2. **"Council"** means the City Council of Santee.

3. **"City"** means the City of Santee.

4. **"Department"** means the Department of Development Services.

5. **"Director"** means the City's Director of Development Services and includes his or her deputies.

6. **"Feasible"** means capable of being accomplished in a successful manner within a reasonable time, considering economic, environmental, social, planning, legal, and technological factors.

7. **"Housing development project"**

a. "Housing development project" means a use consisting of either of the following:

i. Residential units only.

ii. Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

b. The Housing Development Project includes, without limitation, any approval or permit necessary for implementation of said project.

8. **"Objective"** means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the Applicant and public official.

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9. “**Essential Housing Project**” means a proposal for a Housing Development Project that is certified by the Director as having satisfied the Objective criteria set forth in the Credits Assessment Guide (**Application Attachment A**).

10. “**Infill site**” means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

SECTION 5. FINDINGS RELATED TO STATE HOUSING LAW.

The City Council finds that the adoption of this Ordinance is necessary to comply with state law governing the provision of housing, including but not limited to, Government Code sections 65583 and 65584 and additional affordable housing requirements, and is necessary to achieve the goals set forth in the City’s Housing Element. The City Council finds that this Ordinance permits no greater density than is necessary to accommodate the required housing. The City Council finds that the criteria identified in the Essential Housing Program as establishing eligible Essential Housing Project sites have been narrowly tailored to the housing needs of the City, and alternative sites for Essential Housing Projects are not available to satisfy the requirements of state housing law.

SECTION 6. EFFECTIVE DATE AND EXPIRATION

A. *Effective Date.* This Ordinance shall be effective immediately upon adoption.

B. *Expiration Date.* This Ordinance shall remain in effect until August 25, 2026, and may be extended by the City Council. Applications timely submitted prior to the expiration date shall continue to be processed under the provisions of this Ordinance.

SECTION 7. PUBLICATION.

The City Clerk shall have a summary of this Ordinance published twice in a newspaper of general circulation, once five days before its adoption and again within 15 days after its adoption. A summary of this Ordinance was published on August 20, 2021, and will be published within 15 days after adoption.

SECTION 8. NOTICE OF EXEMPTION.

This Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(a), CEQA Guidelines section 15378(b)(2), and CEQA Guidelines section 15061(b)(3). Staff is directed to file a Notice of Exemption as provided by law.

SECTION 9. SEVERABILITY.

If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the

ORDINANCE NO. 592

Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 10. ORDINANCE SCOPE.

This Ordinance shall supersede all other previous Council resolutions and ordinances that may conflict with, or be contrary to, this Ordinance.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of August, 2021, by the following roll call vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER

NOES: NONE

ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: City of Santee Essential Housing Project Application Form (with Attachments 1 and 2)



Essential Housing Project Application

For Projects Seeking Certification as an Essential Housing Project

DEPARTMENT OF DEVELOPMENT SERVICES
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100, Ext 167

THIS PACKAGE PROVIDES AN OVERVIEW OF THE ESSENTIAL HOUSING PROJECT APPLICATION PROCESS FOLLOWED BY THE SUBMITTAL REQUIREMENTS AND APPLICATION FORM

PURPOSE:

To boost housing production and improve housing affordability within the City to meet the full spectrum of housing needs for people of all incomes, and to fulfill the goals set forth in the City’s Housing Element.

APPLICABILITY:

“Essential Housing Project” means a Housing Development Project that is certified by the Director as having achieved at least **50 credits** across all listed categories in the City of Santee Essential Housing Project Credits Assessment Guide attached as **Attachment 1** (“Credits Assessment Guide”), with at least **10 credits** from the Housing category. Capitalized terms used in this Application that are not defined herein shall have the meanings ascribed to them in the Essential Housing Program Ordinance.

An Essential Housing Project Application is applicable to a Housing Development Project consisting of:

- Residential units only; or
- Mixed-use development consisting of residential and nonresidential uses, including live/work spaces, with at least two-thirds of the square footage designated for residential use

APPLICATION DEPOSIT:

Review and processing of an Essential Housing Project Application requires an initial deposit of \$5,000 under the full-cost recovery program. Additional deposits may be required if staff charges exceed the initial deposit. Upon receipt of a determination by the Director to either certify the project as an Essential Housing Project or to deny certification, any unused deposit funds will be refunded to the Applicant.

APPLICATION PROCEDURES:

This application for an Essential Housing Project shall be submitted to the Department of Development Services. This application must contain all the information described herein to be determined complete. This application shall be accompanied by a completed Essential Housing Project Credits Assessment Checklist (“Checklist”) demonstrating how the Housing Development Project achieves 50 credits across all listed categories in the Credits Assessment Guide, with at least 10 credits from the Housing category, and shall provide the information required by Government Code section 65941.1, subdivisions (a)(1) through (a)(17). The Checklist form is attached to this Application as **Attachment 2**.

- A. Not later than 30 days following submittal of the Essential Housing Project Application, the Director shall take one of the following actions:
 1. Certify the Housing Development Project as an Essential Housing Project;
 2. Notify the Applicant of the specific changes or additional information required before review of the Application can be completed; or
 3. Deny certification of the Housing Development Project as an Essential Housing Project.
- B. In the event that a change or modification to the Application is required pursuant to Section A(2) above, the Applicant shall have 30 days from the date that the notification is issued by the Director, to make the changes required or provide the identified additional information. When resubmitted, the Director shall then have 30 days to either: (1) certify the Housing Development Project as an Essential Housing Project; or (2) deny certification of the Housing Development Project as an Essential Housing Project.
- C. The Director's determination to certify the Essential Housing Project or deny certification as an Essential Housing Project shall be based only upon compliance or noncompliance with the Objective criteria set forth in the Credits Assessment Guide (**Attachment 1**).

The Director's determination shall be a ministerial determination transmitted from the Director to the Applicant, in writing.

CEQA COMPLIANCE:

The ministerial determination of the Director is exempt from CEQA in accordance with Public Resources Code §15268 and CEQA Guidelines section 15061(b)(3). An exemption will be filed with the San Diego County Clerk subject to payment of the filing fee by the Applicant. A certified Essential Housing Project shall be required to comply with CEQA and other state laws prior to project approval or denial.

SUBSEQUENT STEPS:

Within 120 days following the Director's certification of an Essential Housing Project, the Applicant shall submit any additional information required to process any development application consistent with Government Code sections 65940, 65941, and 65941.5.



ESSENTIAL HOUSING APPLICATION

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071
(619) 258-4100, Extension 167

FOR DEPARTMENT USE ONLY

Site Location: _____

Assessor Parcel Number(s): _____

Exclusions. A project is not an Essential Housing Project if any of the following statements apply. Check all that apply:

- The development footprint is within a floodway as defined in Santee Municipal Code Chapter 11.36.
- The development footprint is proposed in an area which is permanently protected by one or more conservation easements.
- The General Plan land use designation or zoning classification of the project site does not currently allow for residential uses and the project site is not identified in the Residential Sites Inventory of the Housing Element.
- The project site is not on existing or planned (identified in the General Plan) prime arterial, major arterial, parkway or collector.
- The project site is within Safety Zone 1,2, or 5 of the Gillespie Field Airport Land Use Compatibility Plan.

IF ANY OF THE ABOVE BOXES ARE CHECKED, THE PROJECT IS NOT ELIGIBLE TO BE CERTIFIED AS AN ESSENTIAL HOUSING PROJECT.

Completed Checklist: Attach a completed Checklist (**Attachment 2**) that demonstrates how the project meets or exceeds 50 credits (with at least 10 from the Housing category) described in the Credits Assessment Guide (**Attachment 1**), and, on a separate sheet, include an explanation on how the project achieves these credits.

<p>1. Applicant</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____</p> <p>Print Name: _____</p>	<p>2. Property Owner</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____ (Authorizing Applicant to Submit Application)</p> <p>Print Name: _____</p>
<p>3. Applicant's Representative</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____</p> <p>Print Name: _____</p>	<p>4. Designer / Engineer</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____</p> <p>Print name: _____</p>

1. Plans: A conceptual site plan, floor plan, and elevations (Five 11"x17" hardcopies & digital copy).
2. Parcel Size (Acres): _____
3. Building Size (sq. ft.): _____
4. Number of units proposed: _____
5. Unit sizes and number of bedrooms _____
6. For Mixed-Use Projects* provide ratio of commercial to residential square footage: _____

*Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use pursuant to CA Government Code Section 65589.5

7. Proposed Density: _____
8. Parking spaces: _____
9. Indicate any approvals to be sought under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map.

10. Number of lots proposed: _____
11. Existing Land Use: _____
12. Surrounding Land Uses and Setting: Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.
 - a. North: _____
 - b. South: _____
 - c. East: _____
 - d. West: _____
13. Proposed uses – The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

14. Is the project site identified in the Sites Inventory (Housing Element Appendix C)?

Yes No

15. Is the site located on a prime arterial, major arterial, parkway, and/or multimodal corridor as provided in Figure 7-1 of the General Plan Mobility Element?

Yes No

16. Is the **overall Project site** (as opposed to the development footprint) affected by any of these conditions:

- a. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? Yes No
- b. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code? Yes No
- c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? Yes No
- d. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist? Yes No
- e. Within a flood hazard zone as defined in Santee Municipal Code Chapter 11.36? Yes Lands identified for conservation in a draft or adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan? Yes No
- f. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code)? Yes No
- g. Lands under conservation easement? Yes No
- h. Includes a historic structure that has been placed on a national, state, or local historic register? Yes No

17. RESIDENTIAL DWELLING UNIT COUNT:

Indicate the number of dwelling units proposed, including a breakdown of levels by affordability*, set by each income category.

	Number of Units
Market Rate (greater than 120% of AMI)	
Manager's Unit(s) – Market Rate	
Very Low Income (0% to 50% of AMI)	
Lower Income (50% to 80%)	
Moderate Income (80% to 120% of AMI)	
Total No. of Units	
Total No. of Affordable Units	
Total No. of Density Bonus Units	

*For San Diego County Area Median Income (AMI) and Income Limits please refer to the Department of Housing and Community Development (HCD) website: <https://www.hcd.ca.gov/grants-funding/income-limits/>

18. Affordable Housing Incentives, Waivers, Concessions, and Parking Reductions – Will the project proponent seek any incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? If so, provide details on separate page.

19. Does the proposed project provide any supportive services to its residents in support of Program 8 of the Housing Element? If so, provide details on separate page.

20. Will the proposed development require the demolition of any existing housing? If so, how will it address the relocation of any displaced tenants? Please provide details on separate page. See discussion of “Anti-Displacement” in Table 42 of the City’s Housing Element (pp.96-97) for suggested actions.

21. Gillespie Field Airport Land Use Compatibility Plan (ALUCP): Is the site within one or more Safety Zones of the ALUCP? Use the SD Airport Authority online tool. <https://www.san.org/Airport-Projects/Land-Use-Compatibility> Yes No

INDEMNIFICATION - The applicant shall indemnify, defend (with independent counsel approved by the City), the City of Santee and its officers, agents, employees, elected and appointed officials, volunteers, and independent contractors (collectively, the City) from and against any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, or otherwise challenge the City’s processing, approval, or certification of the housing development project as an Essential Housing Project pursuant to this application, or to attack, set aside, void, annul, or otherwise challenge the validity of the City’s Essential Housing Program Ordinance (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution).

PROPERTY OWNER AFFIDAVIT

Before the Application can be accepted, the owner of each property involved must provide a signature to verify the Essential Housing Project Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses

of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Essential Housing Project Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Essential Housing Project Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

APPLICANT ACKNOWLEDGEMENT

1. I hereby certify that I am the owner of record of the herein previously described property located in the City of Santee which is involved in this Essential Housing Project Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Essential Housing Project Application for processing by the City of Santee Planning Department for the purpose of obtaining Essential Housing Project certification pursuant to the City of Santee Essential Housing Program.
3. Further, I understand that after submitting this Essential Housing Project Application to the City, the Director will issue a determination on the Essential Housing Project Application, or notify me that the Essential Housing Project Application is incomplete, within 30 days. If the Housing Development Project is certified as an Essential Housing Project, I understand that I have 120 days after receipt of that determination to submit any additional information to process any development application to obtain the requisite entitlements for development.
4. I further understand that if any of the credits identified in the attached Checklist as being achieved by this Housing Development Project relate to a project design feature, the project design feature shall be provided with the project design or as a project condition of approval during the subsequent entitlement phase of the project.
5. By my signature below, I certify that the foregoing statements are true and correct.

Applicant Signature
Printed Name
Date



Essential Housing Project Application

Credits Assessment Guide

INSTRUCTIONS FOR CREDIT ASSESSMENT USE:

An Essential Housing Project, as defined in the Essential Housing Program Ordinance, must achieve **at least 50 credits**, as described below, and **at least 10** of the credits must come from the Housing Category. The Applicant must submit with the Essential Housing Project Application a completed Essential Housing Project Credits Assessment Checklist ("Checklist") (Attachment 2 to the Application) demonstrating how the project achieves at least 50 credits (with at least 10 Housing credits).

Use of this credit system will ensure Essential Housing Projects are sustainable and consistent with the General Plan, while allowing appropriate planning, design, and mitigation flexibility, in compliance with the California Environmental Quality Act (CEQA), the Subdivision Map Act, and other City policies, laws, and regulations.

Except as provided in the Essential Housing Program Ordinance, an Essential Housing Project must otherwise comply with all applicable City requirements, including obligations related to processing or review of any required development application. However, the City's development standards, conditions, and policies shall be applied to facilitate and endeavor to accommodate development at the density proposed by the Essential Housing Project.

I. EXCLUSIONS

A project is not an Essential Housing Project if any of the following statements apply. If the Applicant has indicated in the Application that any of the following apply, the project is **not** eligible to be an Essential Housing Project.

- The development footprint is within a floodway as defined in Santee Municipal Code Chapter 11.36.
- The development footprint is proposed in an area which is permanently protected by one or more conservation easements.
- The General Plan land use designation or zoning classification of the project site does not currently allow for residential uses and the project site is not identified in the Residential Sites Inventory of the Housing Element.
- The project site is not on an existing or planned (identified in the General Plan) prime arterial, major arterial, parkway or collector.
- The project site is within Safety Zone 1,2, or 5 of the Gillespie Field Airport Land Use Compatibility Plan.

II. CREDIT ASSESSMENT

A project must obtain at least 50 credits from the criteria below, including at least 10 credits from the Housing category, to be deemed an Essential Housing Project. If any of the credits below relate to a project design feature, the project design feature shall be provided with the project design or as a project condition of approval during the subsequent entitlement phase of the project.

III. CREDITS: LAND USE

Credit: Mixed-uses – 5 credits

Project will include a mix of uses consisting of residential and nonresidential uses with at least 67%, but not more than 80%, of the square footage designated for residential use.

Credit: Location in Town Center — 2 Credits

Project site or portion thereof is located within an area of the City designated “TC-Town Center” pursuant to the City of Santee General Plan Land Use Element.

Credit: Maximize Potential Density – 4 Credits

Proposed project is within the mid to upper end of, or exceeds, the density range as set forth in the Land Use Element, Housing Element or Town Center Specific Plan.

IV. CREDITS: HOUSING (AT LEAST 10 CREDITS REQUIRED)

Credit: Affordable Housing – 20 Credits

Project provides a minimum of 10% of units affordable to low income households (80% or less of the Area Median Income);

-OR-

Provides a contribution of \$10,000 per market-rate unit included in the project, up to 200 units, to the City’s Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Affordable Housing – 10 Credits

Project provides a minimum of 10% of units affordable to moderate income households (80-120% of the Area Median Income);

-OR-

Provides a contribution of \$5,000 per market-rate unit included in the project, up to 200 units, to the City’s Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Mix of Unit Sizes – 5 Credits

The project provides a mix of units where the number of units with three or more bedrooms divided by the number of units with two or less bedrooms exceeds a ratio of 1.

Credit: Redevelopment – 5 Credits

The project redevelops a currently underutilized site currently developed with a residential density below the minimum required residential density of the site.

Credit: Residential Units Provided — Maximum 10 Credits

For every 50 units a project provides, 2 credits are allocated up to a maximum of 10 credits.

V. CREDITS: MOBILITY

Credit: Location within ¼ mile of a bus stop – 2 credits

Project site or portion thereof is located within ¼ mile of a bus stop.

Credit: Location within ½ mile of a trolley station – 5 credits

Project site or portion thereof is located within ½ mile of the boundaries of a trolley station.

Credit: Location along a multimodal corridor – 5 credits

Project site is located along a multimodal corridor as identified in the Mobility Element.

Credit: Traffic Calming – 2 credits

Project will provide traffic calming devices in the design of interior roadways including but not limited to traffic circles, chicanes, or speed humps.

Credit: SR-52 Contribution — 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, which funds shall be dedicated exclusively to relieve congestion on State Route 52. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Passenger Loading Area or Rideshare/Carshare Parking — 2 Credits

Project design includes passenger loading/unloading areas and/or dedicated preferred parking spaces for rideshare/carshare use.

Credit: Bicycle Repair Station and Storage — 2 Credits

Project must include a bicycle repair station and meet the below requirements for enclosed bicycle storage. Bicycle storage enclosures must be securable, surveillable, and accessible from the ground floor and may consist of lockers, a kiosk, or a designated room within a building. Bicycle storage enclosures must be located in an area easily accessible to building users. Bicycle storage enclosures should be located within walking distance of any functional entries, but may be clustered for use by several buildings, where appropriate.

Non-Residential Buildings (as part of mixed-use housing project)

Provide at least two enclosed bicycle storage spaces for every 5,000 gross square feet, but no fewer than two enclosed storage spaces per building.

Multi-Unit Residential Buildings (as part of mixed-use housing project or as a standalone project)

Provide a number of enclosed bicycle storage spaces totaling at least 10% of all residential units, but no fewer than five enclosed storage spaces per building (i.e., a building of 100 units would require 10 enclosed bicycle storage spaces).

VI. CREDITS: OPEN SPACE AND CONSERVATION

Credit: Contribution to City-owned Natural Open Space – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, for the management of City-owned properties within the draft Multiple Species Conservation Plan preserve boundaries. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Trees – 2 Credits

Project must plant at least 10 trees per acre of land to be developed. Trees must be planted in streetscapes and parks.

VII. CREDITS: WATER QUALITY AND EFFICIENT USE

Credit: Installation of Graywater System — 2 Credits

Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) or graywater reuse system for landscape irrigation use or indoor water use for some portion of single-family residential, small lot, or multi-family townhome or similar product. For graywater reuse system, graywater must be collected from at least one of the following: clothes washer; showers; or some combination of faucets and other sources estimated to exceed 5,000 gallons per year.

Credit: Connect to Recycled or Purified/ Advanced Treated Water — 2 Credits

Project must connect to either recycled water or purified or advanced treated water provided by Padre Dam Municipal Water District (PDMWD) through its East County Advanced Water Purification Program.

VIII. CREDITS: ENERGY, AIR QUALITY, AND GHGs

Credit: Exceeds Title 24 requirements — 2 Credits

Project equipment and fixtures must achieve efficiencies that exceed current Title 24 energy conservation standards (at the time of application submittal) by 5% or greater.

Credit: All Energy Star Rated Appliances or Equivalent — 4 Credits

All appliances (washer/dryers, refrigerators, and dishwashers) that will be installed by builders in residences and commercial businesses must be Energy Star rated or equivalent.

Credit: EV Chargers in Public Use areas — 5 Credits

EV charging stations will be installed in 20% of parking spaces within all public use (e.g. public park) parking areas. All charging stations shall consist of Level 2 units or better.

Credit: EV Chargers in Public Use areas – 2 Credits

Provide a Level 3 charging station in a public parking areas.

Credit: Solar Panels on Carports — 5 Credits

Solar photovoltaic (PV) must be installed covering no less than 25% of the total roof area of any carports.

Credit: Solar Panels on Accessory Buildings — 5 Credits

Solar PV must be installed covering no less than 15% of the total roof area (excluding skylight area) of any accessory building (excluding carports) that is part of the housing/mixed-use housing project.

Credit: Solar Water Heating — 2 Credits

Within a minimum 25% of residential dwelling units, Project must install a solar water heater that meets at least 40% of annual domestic hot water load.

Credit: Full Electrification of Residential Units — 5 Credits

Project residential units will be fully electric. No natural gas shall be provided to the residential units but may be provided to outdoor common areas.

Credit: Battery Systems – 10 Credits

Project provides battery backup system within each proposed residential unit.

IX. SAFETY

Credit: 100-Foot Irrigated Fuel Modification Zone — 5 Credits

Project design includes fully irrigated fuel modification zone of 100 feet or more within project boundaries between the project and its exterior perimeter within which ongoing maintenance activities would occur. Fuel modification zone must be established for ongoing maintenance by HOA, homeowner, or other entity.

Credit: Implementation of Fire Protection Plan — 5 Credits

Project applicant must agree to require third party defensible space inspectors to provide compliance reports biannually to the Santee Fire Department.

X. TRAILS AND SIDEWALKS

Credit: Enhanced Landscaped Parkways — 4 Credits

Project provides enhanced landscaped parkways that are privately maintained along roadways that are otherwise not required by City roadway setback and improvement standards.

Credit: Safe Routes to Schools, Parks, and Transit Stops – 2 Credits

Project improves safe walking routes to schools, parks, and transit stops by providing sidewalk infrastructure improvements outside of project boundaries.

Credit: Multiple Use Trails — 5 Credits

Project provides multiple use trails for use by pedestrians and bicyclists.

Credit: Trail Facilities Contribution – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, to enhance Citywide trail facilities such as lighting, benches, drinking fountains, bike stations, or other such amenities along project trails. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

XI. CREDITS: PARKS AND RECREATION

Credit: Exceed Parkland Dedication Requirement —2 Credits

Project applicant must commit to exceed the parkland dedication requirement set forth in the Santee Municipal Code, Chapter 12.40, by at least 5% through the excess dedication of land for park uses or payment of additional funds, which funds shall be dedicated exclusively for parkland dedication uses within the City, or a combination of both.

Credit: Multi-Purpose Playing Fields or Recreation Facilities — 5 Credits

Project applicant must commit to develop multi-purpose playing fields or public recreational facilities on some portion of dedicated parkland for communitywide use. Such facilities may include, and not limited to, sports fields, large playgrounds, aquatics uses, and ball courts.



Essential Housing Project Application Checklist

Project Name:			
Date:			
Credits	Land Use – 11 Max Credits	Credits	Sustainability – 44 Max Credits
	Mixed-uses – 5 Credits		Installation of Graywater System – 2 Credits
	Location in Town Center – 2 Credits		Connection to Recycled or Purified Treated Water – 2 Credits
	Maximize Potential Density – 4 Credits		Exceeds Title 24 requirements – 2 Credits
	Subtotal		All Energy Star Rated Appliances – 4 Credits
Credits	Housing – 50 Max Credits (10 Required)		EV Chargers in Public Use areas (Level 2) – 5 Credits
	Affordable Housing (10% Low Income) – 20 Credits -or- Contribution per market-rate unit		EV Chargers in Public Use areas (Level 3) – 2 Credits
	Affordable Housing (10% Moderate Income) – 10 Credits -or- Contribution per market-rate unit		Solar Panels on Carports – 5 Credits
	Mix of Unit Sizes – 5 Credits		Solar Panels on Accessory Buildings – 5 Credits
	Redevelopment of an Underutilized Site – 5 Credits		Solar Water Heating – 2 Credits
	Number of Units Provided – 10 Max Credits		Full Electrification of Residential Units – 5 Credits
	Subtotal		Battery Systems – 10 Credits
		Credits	Subtotal
Credits	Mobility – 28 Max Credits		Safety – 10 Max Credits
	Location within ¼ mile of bus stop – 2 Credits		100-ft Irrigated Fuel Modification Zones – 5 Credits
	Location within ½ mile of the trolley station – 5 Credits		Implementation of Fire Protection Plan – 5 Credits
	Location along a multimodal corridor – 5 Credits	Credits	Subtotal
	Traffic calming – 2 Credits		Trails and Sidewalks – 21 Max Credits
	SR-52 Contribution – 10 Max Credits		Enhanced Landscaped Parkways – 4 Credits
	Passenger Loading Area or Rideshare – 2 Credits		Safe Routes to Schools, Parks, and Transit – 2 Credits
	Bike Repair Station and Bike Storage – 2 Credits		Multiple Use Trails – 5 Credits
	Subtotal		Trail Facilities Contribution – 10 Max Credits
			Subtotal
Credits	Open Space and Conservation – 12 Max Credits	Credits	Parks and Recreation – 7 Max Credits
	Contribution to City-owned Open Space – 10 Max Credits		Exceed parkland dedication requirement – 2 credits
	Trees in Streetscapes and Parks – 2 Credits		Multi-purpose playing fields/public recreational facilities – 5 credits
	Subtotal		Subtotal
		TOTAL	Credits Across All Categories
<p>A. Does the Project meet or exceed 10 Credits for housing and 50 Credits across all categories? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B. Director’s Determination – If Question in Section A, above, is checked “No”, the Project is NOT an Essential Housing Project. If Question in Section A, above, is checked “Yes” the Project is determined an Essential Housing Project and can be certified as an Essential Housing Project by the Director of Development Services in Section C, below.</p> <p>C. DIRECTOR’S CERTIFICATION: I, the undersigned, in my capacity as Director of Development Services for the City of Santee certify the subject Project as an Essential Housing Project:</p>			
<p>_____</p> <p>Director of Development Services</p>		<p>_____</p> <p>Date</p>	

HomeFed Fanita Rancho, LLC

November 29, 2021 [revised December 20, 2021]

Melanie Kush
City of Santee
10601 N Magnolia Avenue
Santee, CA 92071

Subject: Essential Housing Project Application

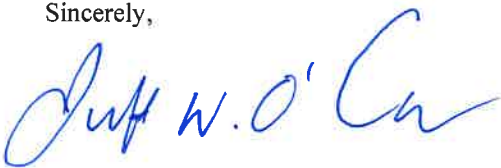
Dear Melanie,

HomeFed Corporation is please to submit the attached Essential Housing Application for our Fanita Ranch Master Planned Community. The following items are included as part of our application:

- Completed Essential Housing Application
- Application deposit of \$5,000
- City of Santee Essential Housing Project Credits Assessment Guide (attachment 1) detailing how the project achieves at least 50 credits with at least 10 credits from the housing category.
- Completed checklist form (attachment 2)
- 5 copies and a digital copy of the conceptual Project Site Plan and building elevations. The project will have up to 3,008 residential units. Specific building elevations are not available at this time. Elevations will be developed by home builders and processed through the building department. The attached building elevations are typical ones from HomeFed Communities as part of our Otay Ranch Master Plan Collections. The architectural style will promote visual interest and diversity and establish a distinct sense of the place. The architecture will take its inspiration from the small farm towns found throughout rural areas of California. There will be a mix of single family, multi-family and active adult homes. We have included building elevations showing design, color, materials and massing to provide some detail of the homes that will make up our community.
- Property Owner Affidavit
 - Ownership Disclosure
 - Letter of Authorization
 - Multiple Owners Form

Should you need any additional information, or have questions, I can be reached at 760-420-8307.

Sincerely,



Jeff O'Connor

Vice President

ESSENTIAL HOUSING PROJECT APPLICATION

FANITA RANCH





Essential Housing Project Application

For Projects Seeking Certification as an Essential Housing Project

DEPARTMENT OF DEVELOPMENT SERVICES
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100, Ext 167

**THIS PACKAGE PROVIDES AN OVERVIEW OF THE
ESSENTIAL HOUSING PROJECT APPLICATION PROCESS FOLLOWED BY THE
SUBMITTAL REQUIREMENTS AND APPLICATION FORM**

PURPOSE:

To boost housing production and improve housing affordability within the City to meet the full spectrum of housing needs for people of all incomes, and to fulfill the goals set forth in the City's Housing Element.

APPLICABILITY:

"Essential Housing Project" means a Housing Development Project that is certified by the Director as having achieved at least **50 credits** across all listed categories in the City of Santee Essential Housing Project Credits Assessment Guide attached as **Attachment 1** ("Credits Assessment Guide"), with at least **10 credits** from the Housing category. Capitalized terms used in this Application that are not defined herein shall have the meanings ascribed to them in the Essential Housing Program Ordinance.

An Essential Housing Project Application is applicable to a Housing Development Project consisting of:

- Residential units only; or
- Mixed-use development consisting of residential and nonresidential uses, including live/work spaces, with at least two-thirds of the square footage designated for residential use

APPLICATION DEPOSIT:

Review and processing of an Essential Housing Project Application requires an initial deposit of \$5,000 under the full-cost recovery program. Additional deposits may be required if staff charges exceed the initial deposit. Upon receipt of a determination by the Director to either certify the project as an Essential Housing Project or to deny certification, any unused deposit funds will be refunded to the Applicant.

APPLICATION PROCEDURES:

This application for an Essential Housing Project shall be submitted to the Department of Development Services. This application must contain all the information described herein to be determined complete. This application shall be accompanied by a completed Essential Housing Project Credits Assessment Checklist ("Checklist") demonstrating how the Housing Development Project achieves 50 credits across all listed categories in the Credits Assessment Guide, with at least 10 credits from the Housing category, and shall provide the information required by Government Code section 65941.1, subdivisions (a)(1) through (a)(17). The Checklist form is attached to this Application as **Attachment 2**.

- A. Not later than 30 days following submittal of the Essential Housing Project Application, the Director shall take one of the following actions:
 1. Certify the Housing Development Project as an Essential Housing Project;
 2. Notify the Applicant of the specific changes or additional information required before review of the Application can be completed; or
 3. Deny certification of the Housing Development Project as an Essential Housing Project.
- B. In the event that a change or modification to the Application is required pursuant to Section A(2) above, the Applicant shall have 30 days from the date that the notification is issued by the Director, to make the changes required or provide the identified additional information. When resubmitted, the Director shall then have 30 days to either: (1) certify the Housing Development Project as an Essential Housing Project; or (2) deny certification of the Housing Development Project as an Essential Housing Project.
- C. The Director's determination to certify the Essential Housing Project or deny certification as an Essential Housing Project shall be based only upon compliance or noncompliance with the Objective criteria set forth in the Credits Assessment Guide (**Attachment 1**).

The Director's determination shall be a ministerial determination transmitted from the Director to the Applicant, in writing.

CEQA COMPLIANCE:

The ministerial determination of the Director is exempt from CEQA in accordance with Public Resources Code §15268 and CEQA Guidelines section 15061(b)(3). An exemption will be filed with the San Diego County Clerk subject to payment of the filing fee by the Applicant. A certified Essential Housing Project shall be required to comply with CEQA and other state laws prior to project approval or denial.

SUBSEQUENT STEPS:

Within 120 days following the Director's certification of an Essential Housing Project, the Applicant shall submit any additional information required to process any development application consistent with Government Code sections 65940, 65941, and 65941.5.



ESSENTIAL HOUSING APPLICATION

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071
(619) 258-4100, Extension 167

FOR DEPARTMENT USE ONLY

Site Location: North of Fanita Parkway and Cuyamaca Street

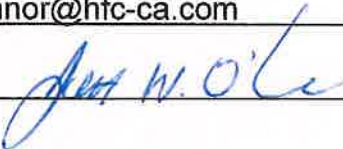
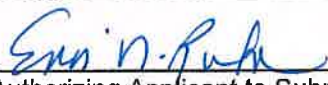
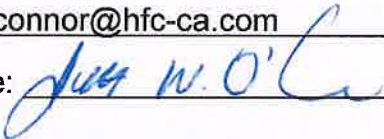
Assessor Parcel Number(s): 374-030-02; 376-030-01; 378-381-49; 380-031-18; 374-050-02; 378-020-46, 50, 54; 378-382-58; 380-040-43, 44; 374-060-01; 378-030-08; 378-391-59; 378-201-03; 376-010-06; 378-210-01, 04, 10, 11; 378-392-61, 62; 376-020-03; 376-220-01

Exclusions. A project is not an Essential Housing Project if any of the following statements apply. Check all that apply:

- The development footprint is within a floodway as defined in Santee Municipal Code Chapter 11.36.
- The development footprint is proposed in an area which is permanently protected by one or more conservation easements.
- The General Plan land use designation or zoning classification of the project site does not currently allow for residential uses and the project site is not identified in the Residential Sites Inventory of the Housing Element.
- The project site is not on existing or planned (identified in the General Plan) prime arterial, major arterial, parkway or collector.
- The project site is within Safety Zone 1,2, or 5 of the Gillespie Field Airport Land Use Compatibility Plan.

IF ANY OF THE ABOVE BOXES ARE CHECKED, THE PROJECT IS NOT ELIGIBLE TO BE CERTIFIED AS AN ESSENTIAL HOUSING PROJECT.

Completed Checklist: Attach a completed Checklist (**Attachment 2**) that demonstrates how the project meets or exceeds 50 credits (with at least 10 from the Housing category) described in the Credits Assessment Guide (**Attachment 1**), and, on a separate sheet, include an explanation on how the project achieves these credits.

<p>1. Applicant</p> <p>Name: <u>HomeFed Fanita Rancho, LLC</u></p> <p>Address: <u>1903 Wright Place, Ste. 220</u> <u>Carlsbad, CA 92008</u></p> <p>Phone: <u>760-918-8200</u></p> <p>Email: <u>joconnor@hfc-ca.com</u></p> <p>Signature: <u></u></p> <p>Print Name: <u>Jeff O'Connor</u></p>	<p>2. Property Owner</p> <p>Name: <u>HomeFed Fanita Rancho, LLC</u></p> <p>Address: <u>1903 Wright Place, Ste. 220</u> <u>Carlsbad, CA 92008</u></p> <p>Phone: <u>760-918-8200</u></p> <p>Email: <u>eruhe@hfc-ca.com</u></p> <p>Signature: <u></u> (Authorizing Applicant to Submit Application)</p> <p>Print Name: <u>Erin N. Ruhe</u></p>
<p>3. Applicant's Representative</p> <p>Name: <u>HomeFed Fanita Rancho, LLC</u></p> <p>Address: <u>1903 Wright Place, Ste. 220</u> <u>Carlsbad, CA 92008</u></p> <p>Phone: <u>760-918-8200</u></p> <p>Email: <u>joconnor@hfc-ca.com</u></p> <p>Signature: <u></u></p> <p>Print Name: <u>Jeff O'Connor</u></p>	<p>4. Designer / Engineer</p> <p>Name: <u>Hunsaker & Associates</u></p> <p>Address: <u>9707 Waples Street</u> <u>San Diego, CA 92121</u></p> <p>Phone: <u>858-558-4500</u></p> <p>Email: <u>ccater@hunsakerfsd.com</u></p> <p>Signature: <u></u></p> <p>Print name: <u>Chuck Cater</u></p>

1. Plans: A conceptual site plan, floor plan, and elevations (Five 11"x17" hardcopies & digital copy).
2. Parcel Size (Acres): 2636
3. Building Size (sq. ft.): Varies from 800 sf to approximately 5000 sf. for each residential unit.
4. Number of units proposed: Between 2949 and 3008
5. Unit sizes and number of bedrooms Varies, up to 5,000 sf and up to 5 bedrooms
6. For Mixed-Use Projects* provide ratio of commercial to residential square footage: Approximately 0.013 or 1.3%

*Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use pursuant to CA Government Code Section 65589.5

7. Proposed Density: Approximately 8 units/acre (residential footprint only)
8. Parking spaces: Approximately 6100 off street parking spaces
9. Indicate any approvals to be sought under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map.

Vesting tentative map, condominium maps, parcel maps and final maps

10. Number of lots proposed: Approximately 1,500
11. Existing Land Use: Vacant, rolling hills, grass lands and native vegetation
12. Surrounding Land Uses and Setting: Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.
 - a. North: vacant open space; native vegetation and animal species
 - b. South: existing residential homes, mostly single-family homes
 - c. East: vacant open space; native vegetation and animal species; some single-family homes
 - d. West: Recreational, open space; native vegetation, animal species; Federal Government Land

13. Proposed uses – The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

1203 Single Family	3-10 units/acre – LDR - approx. 2,000-5,000 sf. (specific plan)
866 Multi-Family	8-25 units/acre – MDR – approx. 1,000-2,250 sf. (specific plan)
445 Active Adult	5-22 units/acre – AA – approx. 1,200-2,500 sf. (specific plan)
435 Village Center	up to 50 units/acre – VC – approx. 700-1,500 sf. (specific plan), commercial – up to 80,000 sf.

14. Is the project site identified in the Sites Inventory (Housing Element Appendix C)?

Yes No

15. Is the site located on a prime arterial, major arterial, parkway, and/or multimodal corridor as provided in Figure 7-1 of the General Plan Mobility Element?

Yes No

16. Is the **overall Project site** (as opposed to the development footprint) affected by any of these conditions:

- a. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? Yes No
- b. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code? Yes No
- c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? Yes No
- d. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist? Yes No
- e. Within a flood hazard zone as defined in Santee Municipal Code Chapter 11.36? Yes Lands identified for conservation in a draft or adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan? Yes No
- f. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code)? Yes No
- g. Lands under conservation easement? Yes No
- h. Includes a historic structure that has been placed on a national, state, or local historic register? Yes No

17. RESIDENTIAL DWELLING UNIT COUNT:

Indicate the number of dwelling units proposed, including a breakdown of levels by affordability*, set by each income category.

	Number of Units
Market Rate (greater than 120% of AMI)	Up to 3008
Manager's Unit(s) – Market Rate	
Very Low Income (0% to 50% of AMI)	
Lower Income (50% to 80%)	
Moderate Income (80% to 120% of AMI)	
Total No. of Units	Up to 3008
Total No. of Affordable Units	0
Total No. of Density Bonus Units	0

*For San Diego County Area Median Income (AMI) and Income Limits please refer to the Department of Housing and Community Development (HCD) website: <https://www.hcd.ca.gov/grants-funding/income-limits/>

- 18. Affordable Housing Incentives, Waivers, Concessions, and Parking Reductions – Will the project proponent seek any incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? If so, provide details on separate page. **No**
- 19. Does the proposed project provide any supportive services to its residents in support of Program 8 of the Housing Element? If so, provide details on separate page. **No**
- 20. Will the proposed development require the demolition of any existing housing? If so, how will it address the relocation of any displaced tenants? Please provide details on separate page. See discussion of "Anti-Displacement" in Table 42 of the City's Housing Element (pp.96-97) for suggested actions. **No**
- 21. Gillespie Field Airport Land Use Compatibility Plan (ALUCP): Is the site within one or more Safety Zones of the ALUCP? Use the SD Airport Authority online tool. <https://www.san.org/Airport-Projects/Land-Use-Compatibility> Yes No

INDEMNIFICATION - The applicant shall indemnify, defend (with independent counsel approved by the City), the City of Santee and its officers, agents, employees, elected and appointed officials, volunteers, and independent contractors (collectively, the City) from and against any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, or otherwise challenge the City's processing, approval, or certification of the housing development project as an Essential Housing Project pursuant to this application, or to attack, set aside, void, annul, or otherwise challenge the validity of the City's Essential Housing Program Ordinance (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution).

PROPERTY OWNER AFFIDAVIT

Before the Application can be accepted, the owner of each property involved must provide a signature to verify the Essential Housing Project Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

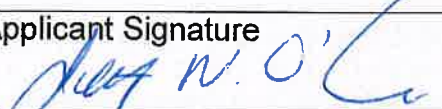
- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses

of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Essential Housing Project Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Essential Housing Project Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

APPLICANT ACKNOWLEDGEMENT

1. I hereby certify that I am the owner of record of the herein previously described property located in the City of Santee which is involved in this Essential Housing Project Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Essential Housing Project Application for processing by the City of Santee Planning Department for the purpose of obtaining Essential Housing Project certification pursuant to the City of Santee Essential Housing Program.
3. Further, I understand that after submitting this Essential Housing Project Application to the City, the Director will issue a determination on the Essential Housing Project Application, or notify me that the Essential Housing Project Application is incomplete, within 30 days. If the Housing Development Project is certified as an Essential Housing Project, I understand that I have 120 days after receipt of that determination to submit any additional information to process any development application to obtain the requisite entitlements for development.
4. I further understand that if any of the credits identified in the attached Checklist as being achieved by this Housing Development Project relate to a project design feature, the project design feature shall be provided with the project design or as a project condition of approval during the subsequent entitlement phase of the project.
5. By my signature below, I certify that the foregoing statements are true and correct.

Applicant Signature 
Printed Name Jeff O'Connor
Date 11/29/2021



Essential Housing Project Application

Credits Assessment Guide

INSTRUCTIONS FOR CREDIT ASSESSMENT USE:

An Essential Housing Project, as defined in the Essential Housing Program Ordinance, must achieve **at least 50 credits**, as described below, and **at least 10** of the credits must come from the Housing Category. The Applicant must submit with the Essential Housing Project Application a completed Essential Housing Project Credits Assessment Checklist ("Checklist") (Attachment 2 to the Application) demonstrating how the project achieves at least 50 credits (with at least 10 Housing credits).

Use of this credit system will ensure Essential Housing Projects are sustainable and consistent with the General Plan, while allowing appropriate planning, design, and mitigation flexibility, in compliance with the California Environmental Quality Act (CEQA), the Subdivision Map Act, and other City policies, laws, and regulations.

Except as provided in the Essential Housing Program Ordinance, an Essential Housing Project must otherwise comply with all applicable City requirements, including obligations related to processing or review of any required development application. However, the City's development standards, conditions, and policies shall be applied to facilitate and endeavor to accommodate development at the density proposed by the Essential Housing Project.

I. EXCLUSIONS

A project is not an Essential Housing Project if any of the following statements apply. If the Applicant has indicated in the Application that any of the following apply, the project is **not** eligible to be an Essential Housing Project.

- The development footprint is within a floodway as defined in Santee Municipal Code Chapter 11.36.
- The development footprint is proposed in an area which is permanently protected by one or more conservation easements.
- The General Plan land use designation or zoning classification of the project site does not currently allow for residential uses and the project site is not identified in the Residential Sites Inventory of the Housing Element.
- The project site is not on an existing or planned (identified in the General Plan) prime arterial, major arterial, parkway or collector.
- The project site is within Safety Zone 1,2, or 5 of the Gillespie Field Airport Land Use Compatibility Plan.

II. CREDIT ASSESSMENT

A project must obtain at least 50 credits from the criteria below, including at least 10 credits from the Housing category, to be deemed an Essential Housing Project. If any of the credits below relate to a project design feature, the project design feature shall be provided with the project design or as a project condition of approval during the subsequent entitlement phase of the project.

III. CREDITS: LAND USE

Credit: Mixed-uses – 5 credits

Project will include a mix of uses consisting of residential and nonresidential uses with at least 67%, but not more than 80%, of the square footage designated for residential use.

Credit: Location in Town Center — 2 Credits

Project site or portion thereof is located within an area of the City designated "TC-Town Center" pursuant to the City of Santee General Plan Land Use Element.

Credit: Maximize Potential Density – 4 Credits

Proposed project is within the mid to upper end of, or exceeds, the density range as set forth in the Land Use Element, Housing Element or Town Center Specific Plan.

IV. CREDITS: HOUSING (AT LEAST 10 CREDITS REQUIRED)

Credit: Affordable Housing – 20 Credits

Project provides a minimum of 10% of units affordable to low income households (80% or less of the Area Median Income);

-OR-

Provides a contribution of \$10,000 per market-rate unit included in the project, up to 200 units, to the City's Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Affordable Housing – 10 Credits

Project provides a minimum of 10% of units affordable to moderate income households (80-120% of the Area Median Income);

-OR-

Provides a contribution of \$5,000 per market-rate unit included in the project, up to 200 units, to the City's Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Mix of Unit Sizes – 5 Credits

The project provides a mix of units where the number of units with three or more bedrooms divided by the number of units with two or less bedrooms exceeds a ratio of 1.

Credit: Redevelopment – 5 Credits

The project redevelops a currently underutilized site currently developed with a residential density below the minimum required residential density of the site.

Credit: Residential Units Provided — Maximum 10 Credits

For every 50 units a project provides, 2 credits are allocated up to a maximum of 10 credits.

V. CREDITS: MOBILITY

Credit: Location within ¼ mile of a bus stop – 2 credits

Project site or portion thereof is located within ¼ mile of a bus stop.

Credit: Location within ½ mile of a trolley station – 5 credits

Project site or portion thereof is located within ½ mile of the boundaries of a trolley station.

Credit: Location along a multimodal corridor – 5 credits

Project site is located along a multimodal corridor as identified in the Mobility Element.

Credit: Traffic Calming – 2 credits

Project will provide traffic calming devices in the design of interior roadways including but not limited to traffic circles, chicanes, or speed humps.

Credit: SR-52 Contribution — 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, which funds shall be dedicated exclusively to relieve congestion on State Route 52. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Passenger Loading Area or Rideshare/Carshare Parking — 2 Credits

Project design includes passenger loading/unloading areas and/or dedicated preferred parking spaces for rideshare/carshare use.

Credit: Bicycle Repair Station and Storage — 2 Credits

Project must include a bicycle repair station and meet the below requirements for enclosed bicycle storage. Bicycle storage enclosures must be securable, surveillable, and accessible from the ground floor and may consist of lockers, a kiosk, or a designated room within a building. Bicycle storage enclosures must be located in an area easily accessible to building users. Bicycle storage enclosures should be located within walking distance of any functional entries, but may be clustered for use by several buildings, where appropriate.

Non-Residential Buildings (as part of mixed-use housing project)

Provide at least two enclosed bicycle storage spaces for every 5,000 gross square feet, but no fewer than two enclosed storage spaces per building.

Multi-Unit Residential Buildings (as part of mixed-use housing project or as a standalone project)

Provide a number of enclosed bicycle storage spaces totaling at least 10% of all residential units, but no fewer than five enclosed storage spaces per building (i.e., a building of 100 units would require 10 enclosed bicycle storage spaces).

VI. CREDITS: OPEN SPACE AND CONSERVATION

Credit: Contribution to City-owned Natural Open Space – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, for the management of City-owned properties within the draft Multiple Species Conservation Plan preserve boundaries. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Trees – 2 Credits

Project must plant at least 10 trees per acre of land to be developed. Trees must be planted in streetscapes and parks.

VII. CREDITS: WATER QUALITY AND EFFICIENT USE

Credit: Installation of Graywater System — 2 Credits

Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) or graywater reuse system for landscape irrigation use or indoor water use for some portion of single-family residential, small lot, or multi-family townhome or similar product. For graywater reuse system, graywater must be collected from at least one of the following: clothes washer; showers; or some combination of faucets and other sources estimated to exceed 5,000 gallons per year.

Credit: Connect to Recycled or Purified/ Advanced Treated Water — 2 Credits

Project must connect to either recycled water or purified or advanced treated water provided by Padre Dam Municipal Water District (PDMWD) through its East County Advanced Water Purification Program.

VIII. CREDITS: ENERGY, AIR QUALITY, AND GHGs

Credit: Exceeds Title 24 requirements — 2 Credits

Project equipment and fixtures must achieve efficiencies that exceed current Title 24 energy conservation standards (at the time of application submittal) by 5% or greater.

Credit: All Energy Star Rated Appliances or Equivalent — 4 Credits

All appliances (washer/dryers, refrigerators, and dishwashers) that will be installed by builders in residences and commercial businesses must be Energy Star rated or equivalent.

Credit: EV Chargers in Public Use areas — 5 Credits

EV charging stations will be installed in 20% of parking spaces within all public use (e.g. public park) parking areas. All charging stations shall consist of Level 2 units or better.

Credit: EV Chargers in Public Use areas – 2 Credits

Provide a Level 3 charging station in a public parking areas.

Credit: Solar Panels on Carports — 5 Credits

Solar photovoltaic (PV) must be installed covering no less than 25% of the total roof area of any carports.

Credit: Solar Panels on Accessory Buildings — 5 Credits

Solar PV must be installed covering no less than 15% of the total roof area (excluding skylight area) of any accessory building (excluding carports) that is part of the housing/mixed-use housing project.

Credit: Solar Water Heating — 2 Credits

Within a minimum 25% of residential dwelling units, Project must install a solar water heater that meets at least 40% of annual domestic hot water load.

Credit: Full Electrification of Residential Units — 5 Credits

Project residential units will be fully electric. No natural gas shall be provided to the residential units but may be provided to outdoor common areas.

Credit: Battery Systems – 10 Credits

Project provides battery backup system within each proposed residential unit.

IX. SAFETY

Credit: 100-Foot Irrigated Fuel Modification Zone — 5 Credits

Project design includes fully irrigated fuel modification zone of 100 feet or more within project boundaries between the project and its exterior perimeter within which ongoing maintenance activities would occur. Fuel modification zone must be established for ongoing maintenance by HOA, homeowner, or other entity.

Credit: Implementation of Fire Protection Plan — 5 Credits

Project applicant must agree to require third party defensible space inspectors to provide compliance reports biannually to the Santee Fire Department.

X. TRAILS AND SIDEWALKS

Credit: Enhanced Landscaped Parkways — 4 Credits

Project provides enhanced landscaped parkways that are privately maintained along roadways that are otherwise not required by City roadway setback and improvement standards.

Credit: Safe Routes to Schools, Parks, and Transit Stops – 2 Credits

Project improves safe walking routes to schools, parks, and transit stops by providing sidewalk infrastructure improvements outside of project boundaries.

Credit: Multiple Use Trails — 5 Credits

Project provides multiple use trails for use by pedestrians and bicyclists.

Credit: Trail Facilities Contribution – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, to enhance Citywide trail facilities such as lighting, benches, drinking fountains, bike stations, or other such amenities along project trails. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

XI. CREDITS: PARKS AND RECREATION

Credit: Exceed Parkland Dedication Requirement — 2 Credits

Project applicant must commit to exceed the parkland dedication requirement set forth in the Santee Municipal Code, Chapter 12.40, by at least 5% through the excess dedication of land for park uses or payment of additional funds, which funds shall be dedicated exclusively for parkland dedication uses within the City, or a combination of both.

Credit: Multi-Purpose Playing Fields or Recreation Facilities — 5 Credits

Project applicant must commit to develop multi-purpose playing fields or public recreational facilities on some portion of dedicated parkland for communitywide use. Such facilities may include, and not limited to, sports fields, large playgrounds, aquatics uses, and ball courts.



Essential Housing Project Application Checklist

Project Name: _____

Date: _____

Credits	Land Use – 11 Max Credits	Credits	Sustainability – 44 Max Credits
	Mixed-uses – 5 Credits		Installation of Graywater System – 2 Credits
	Location in Town Center – 2 Credits	2	Connection to Recycled or Purified Treated Water – 2 Credits
	Maximize Potential Density – 4 Credits	2	Exceeds Title 24 requirements – 2 Credits
0	Subtotal	4	All Energy Star Rated Appliances – 4 Credits
Credits	Housing – 50 Max Credits (10 Required)		EV Chargers in Public Use areas (Level 2) – 5 Credits
20	Affordable Housing (10% Low Income) – 20 Credits	2	EV Chargers in Public Use areas (Level 3) – 2 Credits
	-or- Contribution per market-rate unit	5	Solar Panels on Carports – 5 Credits
	Affordable Housing (10% Moderate Income) – 10 Credits	5	Solar Panels on Accessory Buildings – 5 Credits
	-or- Contribution per market-rate unit	5	Solar Water Heating – 2 Credits
5	Mix of Unit Sizes – 5 Credits	5	Full Electrification of Residential Units – 5 Credits
	Redevelopment of an Underutilized Site – 5 Credits		Battery Systems – 10 Credits
10	Number of Units Provided – 10 Max Credits	25	Subtotal
35	Subtotal	Credits	Safety – 10 Max Credits
Credits	Mobility – 28 Max Credits	5	100-ft Irrigated Fuel Modification Zones – 5 Credits
2	Location within ¼ mile of bus stop – 2 Credits	5	Implementation of Fire Protection Plan – 5 Credits
	Location within ½ mile of the trolley station – 5 Credits	10	Subtotal
5	Location along a multimodal corridor – 5 Credits	Credits	Trails and Sidewalks – 21 Max Credits
2	Traffic calming – 2 Credits	4	Enhanced Landscaped Parkways – 4 Credits
10	SR-52 Contribution – 10 Max Credits		Safe Routes to Schools, Parks, and Transit – 2 Credits
2	Passenger Loading Area or Rideshare – 2 Credits	5	Multiple Use Trails – 5 Credits
	Bike Repair Station and Bike Storage – 2 Credits	10	Trail Facilities Contribution – 10 Max Credits
21	Subtotal	19	Subtotal
Credits	Open Space and Conservation – 12 Max Credits	Credits	Parks and Recreation – 7 Max Credits
10	Contribution to City-owned Open Space – 10 Max Credits	2	Exceed parkland dedication requirement – 2 credits
2	Trees in Streetscapes and Parks – 2 Credits	5	Multi-purpose playing fields/public recreational facilities – 5 credits
12	Subtotal	7	Subtotal
		129	TOTAL

Credits Across All Categories

- A. Does the Project meet or exceed 10 Credits for housing and 50 Credits across all categories? Yes No
- B. Director's Determination – If Question in Section A, above, is checked "No", the Project is NOT an Essential Housing Project. If Question in Section A, above, is checked "Yes" the Project is determined an Essential Housing Project and can be certified as an Essential Housing Project by the Director of Development Services in Section C, below.

C. DIRECTOR'S CERTIFICATION: I, the undersigned, in my capacity as Director of Development Services for the City of Santee certify the subject Project as an Essential Housing Project:

Director of Development Services _____ Date _____

Essential Housing Project Application
Attachment 1 – Credit Assessment

I. Exclusions

No exclusions apply to the project

II. Credit Assessment

Project will obtain 124 credits following the credit assessment guide.

III. Credit: Land Use

Although the project will have mixed uses such as retail, restaurants and a community farm, the project is predominately residential and does not qualify for land use credits.

IV. Housing (at least 10 credits required)

Affordable Housing – 20 Credits

Project will contribute \$10,000 per market rate unit included in the project up to 200 units for a total of \$2,000,000.

Mix of Unit Sizes – 5 Credits

Project will provide approximately 1912 three or more-bedroom homes and approximately 1037 two or less bedroom homes for a ratio of 1.8.

Residential units provided – 10 credits

Project will provide approximately 2949 to 3008 units

V. Mobility

Location within ¼ mile of a bus stop – 2 Credits

Project will include a bus stop in the Village Center area.

Traffic Calming – 2 Credits

Project will provide traffic calming elements such as traffic circles and chicanes at various intersections.

SR-52 Contribution – 10 Credits

Project will provide at least \$1,500 per market rate unit up to 200 units to help relieve congestion on SR- 52.

Passenger loading area of Rideshare/Carshare parking – 2 credits

Project will provide spaces within the village center for passenger loading/unloading or Rideshare/Carshare parking.

VI. Open Space and Conservation

Contribution to City Owned Natural Open Space – 10 Credits

Project will provide \$1,500 per market rate unit up to 200 units for the management of City owned open space within the draft multi species conservation plan preserve boundaries.

Trees – 2 Credits

Project will plant at least 10 trees per acre of land to be developed. Trees will be planted in streetscapes areas or parks within the city limits.

VII. Water Quality and Efficient Use

Connect to recycled or purified/advanced treated water – 2 Credits

Project will connect to Padre Dam Municipal Water District's East County Advanced Water Purification (ECAWP) project when the ECAWP project is completed.

VIII. Energy, Air Quality and GHGs

Exceeds Title 24 Requirements – 2 Credits

Project shall achieve efficiencies that exceed by at least 5% of the Title 24 Energy Conservation Standards, by having an all-electric residential community using heat pump technology. Increasing solar production and expanding ventilation systems.

All energy star rated appliances or equivalent – 4 Credits

Homes and commercial buildings within the project shall be equipped with energy star rated appliances such as washers, dryers, refrigerators and dishwashers.

EV Chargers in public use areas – 2 Credits

Project will provide a level 3 charging station in a public parking area within the project village center.

Solar Panels on car ports – 5 Credits

Solar photovoltaic (PV) panels shall be installed on no less than 25% of the total roof area of any carport.

Solar panels on accessory buildings – 5 Credits

Solar PV will be installed on no less than 15% of the total roof area (excluding skylight area) of any accessory building (excluding carports). This will include RV storage roofs and solar farm areas.

Full electrification of residential units – 5 Credits

Project will be fully electric for residential areas. No natural gas shall be provided except for common outdoor areas.

IX. Safety

100-foot irrigated fuel modification zone – 5 credits

100-foot-wide irrigated fuel modification zone around the perimeter of the development footprint within the high fire prone areas shall be constructed and maintained by the HOA in accordance with the Santee Fire Department.

Implementation of Fire Protection Plan – 5 Credits

The project shall hire a third-party inspector to provide compliance with the Fire Protection Plan and provide compliance reports bi-annually to the Santee Fire Department.

X. Trails and Sidewalks

Enhanced Landscaped Parkways – 4 Credits

Project shall provide enhanced landscaped parkways, including Fanita Parkway and Cuyamaca Street, that will be maintained by the HOA along the roadways that are otherwise not required by City roadway setbacks and improvement standards.

Multiple Use Trails – 5 Credits

Project shall provide many miles of multiple use trails for pedestrians, bicyclists and hikers.

Trail Facilities Contribution – 10 Credits

Project shall contribute \$1,500 per market rate unit, up to 200 units to enhance city wide trails such as lighting, benches, drinking fountains, bike stations and other amenities along project trails.

XI. Parks & Recreation

Exceed the Parkland Dedication Request – 2 Credits

Project shall exceed the parkland dedication requirement set forth in the in the Santee Municipal Code, Chapter 12.40 by at least 5% through the excess of dedication of land for park uses or payment of additional fees or a combination of both.

Multi-purpose playing field or recreation facilities – 5 Credits

Project shall construct multi-purpose playing fields and public recreational facilities for citywide use.



Project Name:		Credits		Credits		Sustainability – 44 Max Credits	
Date:		Land Use – 11 Max Credits		Credits		Installation of Graywater System – 2 Credits	
		Mixed-uses – 5 Credits				Connection to Recycled or Purified Treated Water – 2 Credits	
		Location in Town Center – 2 Credits		2		Exceeds Title 24 requirements – 2 Credits	
		Maximize Potential Density – 4 Credits		2		All Energy Star Rated Appliances – 4 Credits	
		Subtotal		4		EV Chargers in Public Use areas (Level 2) – 5 Credits	
		Housing – 50 Max Credits (10 Required)				Solar Panels on Carports – 5 Credits	
Credits		Affordable Housing (10% Low Income) – 20 Credits		2		Solar Water Heating – 2 Credits	
20		-or- Contribution per market-rate unit		5		Full Electrification of Residential Units – 5 Credits	
		Affordable Housing (10% Moderate Income) – 10 Credits		5		Battery Systems – 10 Credits	
		-or- Contribution per market-rate unit		5		Subtotal	
5		Mix of Unit Sizes – 5 Credits		25		Safety – 10 Max Credits	
		Redevelopment of an Underutilized Site – 5 Credits		5		100-ft. Irrigated Fuel Modification Zones – 5 Credits	
10		Number of Units Provided – 10 Max Credits		5		Implementation of Fire Protection Plan – 5 Credits	
35		Subtotal		10		Subtotal	
Credits		Mobility – 20 Max Credits		Credits		Trails and Sidewalks – 21 Max Credits	
2		Location within ¼ mile of bus stop – 2 Credits		4		Enhanced Landscaped Parkways – 4 Credits	
0		Location within ½ mile of the trolley station – 5 Credits		5		Safe Routes to Schools, Parks, and Transit – 2 Credits	
2		Traffic calming – 2 Credits		4		Multiple Use Trails – 5 Credits	
10		SR-52 Contribution – 10 Max Credits		5		Trail Facilities Contribution – 10 Max Credits	
2		Passenger Loading Area or Rideshare – 2 Credits		10		Subtotal	
		Bike Repair Station and Bike Storage – 2 Credits		19		Parks and Recreation – 7 Max Credits	
16		Subtotal		Credits		Exceed parkland dedication requirement – 2 credits	
Credits		Open Space and Conservation – 12 Max Credits		2		Multi-purpose playing fields/public recreational facilities – 5 credits	
10		Contribution to City-owned Open Space – 10 Max Credits		5		Subtotal	
2		Trees in Streetscapes and Parks – 2 Credits		7		TOTAL	
12		Subtotal		124		Credits Across All Categories	

A. Does the Project meet or exceed 10 Credits for housing and 50 Credits across all categories? Yes No

B. Director's Determination – If Question in Section A, above, is checked "No", the Project is NOT an Essential Housing Project. If Question in Section A, above, is checked "Yes" the Project is determined an Essential Housing Project and can be certified as an Essential Housing Project by the Director of Development Services in Section C, below.

C. DIRECTOR'S CERTIFICATION: I, the undersigned, in my capacity as Director of Development Services for the City of Santee certify the subject Project as an Essential Housing Project:

Ardena Kunk Director of Development Services Date Dec 27, 2021

**WRITTEN CONSENT
OF THE SOLE MEMBER OF
HOMEFED FANITA RANCHO, LLC**

The undersigned, HOMEFED, LLC, a Delaware limited liability company, being the sole Member (the "Member") of HOMEFED FANITA RANCHO, LLC, a Delaware limited liability company (the "Company"), hereby consents in writing to the following actions:

WHEREAS, pursuant to the Operating Agreement of the Company, the Member may appoint officers of the Company at any time and such officers, if appointed, shall exercise such powers and perform such duties as shall be determined from time to time by the Member.

WHEREAS, the following have been appointed as officers of the Company: Chris Foulger as President and Erin Ruhe as Vice President.

WHEREAS, the Company owns the real property known as Fanita Ranch, located in Santee, California ("Property"), and is contemplating the entitlement and development of the Property as part of the Fanita Ranch master planned community ("Development");

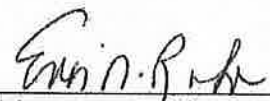
NOW, THEREFORE, BE IT RESOLVED, that Chris Foulger and Erin N. Ruhe, each of whom is an officer of the Company, be, and each of them, acting alone, hereby is, authorized to act as an authorized agent of the Company (an "Authorized Agent"), and in such capacity to execute, certify, file, deliver and record agreements, documents, instruments and letters in the name and on behalf of the Company in connection with the Property, including deeds and other closing documents, from the date hereof until the earlier of (x) the resignation or removal of such person from his or her officer position, or (y) the date this authorization is revoked by subsequent resolution duly adopted by the Member.

RESOLVED, FURTHER, that the Authorized Agents be, and each of them hereby is, authorized, empowered and directed, in the name and on behalf of the Company, to take such additional actions as may be or become necessary, appropriate or convenient to put into effect the purposes of the foregoing resolution.

RESOLVED, FURTHER, that any action, document or instrument taken, executed and/or delivered by an Authorized Person for and on behalf of the Company in connection with the foregoing is hereby approved, authorized and ratified in all respects

This Written Consent of the Sole Member of HOMEFED FANITA RANCHO, LLC shall be effective for all purposes as of November 22, 2021.

HOMEFED, LLC, a Delaware limited liability company

By: 
Erin N. Ruhe, Vice President

HOMEFED FRANKLIN LLC
LIMITED LIABILITY COMPANY AGREEMENT

This Limited Liability Company Agreement ("Agreement") is entered into effective as of November 15, 2010 (the "Effective Date") by HomeFed Corp., a Delaware corporation (the "Member").

1. COMPANY FORMATION AND IDENTIFICATION.

1.1 Name. The name of the limited liability company governed by this Agreement (the "Company") is HomeFed Franklin LLC.

1.2 Formation. The Company was formed by filing a Certificate of Formation ("Certificate") with the Delaware Secretary of State on the Effective Date.

1.3 Principal Executive Office. The principal executive office of the Company shall be at 1903 Wright Place, Suite 220, Carlsbad, California 92008, until changed by the Member.

1.4 Agent for Service of Process. The agent for service of process of the Company shall be designated from time to time by the Member.

2. DEFINITIONS.

The following terms used in this Agreement shall have the following meanings, unless expressly provided otherwise:

2.1 "Allocations" means a person's share of the net income, gains, net losses, and similar items, for income tax purposes, of the Company.

2.2 "Distribution" means the transfer of money or property by the Company to its Member without consideration.

2.3 "IRC" means the Internal Revenue Code of 1986, as amended, or any successor provisions.

2.4 "LLC Act" means the Limited Liability Company Act, Title 6, Article 18, Sections 18-101 et seq., of the Delaware Code, or any successor provisions.

2.5 "Person" means an individual, partnership, limited partnership, trust, estate, association, corporation, limited liability company or other entity.

3. POWERS AND PURPOSE.

3.1 General. The Company shall have the power to engage in all activities which an LLC may legally engage in under applicable law, including the powers described in Section 18-106 of the LLC Act.

3.2 Purpose. The purpose of the Company is to (i) acquire, manage and operate such loans and properties as may be approved from time to time by the Member, and (ii) carry on such related activities as may be necessary or incidental to such purposes.

4. CAPITALIZATION.

4.1 Capital. The Member shall from time to time contribute to the Company such amounts as may be determined by the Member. The Member may, but shall not be obligated to, contribute additional capital to the Company.

4.2 Loans. The Company may from time to time borrow such amounts from such persons (including the Member or its affiliates) on such security and payable on such terms as may be approved by the Member. The Member shall not be obligated to make any loans to the Company.

5. DISTRIBUTIONS.

5.1 General. Distributions shall be made from time to time to the Member, in such amounts as the Member may from time to time determine.

5.2 Limitations on Distributions. No distributions shall be made in contravention of Section 18-607 of the LLC Act.

6. ALLOCATIONS.

6.1 Allocation of Income, Gains, Losses, Deductions and Tax Credits. All income, gains, losses, deductions, tax credits and similar items of the Company shall be allocated from time to time to the Member.

6.2 Net Income, Gain and Net Loss. The net income, gain and net loss of the Company shall be computed at the end of each fiscal year in accordance with federal tax accounting principles, consistently applied, and shall be credited to or debited against the capital account of the Member. The terms net income, net loss, income, gains, losses, deductions and tax credits shall refer to and be defined as those terms are used and defined for federal income tax purposes.

7. OTHER FINANCIAL MATTERS.

7.1 Fiscal Year. The fiscal year of the Company shall be the calendar year.

7.2 Tax Elections. The Company shall have the right, as determined by the Member, to make any elections or determinations required or permitted for federal or state income tax or other tax purposes.

7.3 Bank Accounts. The Company shall maintain a checking account in the name of the Company at a bank or other financial institution (and with signatories) approved by the Member. Additional accounts of the Company may be authorized by the Member. All funds of the Company shall be maintained in such account(s).

7.4 Organization Expenses. The Company shall pay or reimburse the Member for all organizational expenses of the Company, including legal fees and costs incurred in connection with formation of the Company.

8. MANAGEMENT.

8.1 Member.

8.1.1 Management Authority. The business and affairs of the Company shall be managed by or under the authority of the Member. The Member shall have full power and authority to act on behalf of the Company, including without limitation the power and authority to execute contracts, instruments and other documents on behalf of the Company.

8.1.2 Arrangements with Member. The Member may transact business with the Company and, subject to other applicable law, has the same rights and obligations with respect thereto as a person who is not a Member.

8.2 Officers.

8.2.1 General. The Member may from time to time appoint and remove officers of the Company, including a chief executive officer, a president, a chief operating officer, one or more vice presidents, a chief financial officer, a secretary and any other officers with such titles, powers, and duties as shall be determined from time to time by the Member.

8.2.2 Appointment. The officers shall be appointed by the Member, and each shall hold office until resignation or removal, or appointment of a successor. Unless otherwise determined by the Member, the officers shall not be entitled to any fee or other compensation in connection with the performance of their obligations under this Agreement.

8.2.3 Removal. Any officer may be removed, either with or without cause, by the Member, at any regular or special meeting or by written consent.

8.2.4 Resignation. Any officer may resign at any time by giving written notice to the Member or to the chief executive officer of the Company (subject to the rights, if any, of the Company under any contract of employment). Any such resignation shall take effect upon receipt of such notice or at any later time specified therein; unless otherwise specified in a notice, the acceptance of a resignation shall not be necessary to make it effective.

9. OUTSIDE INTERESTS.

There is no limitation on the outside interests or activities of the Member. The Member may have other business interests and may engage in other activities, whether or not such interests or activities are competitive with the Company, without any obligation to offer any interest in such interests or activities to the Company.

10. LIABILITY AND INDEMNITY.

10.1 Liability of Member. Except as provided in Section 18-607 of the LLC Act, the Member shall not be personally liable under any judgment of a court, or in any other manner, for

any debt, obligation or liability, of the Company, whether that debt, liability or obligation arises in contract, tort or otherwise, solely by reason of being a Member of the Company.

10.2 Liability of Officers. No person who is an officer shall be personally liable under any judgment of a court, or in any other manner, for any debt, obligation or liability of the Company, whether that debt, liability or obligation arises in contract, tort or otherwise, solely by reason of being an officer of the Company.

10.3 Indemnity of Member. The Company shall indemnify, defend, protect and hold the Member harmless from and against all claims, losses and liabilities, including attorneys' fees and costs, incurred in connection with Company matters.

11. DISSOLUTION.

11.1 Events of Dissolution. The Company shall be dissolved upon a written election to dissolve by the Member.

11.2 Winding Up and Liquidation. Upon dissolution of the Company, the Member and officers shall wind up the affairs of and liquidate the Company in accordance with applicable law and distribute the net proceeds of liquidation to the Member.

11.3 Time for Liquidation. A reasonable time shall be allowed for the orderly liquidation of Company property and the discharge of Company debts, liabilities and obligations, so as to reduce the loss normally resulting from liquidation.

11.4 Certificate of Dissolution of Company. Upon dissolution of the Company, the Member and officers shall execute, file, publish and record such certificates of dissolution and cancellation, tax returns and other documents and instruments as may be required under applicable law.

12. GENERAL PROVISIONS.

12.1 Governing Law and Severability. This Agreement shall be governed by and construed under the laws of the State of Delaware, without regard to its conflicts of law principles. If any provision of this Agreement is invalid or unenforceable, such provision shall (i) be modified to the minimum extent necessary to render it valid and enforceable, or (ii) if it cannot be so modified, be deemed not to be a part of this Agreement and shall not affect the validity or enforceability of the remaining provisions.


12.2 Amendment and Waiver. This Agreement may be amended only by a written agreement signed by all parties to this Agreement. Waiver of any provision of this Agreement shall not be deemed or constitute a waiver of any other provisions, nor shall such waiver constitute a continuing waiver.

12.3 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the heirs, beneficiaries, legal representatives, successors, assigns and personal representatives of the Member.

12.4 Paragraph Headings. The captions of the paragraphs in this Agreement are inserted as a matter of convenience and for reference only and in no way define, limit, extend or describe the scope of this Agreement or the intent of any of its provisions.

Member:

HomeFed Corp.,
a Delaware corporation

By: 
Name: Paul J. Birden
Title: President

Delaware

PAGE 1

The First State

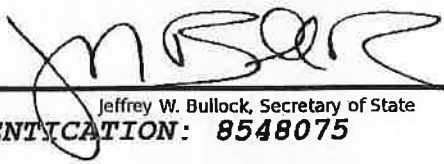
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "HOMEFED FRANKLIN LLC", CHANGING ITS NAME FROM "HOMEFED FRANKLIN LLC" TO "HOMEFED FANITA RANCHO, LLC", FILED IN THIS OFFICE ON THE EIGHTH DAY OF FEBRUARY, A.D. 2011, AT 7:27 O'CLOCK P.M.



4898849 8100

110131730

You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 8548075

DATE: 02-08-11

**STATE OF DELAWARE
CERTIFICATE OF AMENDMENT**

1. The name of the limited liability company is HOMEFED FRANKLIN LLC.
2. The Certificate of Formation for HOMEFED FRANKLIN LLC was filed with the Delaware Secretary of State on November 15, 2010, as File No. 4898849.
3. The Certificate of Formation is hereby amended by deleting Article First thereof in its entirety and substituting in lieu thereof:

"FIRST: The name of the limited liability company is HomeFed Fanita Rancho, LLC."

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Amendment on the 7th day of February, 2011.



Paul J. Borden, President

**WRITTEN CONSENT
OF THE SOLE MEMBER OF
JWO LAND, LLC**

The undersigned, HOMEFED FANITA RANCHO, LLC, a Delaware limited liability company, being the sole Member (the "Member") of JWO LAND, LLC a Delaware limited liability company (the "Company"), hereby consents in writing to the following actions:

WHEREAS, pursuant to the Operating Agreement of the Company, the Member may appoint officers of the Company at any time and such officers, if appointed, shall exercise such powers and perform such duties as shall be determined from time to time by the Member.

WHEREAS, the following have been appointed as officers of the Company: Chris Foulger as President and Erin Ruhe as Vice President.

WHEREAS, the Company owns the real property known as the JWO Land property, located in Santee, California ("Property"), and is contemplating the entitlement and development of the Property as part of the Fanita Ranch master planned community ("Development");

NOW, THEREFORE, BE IT RESOLVED, that Chris Foulger and Erin N. Ruhe, each of whom is an officer of the Company, be, and each of them, acting alone, hereby is, authorized to act as an authorized agent of the Company (an "Authorized Agent"), and in such capacity to execute, certify, file, deliver and record agreements, documents, instruments and letters in the name and on behalf of the Company in connection with the Property, including deeds and other closing documents, from the date hereof until the earlier of (x) the resignation or removal of such person from his or her officer position, or (y) the date this authorization is revoked by subsequent resolution duly adopted by the Member.

RESOLVED, FURTHER, that the Authorized Agents be, and each of them hereby is, authorized, empowered and directed, in the name and on behalf of the Company, to take such additional actions as may be or become necessary, appropriate or convenient to put into effect the purposes of the foregoing resolution.

RESOLVED, FURTHER, that any action, document or instrument taken, executed and/or delivered by an Authorized Person for and on behalf of the Company in connection with the foregoing is hereby approved, authorized and ratified in all respects

This Written Consent of the Sole Member of JWO LAND, LLC shall be effective for all purposes as of November 22, 2021.

HOMEFED FANITA RANCHO, LLC, a Delaware limited liability company

By: Erin N. Ruhe
Erin N. Ruhe, Vice President

**LIMITED LIABILITY COMPANY AGREEMENT
OF
JWO LAND, LLC**

THIS LIMITED LIABILITY COMPANY AGREEMENT OF JWO LAND, LLC, a Delaware limited liability company ("**Agreement**"), is entered into effective as of November 15, 2011, by HomeFed Fanita Rancho, LLC, a Delaware limited liability company (the "**Member**").

The Member, by execution of this Agreement, hereby forms a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del.C. §18-101, et seq.), as amended from time to time (the "**Act**"), and hereby agrees as follows:

1. Names and Addresses. The name of the limited liability company formed hereby is JWO Land, LLC, a Delaware limited liability company (the "**Company**"). The registered office of the Company in the State of Delaware shall be at 3500 South Dupont Highway, Dover, Delaware 19901. The name and address of the registered agent for the Company in the State of Delaware shall be Incorporating Services, Ltd., at 3500 South Dupont Highway, Dover, Delaware 19901. The principal office for the Company shall be maintained at 1903 Wright Place, Suite 220, Carlsbad, California 92008. The name and address of the Member is HomeFed Fanita Rancho, LLC, 1903 Wright Place, Suite 220, Carlsbad, California 92008.

2. Certificates. Joe M. Davidson, Esq., as an authorized person within the meaning of the Act, shall execute, deliver and file the Certificate of Formation for the Company with the Delaware Secretary of State. Such authorized person or such other person as is designated by the Member shall execute, deliver and file any other certificates (and any amendments and/or restatements thereof) necessary for the Company to qualify to do business in any jurisdiction in which the Company may wish to conduct business.

3. Purpose. The Company may engage in any lawful business activity permitted by the Act.

4. Term. The term of the Company shall commence on the date the Certificate of Formation for the Company is filed with the Delaware Secretary of State and shall continue perpetually, unless dissolved sooner pursuant to Paragraph 16 or unless extended by the Member.

5. Limited Liability. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Member shall not be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a member of the Company.

6. Admission of Member. The Member shall be admitted as the member of the Company on the date upon which the Certificate of Formation is filed with the Delaware Secretary of State.

7. Capital Contributions. The Member shall not be obligated to make a contribution to the capital of the Company in connection with the execution of this Agreement. The Member may make one or more contributions to the capital of the Company at such times and in such amounts as are determined in the sole, absolute and subjective discretion of the Member.

8. Allocation of Profits and Losses. Net losses and net profits of the Company shall be allocated 100% to the Member.

9. Distributions of Cash Flow. Distributions of cash flow shall be made to the Member at such times and in such amounts as are determined by the Member. Notwithstanding any other provision contained in this Agreement, the Company shall not make a distribution to the Member on account of its interest in the Company if such distribution would violate Section 18-607 of the Act or other applicable law.

10. Management.

(a) Management by the Member. In accordance with Section 18-402 of the Act, management of the Company shall be vested in the Member. The Member shall have the full power and authority to do any and all acts necessary, convenient or incidental to or for the furtherance of the purposes described herein, including, without limitation, all powers, statutory or otherwise, possessed by a member of a limited liability company under the laws of the State of Delaware. The Member has the authority to bind the Company.

(b) Officers. The Member may from time to time designate officers of the Company and delegate to such officers such authority and duties as the Member may deem advisable in its sole and absolute discretion. Unless the Member decides otherwise, if the title assigned to any officer is one commonly used for officers of a business corporation formed under the Delaware General Corporation Law, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office. Any delegation pursuant to this Paragraph 10(b) may be revoked at any time by the Member. The Member hereby designates the following individuals as officers of the Company with equal and independent full power and authority to act for and on behalf of the Company: Paul J. Borden, as President of the Company, and Erin N. Ruhe, Curt R. Noland and Chris Foulger, as Vice Presidents of the Company.

11. Other Businesses. The Member may engage in or possess an interest in one or more other business ventures (unconnected with the Company) of any kind and description, independently or with others. The Company shall not have any rights in or to such independent ventures or the income or profits therefrom by virtue of this Agreement.

12. Liability and Indemnity. Neither the Member, any officer of the Company nor any authorized person of the Company ("**Indemnified Party**") shall be liable or accountable in

damages or otherwise to the Company for any error of judgment or any mistake of fact or law or for anything that such Indemnified Party may do or refrain from doing hereafter, except in the case of fraud, willful misconduct or gross negligence in performing or failing to perform such Indemnified Party's duties hereunder. To the maximum extent permitted by law, the Company hereby indemnifies, defends, protects and agrees to hold each Indemnified Party wholly harmless from and against any and all loss, expense or damage suffered by such Indemnified Party by reason of anything which such Indemnified Party may do or refrain from doing hereafter for and on behalf of the Company and in furtherance of its interest; provided, however, (i) no Indemnified Party shall be indemnified, defended, protected and/or held harmless from any loss, cost, expense or damage which such Indemnified Party may suffer as a result of such Indemnified Party's fraud, willful misconduct or gross negligence in performing or in failing to perform such Indemnified Party's duties hereunder, and (ii) any such indemnity shall be recoverable only from the assets of the Company and the Member shall not have any personal liability therefor. The provisions of this Agreement, to the extent that they restrict the duties and liabilities of the Member (and/or an officer or representative thereof) otherwise existing at law or in equity, are agreed by the Member to replace such duties and liabilities of the Member (and/or such officer or representative).

13. Transfers. The Member may freely transfer or encumber its interest in the Company. Any transferee shall be admitted into the Company as a substituted member upon the written consent of the Member and the transferee's execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement.

14. Admission of Additional Members. One or more additional members of the Company may be admitted into the Company as substituted members therein upon the written consent of the Member.

15. Meetings. The Member shall not be required to hold any required or regularly scheduled meetings. Notwithstanding the foregoing, a meeting may be called by the Member for the purpose of discussing or voting on matters relating to the business and affairs of the Company. Any such meetings shall be held during normal business hours either telephonically or in person at the principal office of the Company (or at such other location as is determined in the sole, absolute and subjective discretion of the Member).

16. Dissolution.

(a) Generally. The admission of one or more additional members shall not dissolve the Company. However, the Company shall dissolve, and its affairs shall be wound up, upon the first to occur of the following: (i) the sale, transfer or other disposition by the Company of all or substantially all of its assets and the collection by the Company of any and all cash proceeds derived therefrom, (ii) the election of the Member, (iii) the retirement, resignation or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company unless the business of the Company is continued in a manner permitted by the Act, or (iv) the entry of a decree of judicial dissolution under Section 18-802 of the Act.

(b) Bankruptcy. The bankruptcy of the Member shall not cause the Member to cease to be a member of the Company and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

(c) Application of Assets. In the event of dissolution, the Company shall conduct only such activities as are necessary to wind up its affairs (including the sale of the assets of the Company in an orderly manner), and the assets of the Company shall be applied in the manner, and in the order of priority, set forth in Section 18-804 of the Act.

17. Separability of Provisions. Each provision of this Agreement shall be considered separable and if for any reason any provision or provisions herein are determined to be invalid, unenforceable or illegal under any existing or future law, such invalidity, unenforceability or illegality shall not impair the operation of or affect those portions of this Agreement which are valid, enforceable and legal.

18. Entire Agreement. This Agreement constitutes the entire agreement of the Member with respect to the subject matter hereof.

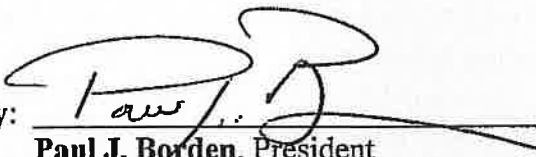
19. Governing Law. This Agreement (and all of the rights and remedies hereunder) shall be governed by, and construed under, the laws of the State of Delaware (without regard to conflict of laws principles).

20. Amendments. This Agreement may not be modified, altered, supplemented or amended except pursuant to a written agreement executed and delivered by the Member.

21. No Third-Party Beneficiary. Any agreement to pay any amount and any assumption of liability herein contained, express or implied, shall be only for the benefit of the Member, and such agreements and assumptions shall not inure to the benefit of the obligees of any indebtedness or any other party, whomsoever, deemed to be a third-party beneficiary of this Agreement.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound, has duly executed this Agreement to be effective as of date first set forth above.

HomeFed Fanita Rancho, LLC,
a Delaware limited liability company

By: 
Paul J. Borden, President

**WRITTEN CONSENT
OF THE SOLE MEMBER OF
RAMPAGE VINEYARD, LLC**

The undersigned, HOMEFED, LLC, a Delaware limited liability company, being the sole Member (the "Member") of RAMPAGE VINEYARD, LLC, a Delaware limited liability company (the "Company"), hereby consents in writing to the following actions:

WHEREAS, pursuant to the Operating Agreement of the Company, the Member may appoint officers of the Company at any time and such officers, if appointed, shall exercise such powers and perform such duties as shall be determined from time to time by the Member.

WHEREAS, the following have been appointed as officers of the Company: Chris Foulger as President and Erin Ruhe as Vice President.

WHEREAS, Rampage owns the real property known as Summit Ave property, located in Santee, California ("Property"), and is contemplating the entitlement and development of the Property as part of the Fanita Ranch master planned community ("Development");

NOW, THEREFORE, BE IT RESOLVED, that Chris Foulger and Erin N. Ruhe, each of whom is an officer of the Company, be, and each of them, acting alone, hereby is, authorized to act as an authorized agent of the Company (an "Authorized Agent"), and in such capacity to execute, certify, file, deliver and record agreements, documents, instruments and letters in the name and on behalf of the Company in connection with the Property, including deeds and other closing documents, from the date hereof until the earlier of (x) the resignation or removal of such person from his or her officer position, or (y) the date this authorization is revoked by subsequent resolution duly adopted by the Member.

RESOLVED, FURTHER, that the Authorized Agents be, and each of them hereby is, authorized, empowered and directed, in the name and on behalf of the Company, to take such additional actions as may be or become necessary, appropriate or convenient to put into effect the purposes of the foregoing resolution.

RESOLVED, FURTHER, that any action, document or instrument taken, executed and/or delivered by an Authorized Person for and on behalf of the Company in connection with the foregoing is hereby approved, authorized and ratified in all respects

This Written Consent of the Sole Member of RAMPAGE VINEYARD, LLC shall be effective for all purposes as of November 22, 2021.

HOMEFED, LLC, a Delaware limited liability company

By: Erin N. Ruhe
Erin N. Ruhe, Vice President

**OPERATING AGREEMENT
OF
RAMPAGE VINEYARD, LLC**

THE SECURITIES OFFERED HEREBY HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 NOR APPROVED OR DISAPPROVED BY THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION NOR BY THE SECURITIES REGULATORY AUTHORITY OF ANY STATE, NOR HAS ANY COMMISSION OR AUTHORITY PASSED UPON OR ENDORSED THE MERITS OF THIS OFFERING OR THE ACCURACY OR ADEQUACY OF ANY DISCLOSURE MADE IN CONNECTION THEREWITH. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. THE SECURITIES OFFERED HEREBY MAY NOT BE RESOLD WITHOUT REGISTRATION UNDER THE SECURITIES ACT OF 1933 AND APPLICABLE STATE SECURITIES LAWS OR EXEMPTION THEREFROM.

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OPERATING AGREEMENT
OF
RAMPAGE VINEYARD, LLC

This Operating Agreement ("Agreement"), effective the 22nd day of October, 2003, is entered into by HomeFed Corporation, a Delaware corporation, as the Member, pursuant to the Act on the following terms and conditions.

1. Organization.

1.1 Formation. On October 22, 2003, the Certificate of Formation was filed in the office of the Secretary of State of Delaware in accordance with and pursuant to the Act.

1.2 Name and Place of Business. The name of the Company shall be Rampage Vineyard, LLC, and its principal place of business shall be 1903 Wright Place, Suite 220, Carlsbad, California 92008. The Member may change such name, change such place of business or establish additional places of business of the Company as the Member may determine to be necessary or desirable.

1.3 Business and Purpose of the Company. The primary purpose of the Company is to (i) acquire, own and operate a vineyard on the Land and to hold the Land for investment and to lease, improve, develop, mortgage, maintain, refinance, manage and dispose of the Land; and (ii) transact any and all lawful business for which a limited liability company may be organized under the laws of the State of Delaware that is incident, necessary or appropriate to accomplish the foregoing.

1.4 Term. The term of this Agreement shall be until December 31, 2050, unless the Company is sooner dissolved as provided in this Agreement.

1.5 Required Filings. The Member shall execute, acknowledge, file, record and/or publish such certificates and documents, as may be required by this Agreement or by law in connection with the formation and operation of the Company.

1.6 Registered Office and Registered Agent. The Company's initial registered office and initial registered agent shall be as provided in the Certificate of Formation. The registered office and registered agent may be changed from time to time by the Member by filing the address of the new registered office and/or the name of the new registered agent pursuant to the Act.

2. Definitions. Definitions for this Agreement are set forth on Exhibit A and are incorporated herein.

3. Capitalization and Financing. The Member shall contribute the sum of \$5,000 to the Company. In exchange for such contribution, the Member shall receive all of the membership interests in the Company. The Member may, but shall not be obligated to, make any additional capital contributions.

4. Allocation of Tax Items. For each fiscal year, the net income and net loss of the Company shall be allocated to the Member.

5. Distributions. Distributable cash from operations with respect to each fiscal year shall be distributed to the Member.

6. Company Expenses. The Company shall pay directly, or reimburse the Member, as the case may be, for all of the costs and expenses of the Company's operations.

7. Authority, and Responsibilities of the Member.

7.1 Management. The business and affairs of the Company shall be managed by its Member. The Member shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business.

7.2 Member Authority. The Member shall have all authority, rights and powers conferred by law and those required or appropriate to the management of the Company's business, which, by way of illustration but not by way of limitation, shall include the right, authority and power to cause the Company to:

7.2.1 Acquire, own, take actions with respect to, develop and dispose of the Land;

7.2.2 Borrow money, and, if security is required therefor, to pledge or mortgage or subject Property to any security device, to obtain replacements of any mortgage or other security device and to prepay, in whole or in part, refinance, increase, modify, consolidate, or extend any mortgage or other security device. All of the foregoing shall be on such terms and in such amounts as the Member, in its sole discretion, deems to be in the best interest of the Company;

7.2.3 Enter into such contracts and agreements as the Member determines to be reasonably necessary or appropriate in connection with the Company's business and purpose (including contracts with Affiliates of the Member), and any contract of insurance that the Member deems necessary or appropriate for the protection of the Company and the Member, including errors and omissions insurance, for the conservation of Company assets, or for any purpose convenient or beneficial to the Company;

7.2.4 Employ persons or entities, who may be Affiliates of the Member, in the operation and management of the business of the Company;

7.2.5 Prepare or cause to be prepared reports, statements, and other relevant information for distribution to the Member.

7.2.6 Open accounts and deposits and maintain funds in the name of the Company in banks, savings and loan associations, "money market" mutual funds and other instruments as the Member may deem in its discretion to be necessary or desirable;

7.2.7 Cause the Company to make or revoke any of the elections referred to in the Code;

7.2.8 Select as its accounting year a calendar or fiscal year as may be approved by the Internal Revenue Service;

7.2.9 Determine the appropriate accounting method or methods to be used by the Company;

7.2.10 Require in any Company contract that the Member shall not have any personal liability, but that the person or entity contracting with the Company is to look solely to the Company and its assets for satisfaction;

7.2.11 Lease personal property for use by the Company;

7.2.12 Establish reserves from income in such amounts as the Member may deem appropriate;

7.2.13 Make secured or unsecured loans to the Company and receive interest at a rate equal to the greater of twelve percent (12%) per annum or the reference rate then quoted by Bank of America N.A., or, if Bank of America N.A. is no longer in existence, the reference rate quoted by its successor;

7.2.14 Represent the Company as the "tax matters partner;"

7.2.15 Initiate legal actions, settle legal actions and defend legal actions on behalf of the Company;

7.2.16 Admit itself as a Member;

7.2.17 Perform any and all other acts which the Member is obligated to perform hereunder; and

7.2.18 Execute, acknowledge and deliver any and all instruments to effectuate the foregoing and take all such actions in connection therewith as the Member may deem necessary or appropriate. Any and all documents or instruments may be executed on behalf and in the name of the Company by the Member.

7.3 Tax Matters Member. The Member is hereby appointed to act as the "tax matters partner."

7.4 Indemnification of Member. The Member, its members, managers, Affiliates, officers, directors, partners, employees, agents and assigns, shall not be liable for, and shall be indemnified and held harmless (to the extent of the Company's assets) from, any loss or damage incurred by them, the Company or the Member in connection with the business of the Company, including costs and reasonable attorneys' fees and any amounts expended in the settlement of any claims of loss or damage resulting from any act or omission performed or omitted.

7.5 No Personal Liability for Return of Capital. The Member shall not be personally liable or responsible for the return or repayment of all or any portion of the capital contribution of any Member or any loan made to the Company, it being expressly understood that any such return of capital or repayment of any loan shall be made solely from the assets (which shall not include any right of contribution from any Member) of the Company.

7.6 Officers.

7.6.1 Appointment of Officers. The Member may appoint officers of the Company at any time. The officers of the Company, if deemed necessary by the Member, may include a chairperson, president, vice president, secretary, and chief financial officer. The officers shall serve at the pleasure of the Member, subject to all rights, if any, of an officer under any contract of employment. Any individual may hold any number of offices. No officer need be a resident of the State of California, the State of Delaware or a citizen of the United States. The Member's officers may serve as officers of the Company if elected by the Member. The officers shall exercise such powers and perform such duties as specified in this Agreement and as shall be determined from time to time by the Member.

7.6.2 Removal, Resignation and Filling of Vacancy of Officers. Subject to the rights, if any, of an officer under a contract of employment, any officer may be removed, either with or without cause, by the Member at any time. Any officer may resign at any time by giving written notice to the Member. Any resignation shall take effect at the date of the receipt of that notice or at any later time specified in that notice; and, unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of the Company under any contract to which the officer is a party. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled in the manner prescribed in this Agreement for regular appointments to that office.

7.6.3 Salaries of Officers. The salaries of all officers and agents of the Company shall be fixed by a resolution of the Member.

7.6.4 Duties and Powers of the Chairperson. The chairperson, if such an officer be appointed, shall, if present, preside at meetings of the Member, and exercise and perform such other powers and duties as may be from time to time assigned to him by the Member or prescribed by this

Agreement. If there is no president, the chairperson shall in addition be the chief executive officer of the Company and shall have the powers and duties prescribed in Section 7.6.5.

7.6.5 Duties and Powers of the President. Subject to such supervisory powers, if any, as may be given by the Member to the chairperson, if there is such an officer, the president shall be the chief executive officer of the Company, and shall, subject to the control of the Member, have general and active management of the business of the Company and shall see that all orders and resolutions of the Member are carried into effect. He or she shall have the general powers and duties of management usually vested in the office of president of a corporation, and shall have such other powers and duties as may be prescribed by the Member or this Agreement. The president shall execute bonds, mortgages and other contracts, except where required or permitted by law to be otherwise signed and executed, and except where the signing and execution thereof shall be expressly delegated by the Member to some other officer or agent of the Company.

7.6.6 Duties and Powers of Vice-President. The vice-president, or if there shall be more than one, the vice-presidents in the order determined by a resolution of the Member, shall, in the absence or disability of the president, perform the duties and exercise the powers of the president and shall perform such other duties and have such other powers as the Member by resolution may from time to time prescribe.

7.6.7 Duties and Powers of Secretary. The secretary shall attend all meetings of the Member, and shall record all the proceedings of the meetings in a book to be kept for that purpose, and shall perform like duties for the standing committees when required. The secretary shall give, or cause to be given, notice of all meetings of the Member and shall perform such other duties as may be prescribed by the Member. The secretary shall have custody of the seal, if any, and the secretary shall have authority to affix the same to any instrument requiring it, and when so affixed, it may be attested by his or her signature. The Member may give general authority to any other officer to affix the seal of the Company, if any, and to attest the affixing by his or her signature.

The secretary shall keep, or cause to be kept, at the principal executive office or at the office of the Company's transfer agent or registrar, as determined by resolution of the Member, a register, or a duplicate register, showing the names of all Members and their addresses, their percentage interests, the number and date of certificates issued for the same, and the number and date of cancellation of every certificate surrendered for cancellation. The secretary shall also keep all documents described in Section 9 and such other documents as may be required under the Act. The secretary shall perform such other duties and have such other authority as may be prescribed elsewhere in this Agreement or from time to time by the Member. The secretary shall have the general duties, powers and responsibilities of a secretary of a corporation.

If the Member chooses to appoint an assistant secretary or assistant secretaries, the assistant secretaries, in the order of their seniority, in the absence, disability or inability to act of the secretary, shall perform the duties and exercise the powers of the secretary, and shall perform such other duties as the Member may from time to time require.

7.6.8 Duties and Powers of Chief Financial Officer. The chief financial officer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of the Company, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, and membership interests. The books of account shall at all reasonable times be open to inspection by any Member.

The chief financial officer shall have the custody of the funds and securities of the Company, and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company, and shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may be designated by the Member.

The chief financial officer shall disburse the funds of the Company as may be ordered by the Member, taking proper vouchers for such disbursements, and shall render to the president and the Member, at its regular meetings, or when the Member so requires, at a meeting an account of all his or her transactions as treasurer and of the financial condition of the Company.

The chief financial officer shall perform such other duties and shall have such other responsibility and authority as may be prescribed elsewhere in this Agreement or from time to time by the Member. The chief financial officer shall have the general duties, powers and responsibility of a chief financial officer of a corporation, and shall be the chief financial and accounting officer of the Company.

If the Member chooses to elect an assistant treasurer or assistant treasurers, the assistant treasurers in the order of their seniority shall, in the absence, disability or inability to act of the chief financial officer, perform the duties and exercise the powers of the chief financial officer, and shall perform such other duties as the Member shall from time to time request.

7.6.9 Signing Authority of Officers. Subject to any restrictions imposed by the Member, any officer, acting alone, is authorized to endorse checks, drafts, and other evidences of indebtedness made payable to the order of the Company, but only for the purpose of deposit into the Company's accounts. All checks, drafts, and other instruments obligating the Company to pay money in an amount of less than \$10,000.00 may be signed by any officer or any other person authorized by the Company, acting alone. All checks, drafts, and other instruments obligating the Company to pay money in an amount of \$10,000.00 or more must be signed on behalf of the Company by any two officers and/or such authorized persons acting together. The President or any Vice President shall be authorized to sign contracts and obligations on behalf of the Company.

7.7 Authority as to Third Persons.

7.7.1 No third party dealing with the Company shall be required to investigate the authority of the Member. No purchaser of any property or interest owned by the Company shall be required to determine the right to sell or the authority of the Member to sign and deliver any

instrument of transfer on behalf of the Company, or to see to the application or distribution of revenues or proceeds paid or credited in connection therewith.

7.7.2 The Member shall have full authority to execute on behalf of the Company any and all agreements, contracts, conveyances, deeds, mortgages and other instruments, and the execution thereof by the President or by any Vice President of the Company, executing on behalf of the Company, shall be the only execution necessary to bind the Company thereto.

7.7.3 The Member shall have the right by separate instrument or document to authorize one or more individuals or entities to execute documents on behalf of the Company and any such documents executed by such agent shall be binding upon the Company as if executed by the Member.

8. Assignment of the Member's Interest. The Member may sell, assign, hypothecate, encumber or otherwise transfer all or any part of its interest in the Company.

9. Books, Records, Accounting and Reports:

9.1 The Company shall maintain at its principal office the Company's records and accounts of all operations and expenditures of the Company including the following:

9.2 A current list in alphabetical order of the full name and last known business or resident address of the Member, together with the capital contribution and the share in profits and losses of the Member;

9.3 A copy of the Certificate of Formation and all amendments thereto, together with any powers of attorney pursuant to which the Certificate of Formation or any amendments thereto were executed;

9.4 Copies of the Company's Federal, state, and local income tax or information returns and reports, if any, for the six most recent taxable years;

9.5 Copies of this Agreement and any amendments thereto together with any powers of attorney pursuant to which any written accounting or any amendments thereto were executed;

9.6 Copies of any financial statements of the Company, if any, for the six most recent years; and

9.7 The Company's books and records as they relate to the internal affairs of the Company for at least the current and past four fiscal years.

10. Termination and Dissolution of the Company.

10.1 Termination of Company. The Company shall be dissolved, shall terminate and its assets shall be disposed of, and its affairs wound up upon the earliest to occur of the following:

10.1.1 Upon the happening of any event of dissolution specified in the Certificate of Formation;

10.1.2 A determination by the Member to terminate the Company; or

10.1.3 The expiration of the term of the Company.

10.2 Certificate of Cancellation. As soon as possible following the occurrence of any of the events specified in Section 10.1, the Member shall execute a Certificate of Cancellation in such form as shall be prescribed by the Delaware Secretary of State and file the Certificate as required by the Act.

10.3 Liquidation of Assets. Upon a dissolution and termination of the Company, the Member shall take full account of the Company assets and liabilities, shall liquidate the assets as promptly as is consistent with obtaining the fair market value thereof, and shall apply and distribute the proceeds therefrom in the following order:

10.3.1 To the payment of creditors of the Company, including the Member, but excluding secured creditors whose obligations will be assumed or otherwise transferred on the liquidation of Company assets;

10.3.2 To the setting up of any reserves as required by law for any contingent liabilities or obligations of the Company; provided, however, that said reserves shall be deposited with a bank or trust company in escrow at interest for the purpose of disbursing such reserves for the payment of any of the aforementioned contingencies and, at the expiration of a reasonable period, for the purpose of distributing the balance remaining in accordance with remaining provisions of this Section 10.3; and

10.3.3 Any remaining amount to the Member.

11. Relationship of This Agreement to the Act. Many of the terms of this Agreement are intended to alter or extend provisions of the Act as they may apply to the Company or the Member. Any failure of this Agreement to mention or specify the relationship of such terms to provisions of the Act that may affect the scope or application of such terms shall not be construed to mean that any of such terms is not intended to be an operating agreement provision authorized or permitted by the Act or which in whole or in part alters, extends or supplants provisions of the Act as may be allowed thereby.

12. Miscellaneous.

12.1 Counterparts. This Agreement may be executed in several counterparts, and all so executed shall constitute one Agreement, binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart.

12.2 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Member.

12.3 Severability. In the event any sentence or Section of this Agreement is declared by a court of competent jurisdiction to be void or unenforceable, such sentence or Section shall be deemed severed from the remainder of this Agreement and the balance of this Agreement shall remain in full force and effect.

12.4 Notices. All notices under this Agreement shall be in writing and shall be given to the Member by personal service or by mail, posted to the address maintained by the Company for such person or at such other address as the Member may specify in writing.

12.5 Member's Address. The name and address of the Member is as follows: HomeFed Corporation, 1903 Wright Place, Suite 220, Carlsbad, California 92008.

12.6 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware.

12.7 Captions. Section titles or captions contained in this Agreement are inserted only as a matter of convenience and reference. Such titles and captions in no way define, limit, extend or describe the scope of this Agreement nor the intent of any provisions hereof.

12.8 Gender. Whenever required by the context hereof, the singular shall include the plural, and vice versa, the masculine gender shall include the feminine and neuter genders, and vice versa.

12.9 Time. Time is of the essence with respect to this Agreement.

12.10 Descriptions. All descriptions referred to in this Agreement are expressly incorporated herein by reference as if set forth in full, whether or not attached hereto.

12.11 Integrated and Binding Agreement. This Agreement contains the entire understanding and agreement of the Member.

IN WITNESS WHEREOF, the undersigned have set their hands to this Agreement as of the date first set forth in the preamble.

HomeFed Corporation, a Delaware corporation

By: *R. A. Hood*
Its: *Vice-President*

EXHIBIT A

Definitions

"Act" means the Delaware Limited Liability Company Act, as the same may be amended from time to time.

"Affiliate" shall mean (i) any person directly or indirectly controlling, controlled by or under common control with another person; (ii) a person owning or controlling 10% or more of the outstanding voting securities of such other person; (iii) any officer, director or partner of such other person; and (iv) if such other person is an officer, director or partner, any company for which such person acts in any capacity. The term "person" shall include any natural person, corporation, partnership, trust, unincorporated association or other legal entity.

"Agreement" shall mean this Operating Agreement, as amended from time to time.

"Certificate of Formation" shall mean the Certificate of Formation of the Company as filed with the Secretary of State of Delaware as the same may be amended or restated from time to time.

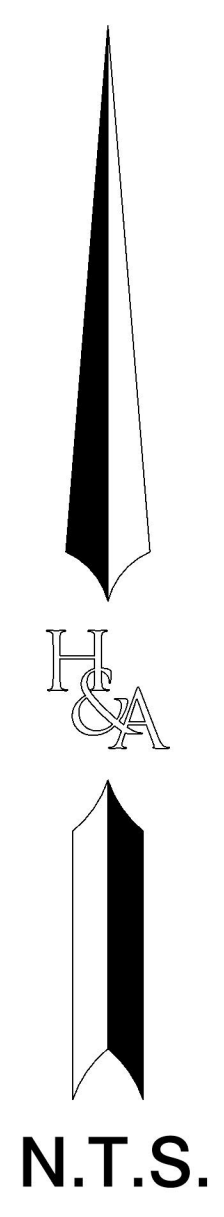
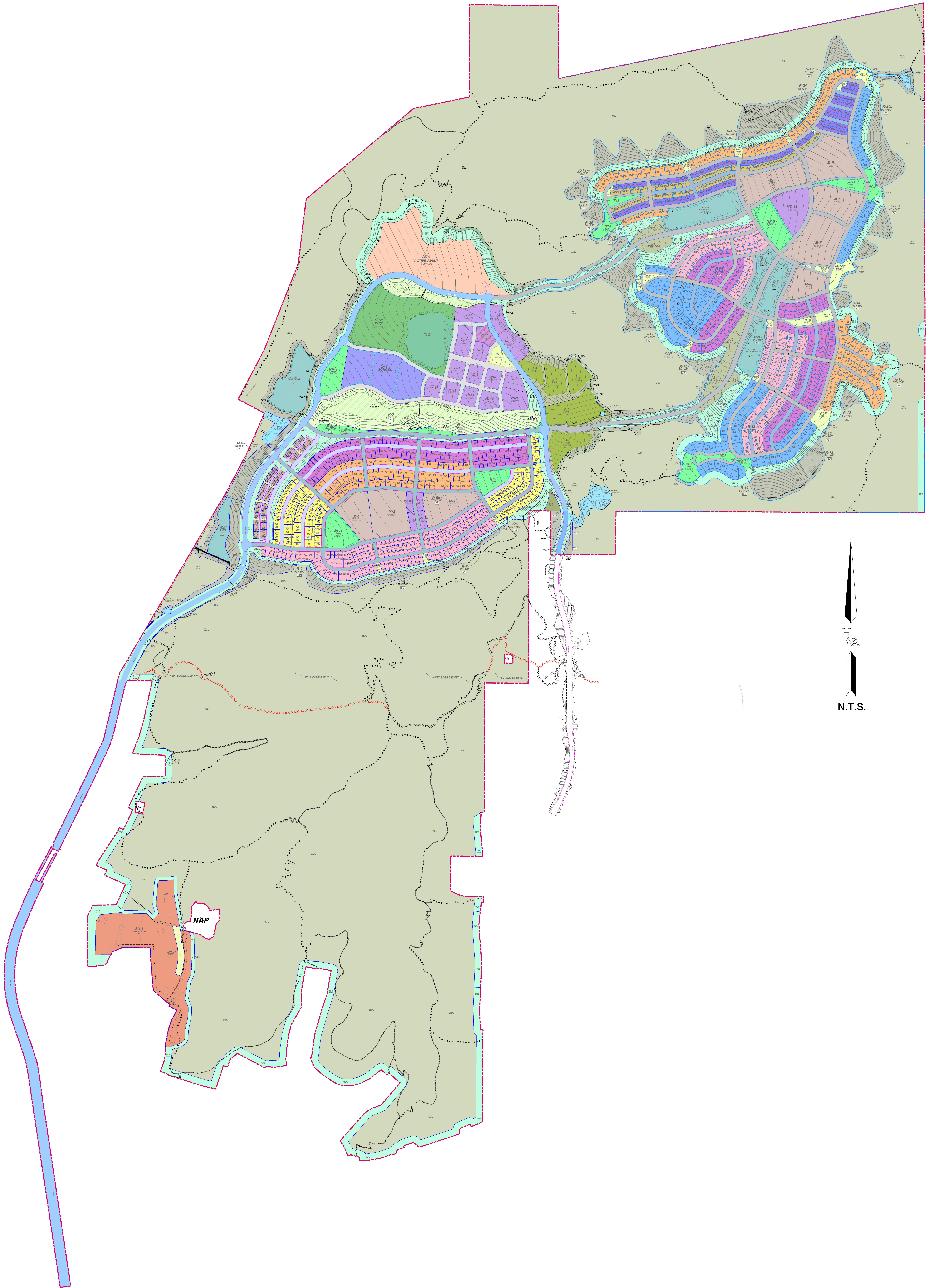
"Code" shall mean the Internal Revenue Code of 1986, as amended, supplemented or replaced.

"Company" shall refer to Rampage Vineyard, LLC.

"Land" means the real property located in Madera County, California, known as "Rampage Vineyard" and containing approximately 2,159 acres, as more particularly described in Exhibit B attached hereto and incorporated herein.

"Member" shall refer to HomeFed Corporation, a Delaware corporation.

"Property" shall refer to any or all of such real and tangible or intangible personal property or properties as may be acquired by the Company.



PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH858558-4500 · FX858558-1414

CONCEPTUAL SITE PLAN FANITA RANCH

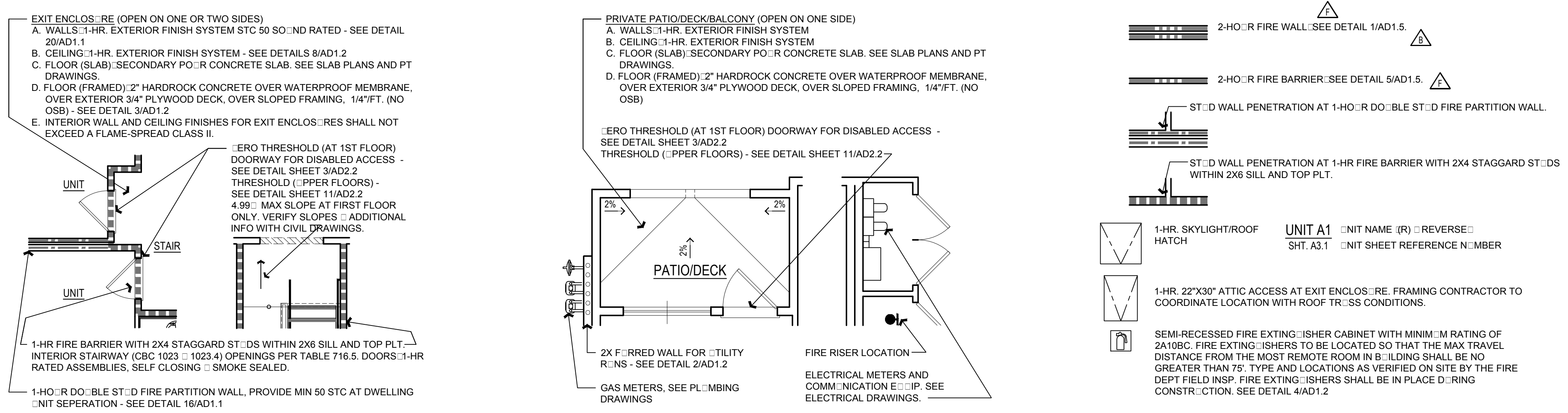
City Of Santee, California



BUILDING 1 - GROUND LEVEL FLOOR PLAN

3/32" = 1'-0" 1

BUILDING LEGEND

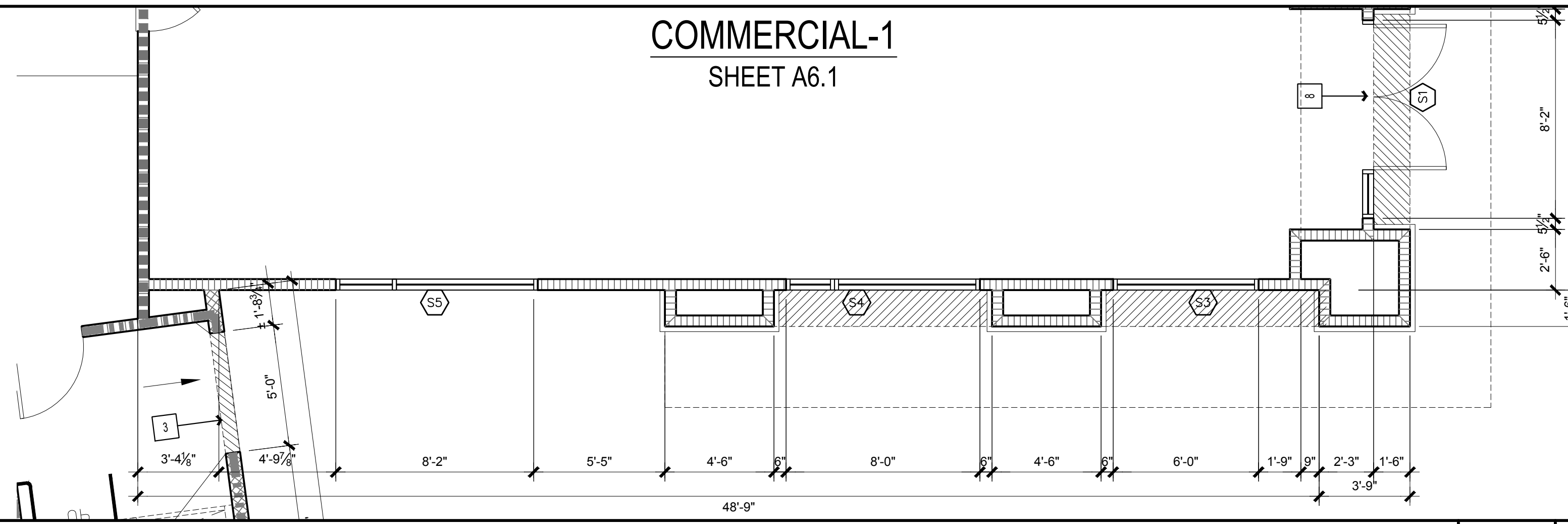


BUILDING GENERAL NOTES

- COMPOSITE BUILDING PLANS ARE PROVIDED FOR UNIT PLAN TO UNIT PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, PARTY WALL AND GENERAL BUILDING DETAILING.
- WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
- BUILDING, FIRE, ELECTRICAL, PLUMBING, MECHANICAL, ETC., CODE SECTIONS, PRODUCT LISTING NUMBERS, AND REFERENCE DESCRIPTIONS PROVIDED IN THE NOTES AND PLANS HEREWITH ARE ABBREVIATED AND ARE PROVIDED TO ASSIST THE CONTRACTOR AND SUB-TRADES. OBTAIN COPIES OF REFERENCED SECTIONS OR LISTINGS AND INSTALL CONSTRUCTION IN CONFORMANCE SECTION OR LISTING INDICATED.
- DIMENSIONS SHOWN IN NOTES ARE TO THE FACE OF STUD. THE EXTERIOR FACE OF STUD AT EXTERIOR WALLS TO ALIGN WITH THE FACE OF CONCRETE AT THE FOUNDATION IMMEDIATELY BELOW IN VOID.
- TO MAINTAIN A LEVEL AND PLUMB WALL PLANE PROVIDE FINISHING MATCHING STRUCTURAL SHEATHING THICKNESS AT VOIDS BETWEEN STRUCTURAL SHEATHING WHEN OCCUR ON THE SAME WALL PLANE.
- SEMI RECESSED FIRE EXTINGUISHERS CABINETS SHALL BE PROVIDED IN SUCH A MANNER THAT THE HORIZONTAL DISTANCE OF TRAVEL TO THE NEAREST FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. TYPE AND LOCATIONS AS PER THE CURRENT EDITION OF THE CALIFORNIA FIRE CODE.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C SECTION 714. REFER TO DETAILS FOR FIRE ASSEMBLY PENETRATION DETAILS.
- REFER TO BUILDING SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR, DECK/BALCONY AND ROOF ASSEMBLY NOTES AND DETAILS.
- REFER TO "ASSEMBLY NOTES" ON SHEET 4/A01.1 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1013 AND CODE SECTIONS THEREIN.
- REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1008.
- REFER TO SHEET A2.1 SHEET SERIES FOR BUILDING CODE EXITING, OCCUPANT LOAD, TRAVEL DISTANCE AND OTHER CODE COMPLIANCE INFORMATION.
- REFERENCE SHEET A2.1 SHEET SERIES FOR BUILDING SHEETS FOR ROOF PLANS FOR PLAN EXHIBITS OF FIRE RATED WALL ASSEMBLIES AND DETAILS. FIREWALLS SHALL BE CONTINUOUS TO THE UNDERSIDE OF ROOF SHEATHING INCLUDING BUILDING B.L.T.-P. CRICKETS, AND TO FACE OF EXTERIOR WALL. SEE SHEETS A01.1 THRU A01.5.
- REFER TO SHEET A0.2 FOR ALL BUILDING DATA, BUILDING TABULATION, BUILDING CLASSIFICATION, CONSTRUCTION TYPE, FIRE RATING REQUIREMENTS AND FIRE SPRINKLER INFORMATION.
- REFER TO SHEETS A3.1 THRU A3.8 FOR ALL UNIT AND GARAGE DIMENSIONS, NOTES, DOOR AND WINDOW REFERENCES ETC.

Project: 2018095421 AM
 Title: 20152015-464 HOMEFED VILLAGE 3 OTAY D.D. CD15-464-A6.1 - BUILDING 1.DWG
 Date: 20152015-464 HOMEFED VILLAGE 3 OTAY D.D. CD15-464-A6.1 - BUILDING 1.DWG

COMMERCIAL-1
SHEET A6.1



NIT PLAN NOTES

- REFER TO SHEET A3.0 FOR NIT ACCESSIBILITY NOTES AND CODE REQUIREMENT INFO.
- REFER TO SHEET A3.0 FOR NIT GENERAL NOTES.
- FOR ADDITIONAL INFORMATION NOT SHOWN HERE, REFER TO BASE PLAN SHEETS AS FOLLOWS:
SHEET A3.1 (NIT A1)
SHEET A3.2 (NIT A2)
SHEET A3.3 (NIT A3)
SHEET A3.4 (NIT B1)
SHEET A3.5 (NIT B2)
SHEET A3.6 (NIT B3)
SHEET A3.7 (NIT C1)
- REFER TO A6 SHEETS FOR BUILDING PLANS AND ADDITIONAL INFORMATION.
- REFER TO OWNER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND MODEL NUMBERS.

KITCHEN ROOM NAME

← SLOPE TO DRAIN: 1/4" PER 1'-0" TYP. (N.O.)

⊕ DOOR SYMBOL - SEE SHEET A4.2

◻ WINDOW STOREFRONT SYMBOL - SEE SHEET A4.1

TEMP TEMPERED GLASS

— LOW WALL (NON-RATED, SEE PER PLAN)

2x4 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS

2x6 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS

2x8 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS

2x4 STAGGERED STUD WALL FRAMING ON 2x6 PLATE, PER STRUCTURAL DRAWINGS

METAL FINISHED WALL FOR PLUMBING

BUILDING TYPE 1 - GROUND LEVEL PARTIAL FACADE PLANS-9

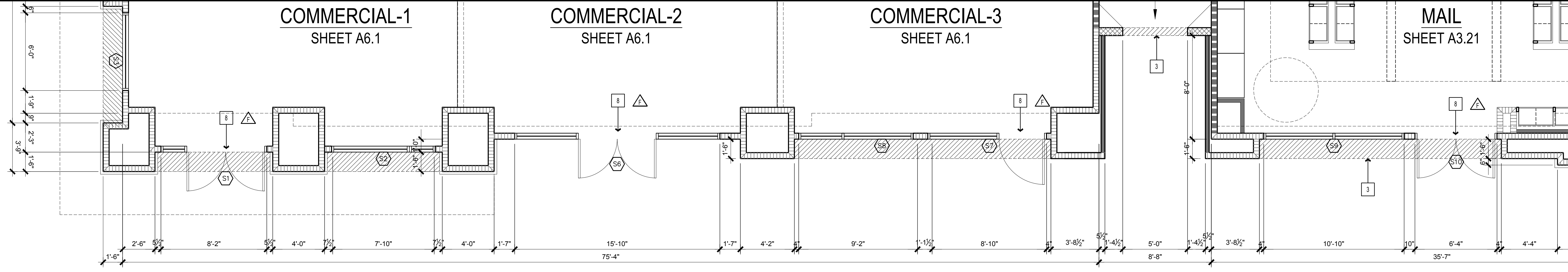
1/4" = 1'-0" 9

COMMERCIAL-1
SHEET A6.1

COMMERCIAL-2
SHEET A6.1

COMMERCIAL-3
SHEET A6.1

MAIL
SHEET A3.21



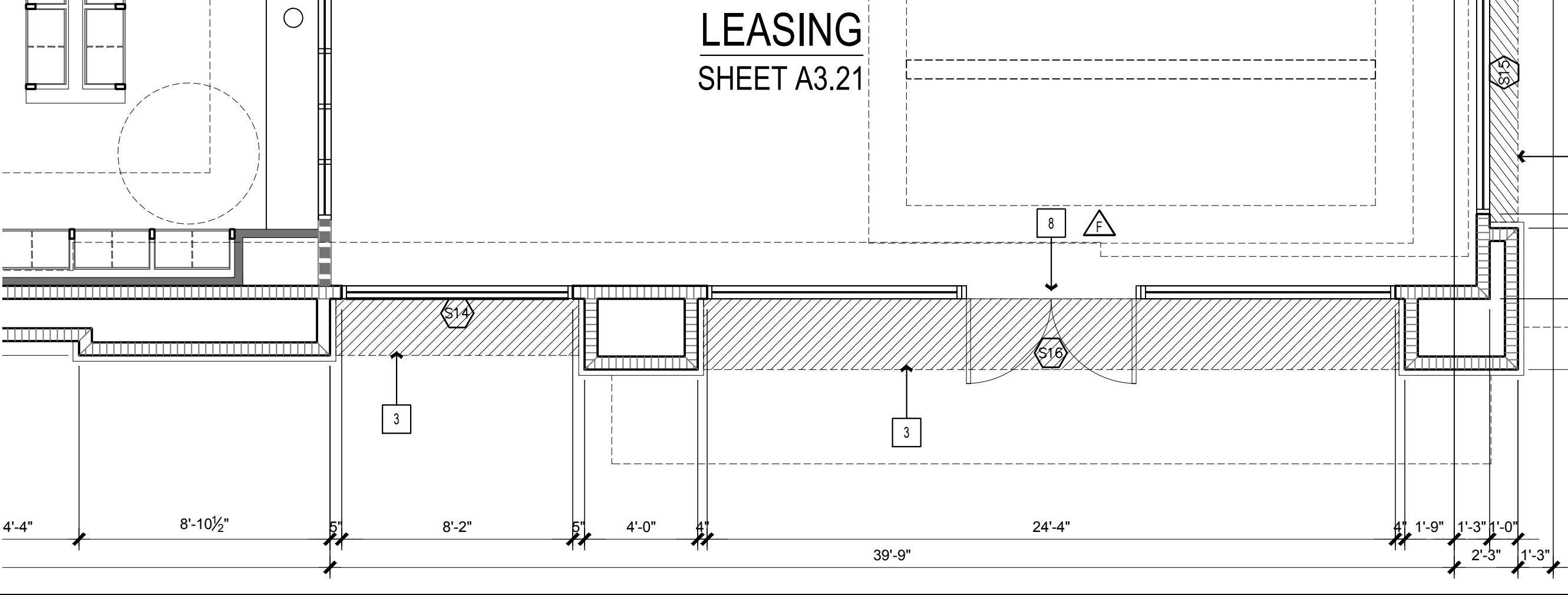
PLAN KEYNOTES

DESCRIPTION
1 PRIVATE DECK / PATIO
A WALLS: 1-HOUR STUCCO FINISH ASSEMBLY. SEE DETAIL 16/AD1.5.
B ROOF/CEILING: 1-HOUR STUCCO FINISH ASSEMBLY. SEE DETAIL 9/AD1.1.
C FLOOR (SLAB AT FIRST FLOOR): SECONDARY PORTLAND CONCRETE SLAB. SEE SLAB INTERFACE PLANS. REFER TO STRUCTURAL DRAWINGS.
2 EXTERIOR GARDRAIL / GARDWALL: 42" MIN. ABOVE ADJACENT WALKING SURFACE. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. SEE DETAILS 5, 6, 7 - 8/AD6.2
3 EXTERIOR SOFFIT - PROVIDE STUCCO FINISH. REFER TO EXT. ELEVATIONS. SEE DETAIL 9 - 13/AD4.1
4 EXTERIOR CEILING - PROVIDE STUCCO FINISH. SEE DETAIL 19/AD4.2
5 GAS METERS. SEE DETAIL 16/AD4.3
6 WOOD TRELLIS - SEE DETAIL 4/AD6.1
7 METAL CANOPY. SEE DETAIL 16/AD6.2
8 PROVIDE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"

BUILDING TYPE 1 - GROUND LEVEL PARTIAL FACADE PLANS-8

1/4" = 1'-0" 8

LEASING
SHEET A3.21



NIT PLAN LEGEND

STUCCO SOFFIT - SEE EXTERIOR ELEVATIONS

CONCRETE PATIO WITH SWALES AND SLOPE TO DRAIN AS SHOWN 2" OR 1/4" PER 1'-0" TYP. (N.O.)

PATIO

STUCCO SOFFIT - SEE EXTERIOR ELEVATIONS

STUCCO LOW WALL, SLOPED TOP TO DRAIN - SEE DETAIL 3 - 4/AD5.2

METAL GARDRAIL - SEE DETAIL 6 - 7/AD5.2

2" HARDROCK WITH SWALES AND SLOPE TO DRAIN AS SHOWN 2" OR 1/4" PER 1'-0" TYP. (N.O.)

BALCONY

STUCCO SOFFIT - SEE EXTERIOR ELEVATIONS

STUCCO CORBEL WHERE OCCURS, SEE ELEVATIONS - SEE DETAIL 20/AD6.1

STUCCO SOFFIT - SEE EXTERIOR ELEVATIONS

STUCCO LOW WALL, SLOPED TOP TO DRAIN - SEE DETAIL 3 - 4/AD5.2

METAL GARDRAIL - SEE DETAIL 6 - 7/AD5.2

BALCONY

G.I. SC: PPPER - SEE DETAIL 14 - 16/AD5.1

2" HARDROCK WITH SWALES AND SLOPE TO DRAIN AS SHOWN 2" OR 1/4" PER 1'-0" TYP. (N.O.)

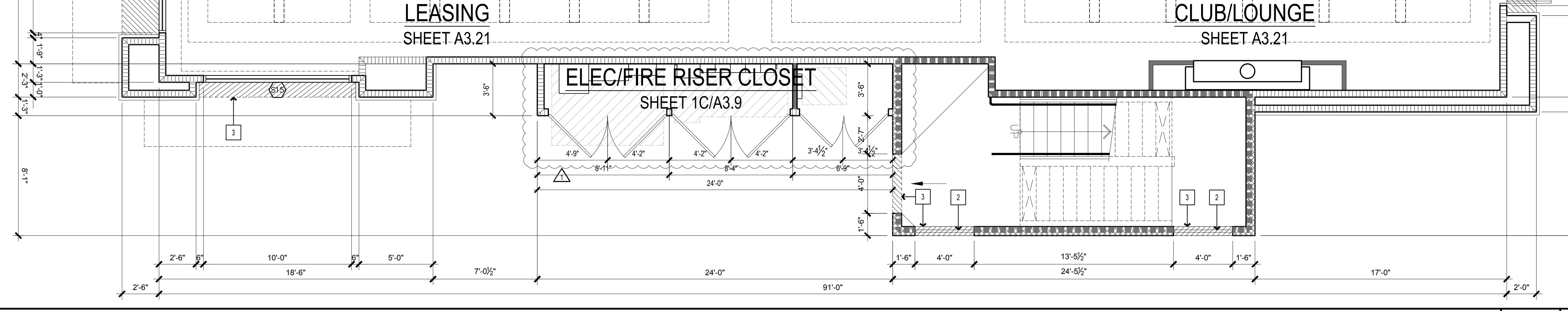
BUILDING TYPE 1 - GROUND LEVEL PARTIAL FACADE PLANS-7

1/4" = 1'-0" 7

LEASING
SHEET A3.21

CLUB/LOUNGE
SHEET A3.21

ELEC/FIRE RISER CLOSET
SHEET 1C/A3.9



TYPICAL DETAILS

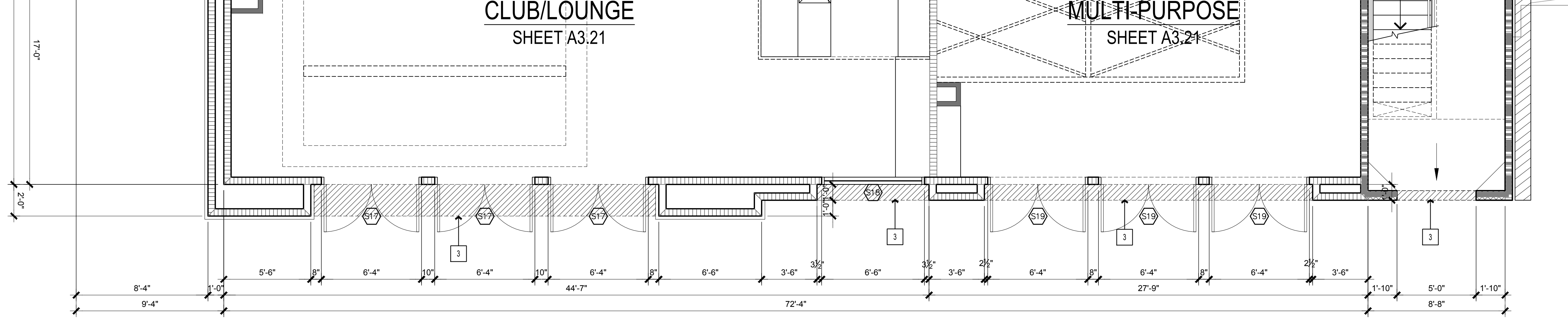
1 FOR ALL TYPICAL DECK FLASHING / DECK TO WALL FLASHING	6 FOR ALL TYPICAL LOW WALL WITH GUARD RAILING AT DECK
2 FOR ALL TYPICAL DECK EDGE WITH GUARD RAIL FLASHING	7 FOR ALL TYPICAL FULL HEIGHT GUARD RAILING AT DECK
3 FOR ALL TYPICAL STUCCO WALL DROPS WITH SOFFIT DRIP	8 FOR ALL TYPICAL FULL HEIGHT GUARD RAILING AT BALCONY CANTILEVER

BUILDING TYPE 1 - GROUND LEVEL PARTIAL FACADE PLANS-6

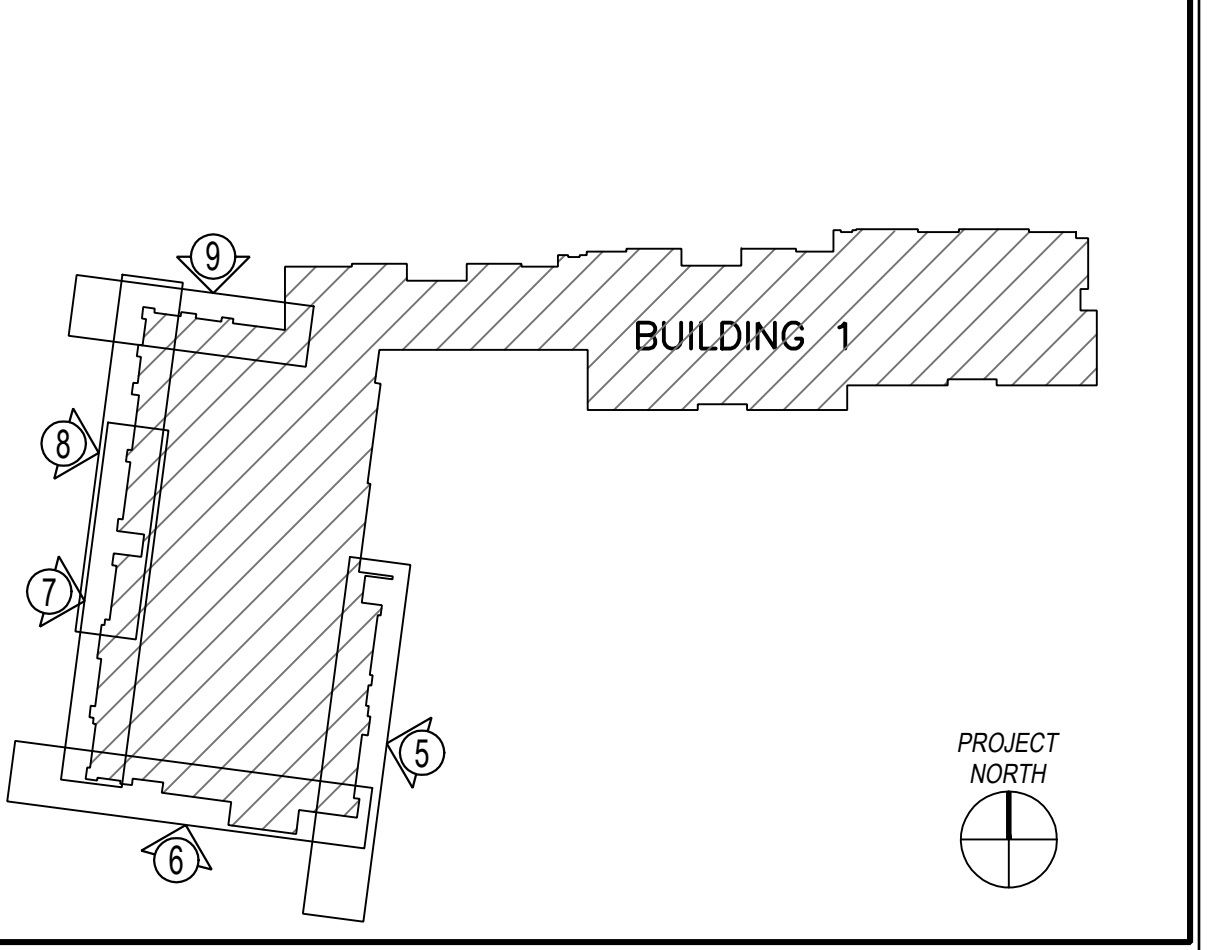
1/4" = 1'-0" 6

CLUB/LOUNGE
SHEET A3.21

MULTI-PURPOSE
SHEET A3.21



KEY MAP



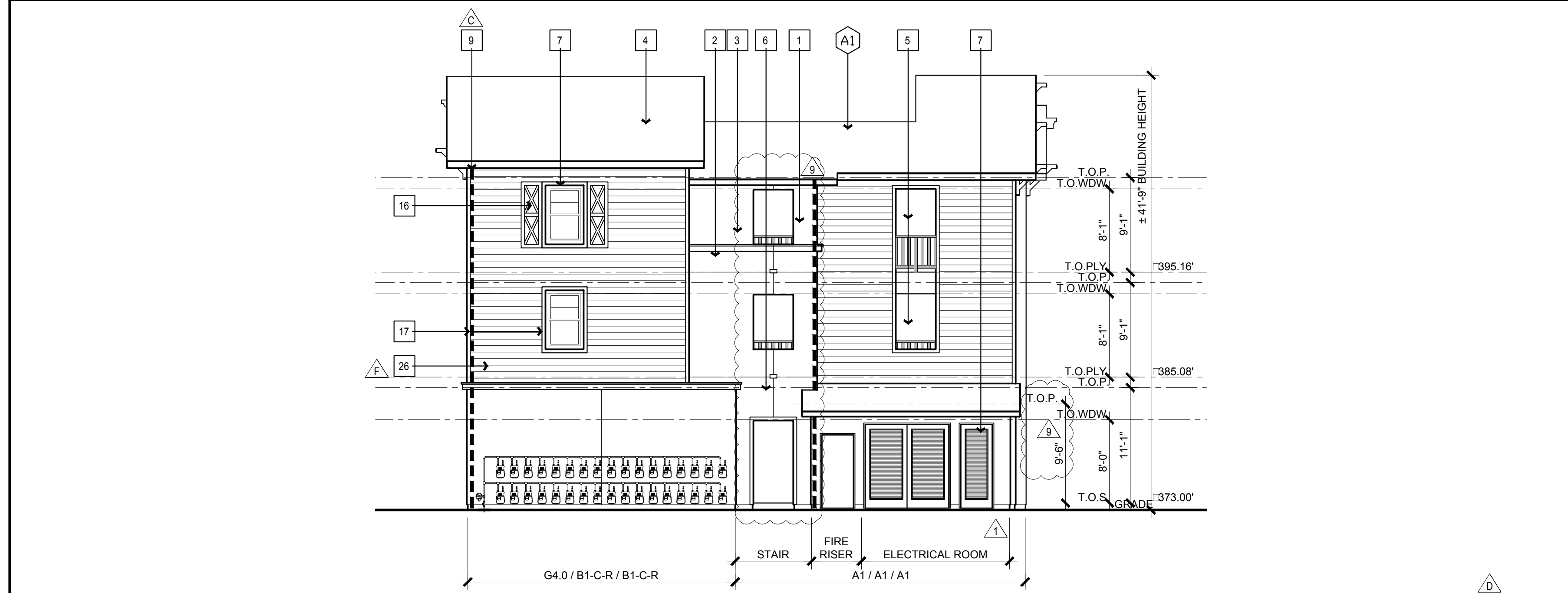
BUILDING TYPE 1 - GROUND LEVEL PARTIAL FACADE PLANS-5

1/4" = 1'-0" 5



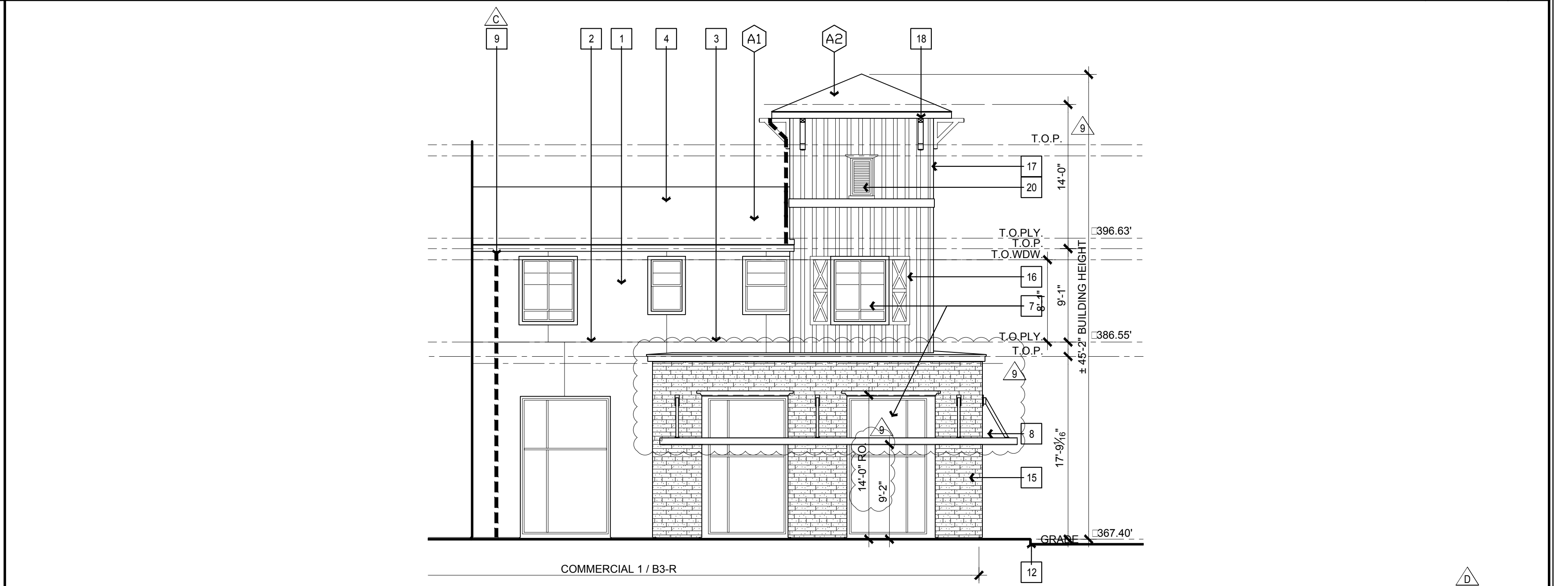
BUILDING 1 - FRONT ELEVATION (NORTH)

1/8" = 1'-0" 1



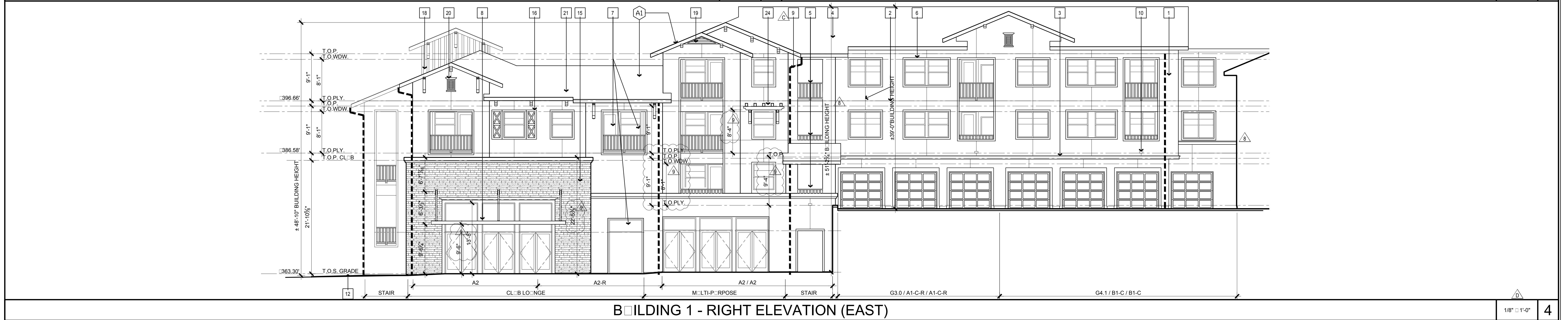
BUILDING 1 - RIGHT ELEVATION (EAST)

1/8" = 1'-0" 3



BUILDING 1 - FRONT ELEVATION (NORTH)

1/8" = 1'-0" 2



BUILDING 1 - RIGHT ELEVATION (EAST)

1/8" = 1'-0" 4

EXTERIOR ELEVATION KEY NOTES

NO.	DESCRIPTION
1	EXTERIOR PLASTER SYSTEM - PAINTED, 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT BACKED METAL LATH WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL. SEE DETAIL 10A02.2
2	EXTERIOR PLASTER CONTROL JOINT. SEE DETAIL 15A04.1
3	(EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH SEE DETAIL 20A06.1 FOR PROFILES A. AT AREAS OF HIGH IMPACT USE PROVIDE 7 LB DENSITY EPS B. AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HANDSCAPES, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR. INSTALLATION: EPS TRIM ON A FULL SETTING BED OF "OMEGA" FOAMTEC ADHESIVE OR EQUAL O' EXT PLAST BROWN COAT. SPOT (COORKE DOUGH) APPLICATION OF ADHESIVE BETW EPS FOAM & BROWNCOAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETW EPS TRIM LENGTHS TO BE JOINED W/ FOAMTEC ADHESIVE. DETAIL MESH. C. @ LOW IMPACT LOCATIONS APPLY MIN. 9" W/ STRIP OF DETAIL MESH O/ EA. JOINT, MITER, INTERSECTION, ETC. D. @ HI IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE W/ DETAIL MESH. FINISH: E. AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM W/ +- .18" THK. COAT OF FOAM TEC ADHESIVE. LET ADHESIVE SET & COVER W/ EXT. PLASTER FINISH PER EXT. ELEV. @ THE COMPLETION OF INST. NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNIBLE @ ANY LOCATION OF THE INSTALLATION.
4	SLOPED ROOFING SYSTEM. FLAT CONCRETE ROOF TILES
5	44" HIGH GUARD SEE DETAILS 6, 7 & 8A02.2
6	2x6 SHAPED (EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH. SEE DETAILS 14 & 15A02.3
7	DOOR, WINDOW, STOREFRONT OR GATE. SEE WINDOW & STOREFRONT SCHEDULE, SHEET A4.1 & A4.1.1. SEE DOOR SCHEDULE, SHEET A4.2
8	METAL CANOPY. SEE DETAIL 15A06.2
9	FABRICATED SHEET METAL GUTTER AND DOWNSPOUT (PAINTED).
10	G.I. DECK SCUPPER. SEE DETAIL 15A06.1
11	BUILDING BEYOND
12	FINISH GRADE, PROVIDE POSITIVE SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
13	PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET.
14	FOAM TRIM AT GARAGE DOOR.
15	SIMULATED STONE VENEER APPLIED TO EXTERIOR PLASTER BROWNCOAT. INSTALL PER MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
16	SHUTTERS: WOOD COMPOSITE SHUTTERS W/ DIRECT MOUNT EXTERIOR SHUTTER HARDWARE OR APPROVED EQUIVALENT.
17	WOOD TRIM AT SIDING.
18	FYPON BRACKET BKT3X3X3X6
19	TRIANGLE GABLE VENT.
20	DECORATIVE WALL VENT.
21	SHAPED FOAM CORBEL WITH CEMENT PLASTER FINISH.
22	COMMERCIAL BUILDING SIGN LOCATION.
23	STONE BASED WITH WOOD POST AND TRELLIS. SEE DETAILS 3A06.1 & 4A06.1
24	WOOD TRELLIS EYEBROW.
25	GLASS G-ARD RAILING SYSTEM
26	BUILDING ADDRESS LOCATION

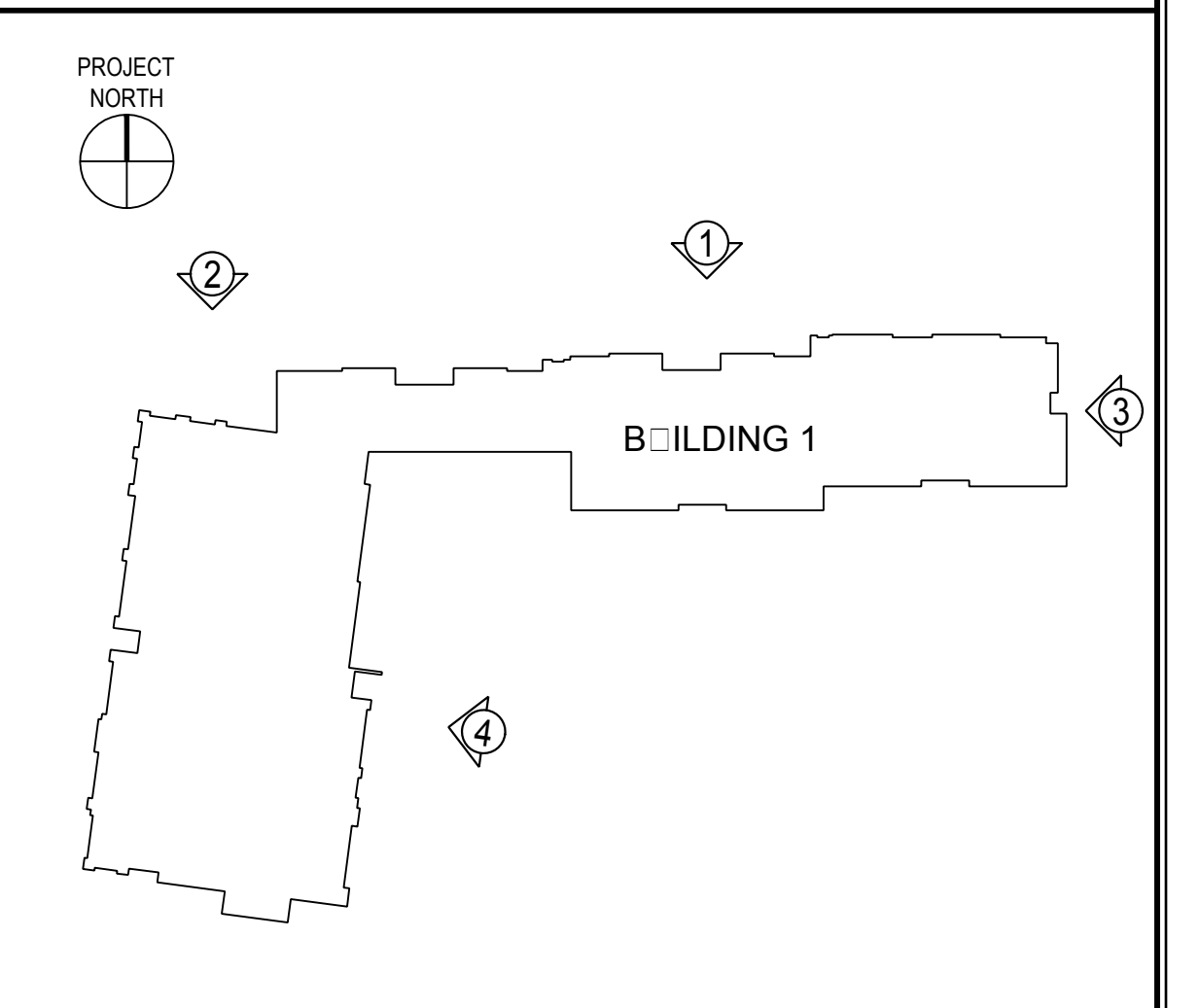
EXTERIOR ELEVATION NOTES:

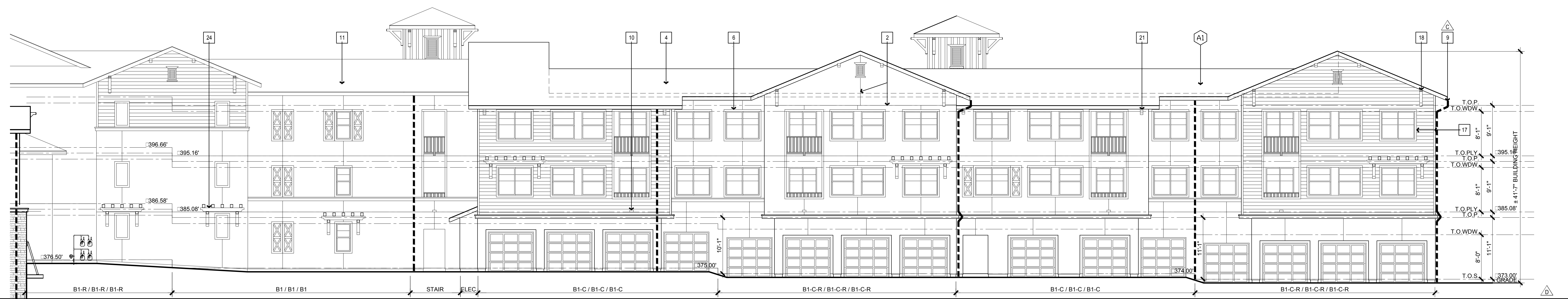
- ALL VERTICAL DIMENSIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF WOOD FLOOR SHEATHING AT UPPER FLOOR UNITS OR TOP OF CONCRETE AT GRADE LEVEL.
- W.B.M. (WEATHER BARRIER MEMBRANE) PROVIDE IN CONFORMANCE WITH C.B.C. SECTION 1404.2 BEHIND ALL EXTERIOR FINISH MATERIALS. INSTALL ALL WEATHER BARRIER MEMBRANES IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS. WEATHER BARRIER MEMBRANE PRODUCTS EXPOSED TO U.V. RAYS EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP-UP MEMBRANE PRODUCTS AND FLASHINGS FOR A WATER TIGHT STRUCTURE:
W.B.M. TO BE MINIMUM 60 MINUTE GRADE 10" BUILDING PAPER INSTALLED AS FOLLOWS:
a. AT EXTERIOR SIDING OR SHINGLES MINIMUM 1 LAYER OVER ALL SUBSTRATES
b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING MINIMUM 2 LAYERS, EACH LAYER INSTALLED INDEPENDENTLY PER C.B.C. SECTION 2510.6
c. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER SHEATHING THEN W.D. SHGTS. MIN. 1 LAYER
d. EXTERIOR PLASTER OVER SPACED W.D. OR METAL STUDS MIN. 1 LAYER.
- S.A.F. (SELF ADHERED FLASHING BUTYLS) PROVIDE:
a. AT ALL WINDOWS, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR FINISH IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL.
b. 1/2" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
c. MIN. 10" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS
d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND "DOWN" ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
e. PROVIDE SOLID BACKING BEHIND ALL AREAS THAT RECEIVE S.A.F.
- WINDOW AND DOOR HEAD HEIGHTS:
a. WINDOW HEADER HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEAR TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADERS AS NECESSARY FOR THE EXPOSED WINDOW FRAME AND DOOR FRAME AND TRIM TO ALIGN.
b. WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR (& CEILING & WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH W/ THE CEILING FRAMING. GYP. BD. CEILING FINISH WILL TERMINATE INTO SIDE OF WINDOW FRAME.
c. REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
- ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN; DRYER VENTS, EXHAUST GRILLS, INTAKE GRILLS, PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
- RAIN GUTTERS AND DOWNSPOUT:
a. INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.N.A. RECOMMENDATIONS.
b. RAIN GUTTERS TO BE 5" STYLE 'K' OGEE GUTTERS W/ FACTORY FINISH.
c. DOWNSPOUTS TO BE 3"x4" RECTANGULAR FACTORY FINISHED. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
d. CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A G3.0 PIPED STORM DRAIN SYSTEM.
e. PROVIDE "RAIN QUIET" OR EQUAL INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORES IN HEIGHT.
- AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM PATCH COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER U.O.N.
- REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.5 INCHES AND BE A MINIMUM 12 INCHES HEIGHT.

EXTERIOR FINISH LEGEND

STONE 1	MFCR: CREATIVE MINES	STONE 2	MFCR: CREATIVE MINES
	TYPE: CRAFT FLAMED RECTANGLE		TYPE: CRAFT ORCHARD LIMESTONE
	COLOR: BLUESTONE		COLOR: WHITEGOLD
BRICK	MFCR: BELDEN	SIDING 1	TYPE: VERTICAL BOARD & BATTEN
	COLOR: POLAR BLEND A		
SIDING 2	TYPE: HORIZONTAL SIDING	ROOF MATERIAL	MFCR: EAGLE ROOFING
			CONCRETE
			COLOR: 5699 CHARCOAL
		ROOF MATERIAL	MFCR: AEPSPAN
			METAL
			COLOR: COOL_ZACTIQUE II

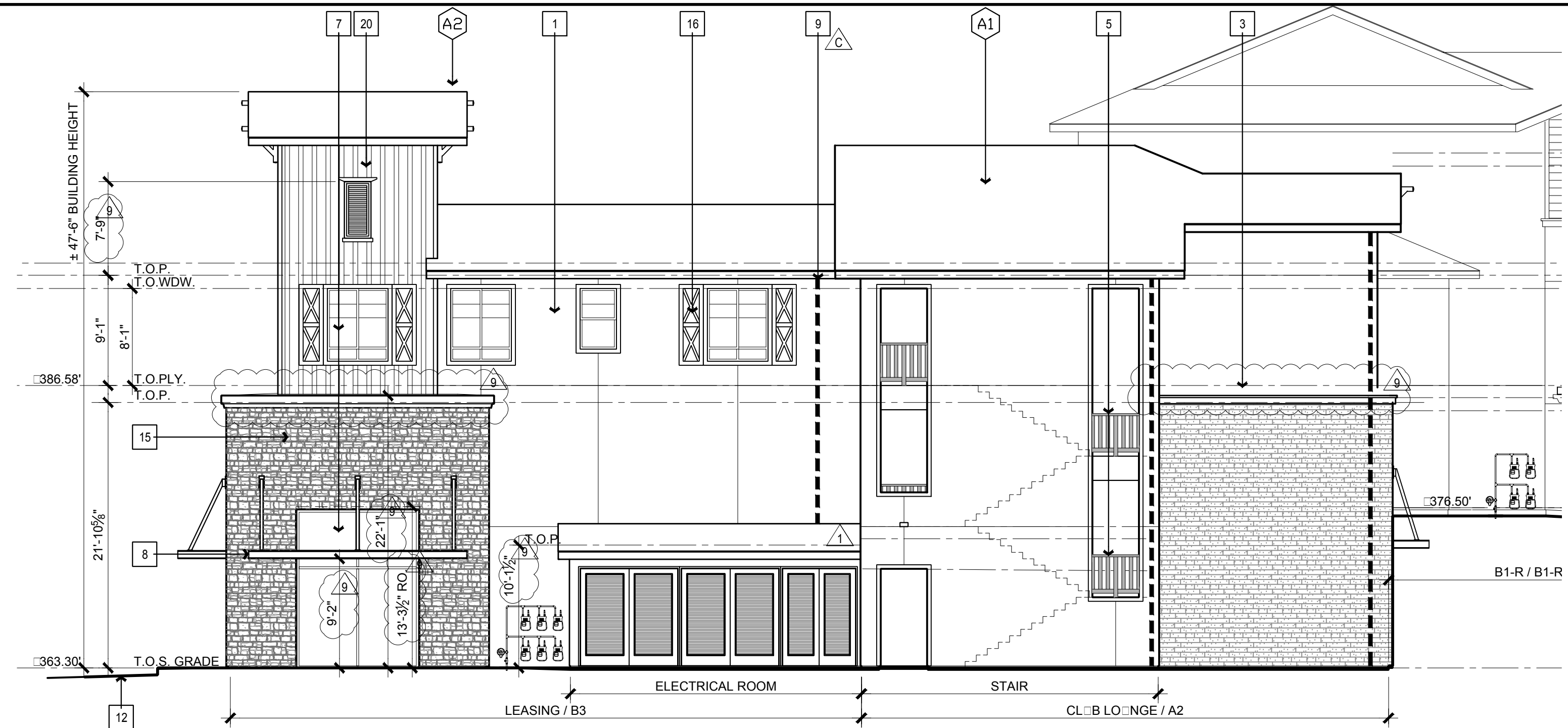
BUILDING KEY PLAN





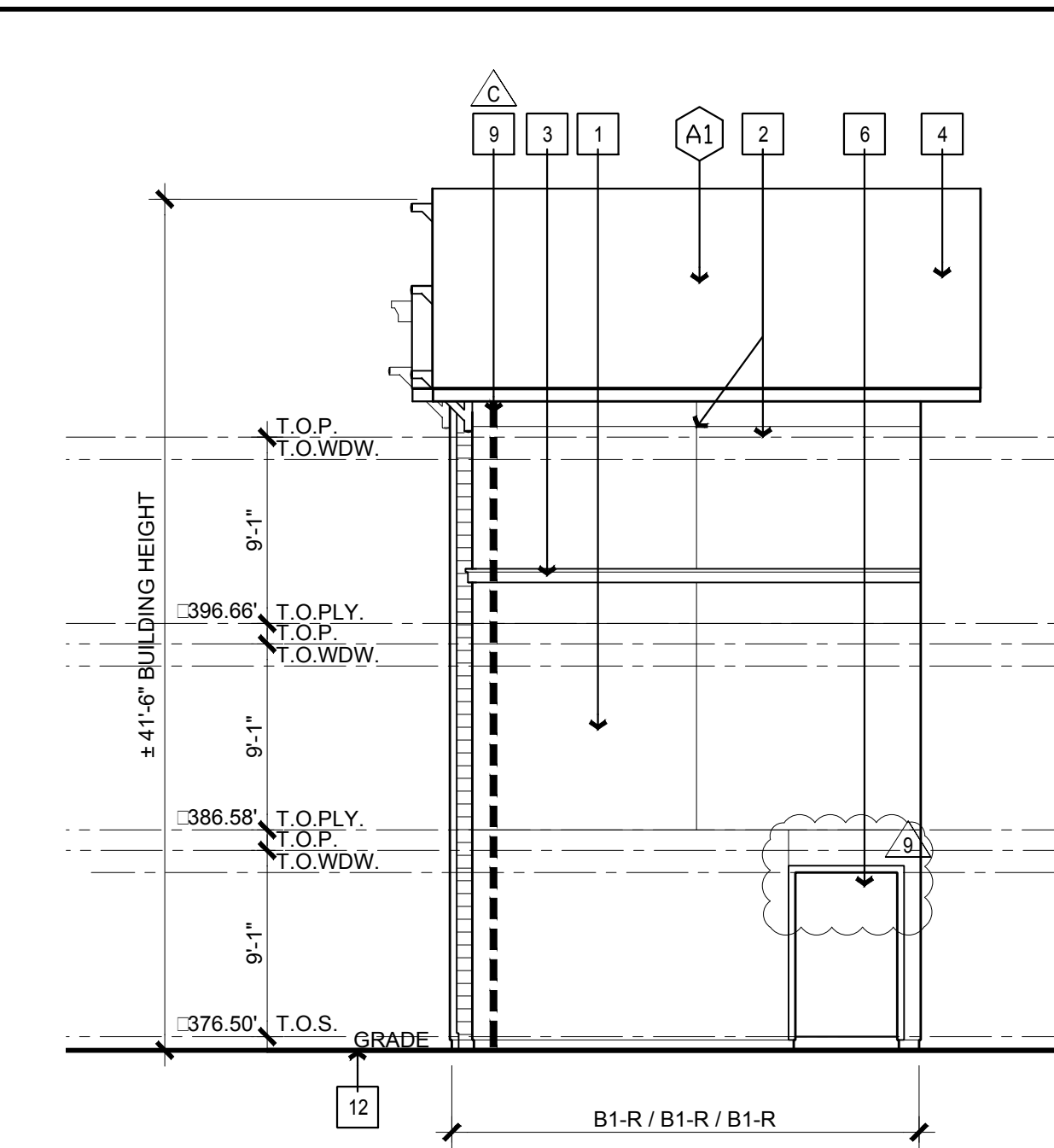
BUILDING 1 - REAR ELEVATION (SOUTH)

1/8" = 1'-0" 1



BUILDING 1 - REAR ELEVATION (SOUTH)

1/8" = 1'-0" 2



BUILDING 1 - LEFT ELEVATION (WEST)

1/8" = 1'-0" 4



BUILDING 1 - LEFT ELEVATION (WEST)

1/8" = 1'-0" 3

EXTERIOR ELEVATION KEY NOTES

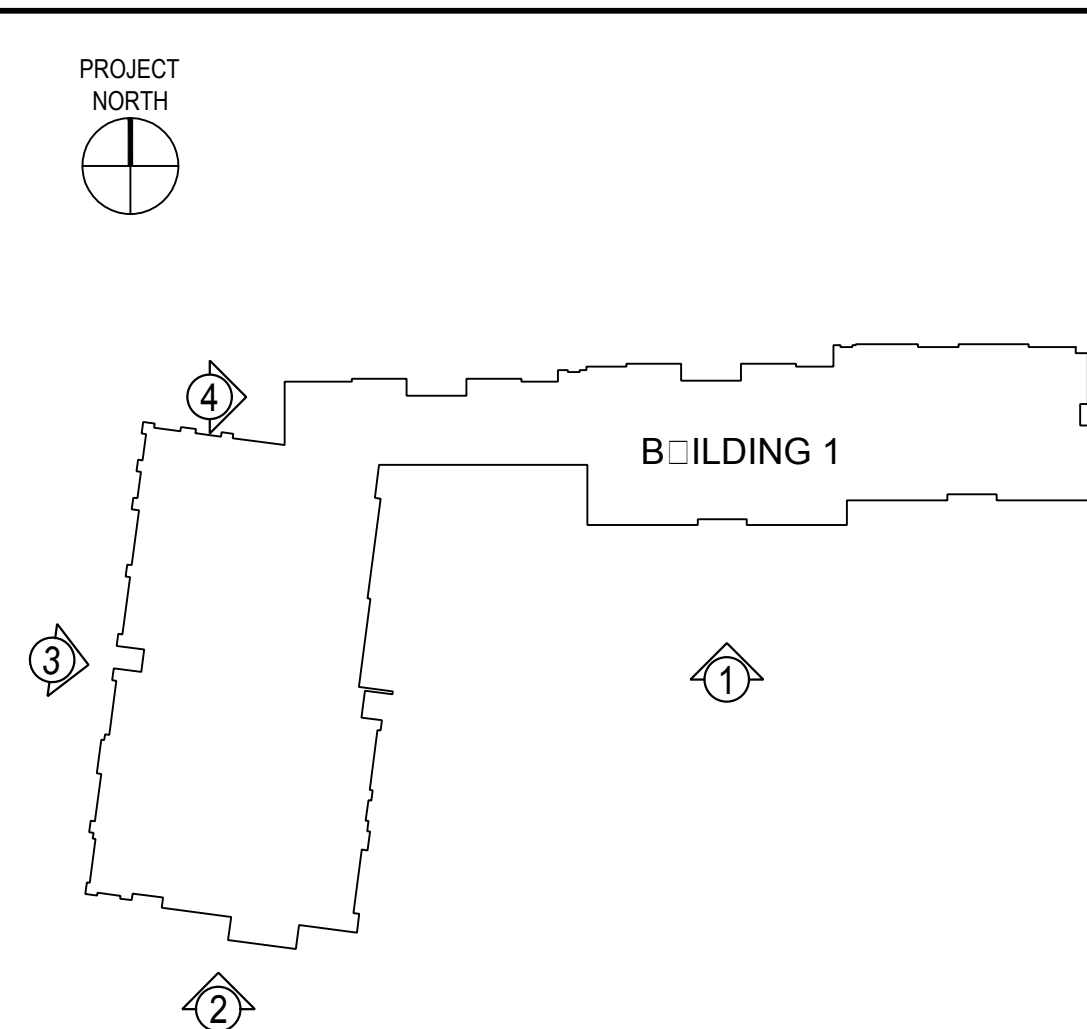
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 - AT EXTERIOR SIDING OR SHINGLES MINIMUM 1 LAYER OVER ALL SUBSTRATES
 - AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING MINIMUM 2 LAYERS, EACH LAYER INSTALLED INDEPENDENTLY PER C.B.C. SECTION 2510.6
 - AT EXTERIOR PLASTER APPLIED DIRECTLY OVER SHEATHING THEN W.D. SHGTS. MIN. 1 LAYER
 - EXTERIOR PLASTER OVER SPACED W.D. OR METAL STUDS MIN. 1 LAYER
- S.A.F. (SELF ADHERED FLASHING BUTYLS) PROVIDE:
 - AT ALL WINDOWS, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR FINISH IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL
 - 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER
 - MIN. 10" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS
 - ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND 7" DOWN ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
 - PROVIDE SOLID BACKING BEHIND ALL AREAS THAT RECEIVE S.A.F.
- WINDOW AND DOOR HEAD HEIGHTS:
 - WINDOW HEADER HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS ARE NOMINAL, WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEAR TO BE THE SAME, THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADERS AS NECESSARY FOR THE EXPOSED WINDOW FRAME AND DOOR FRAME AND TRIM TO ALIGN.
- WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR (& CEILING & WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH W/ THE CEILING FRAMING. GYP. BD. CEILING FINISH WILL TERMINATE INTO SIDE OF WINDOW FRAME.
- REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
- ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN DRYER VENTS, EXHAUST GRILLS, INTAKE GRILLS, PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
- RAIN GUTTERS AND DOWNSPOUTS:
 - INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.N.A. RECOMMENDATIONS.
 - RAIN GUTTERS TO BE 5" STYLE "K" OEGEE GUTTERS W/ FACTORY FINISH.
 - DOWNSPOUTS TO BE 3"x4" RECTANGULAR FACTORY FINISHED. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
 - CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A PIPED STORM DRAIN SYSTEM.
 - PROVIDE "RAIN QUIET" OR EQUAL INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORIES IN HEIGHT.
- AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM, PAINT COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER U.O.N.
- REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.5 INCHES AND BE A MINIMUM 12 INCHES HEIGHT.

EXTERIOR FINISH LEGEND

STONE 1	MFR: CREATIVE MINES	TYPE: CRAFT FLAMED RECTANGLE
	TYPE: BLUESTONE	COLOR: BLUESTONE
STONE 2	MFR: CREATIVE MINES	TYPE: CRAFT ORCHARD LIMESTONE
	TYPE: WHITEGOLD	COLOR: WHITEGOLD
BRICK	MFR: BELDEN	TYPE: POLAR BLEND A
SIDING 1	TYPE: VERTICAL BOARD & BATTEN	
SIDING 2	TYPE: HORIZONTAL SIDING	
ROOF MATERIAL	MFR: EAGLE ROOFING	TYPE: CONCRETE
	TYPE: 5699 CHARCOAL	COLOR: 5699 CHARCOAL
ROOF MATERIAL	MFR: AEPSPAN	TYPE: METAL
	TYPE: COOL, ZACTIQUE II	COLOR: COOL, ZACTIQUE II

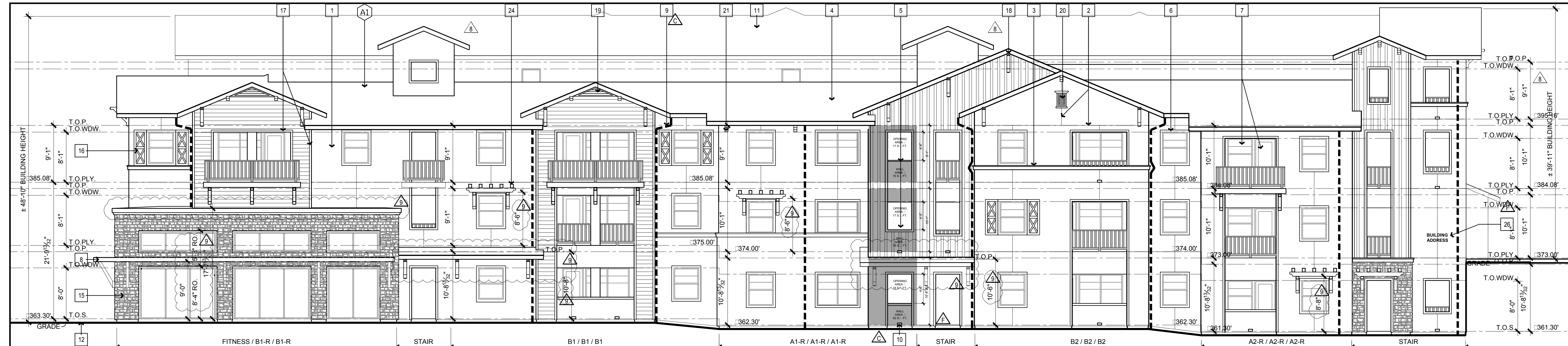
BUILDING KEY PLAN



Fanita Ranch

Mixed-Use

Bldg. 2 Elevations



BUILDING 2 - FRONT ELEVATION (SOUTH)

EXTERIOR ELEVATION KEY NOTES

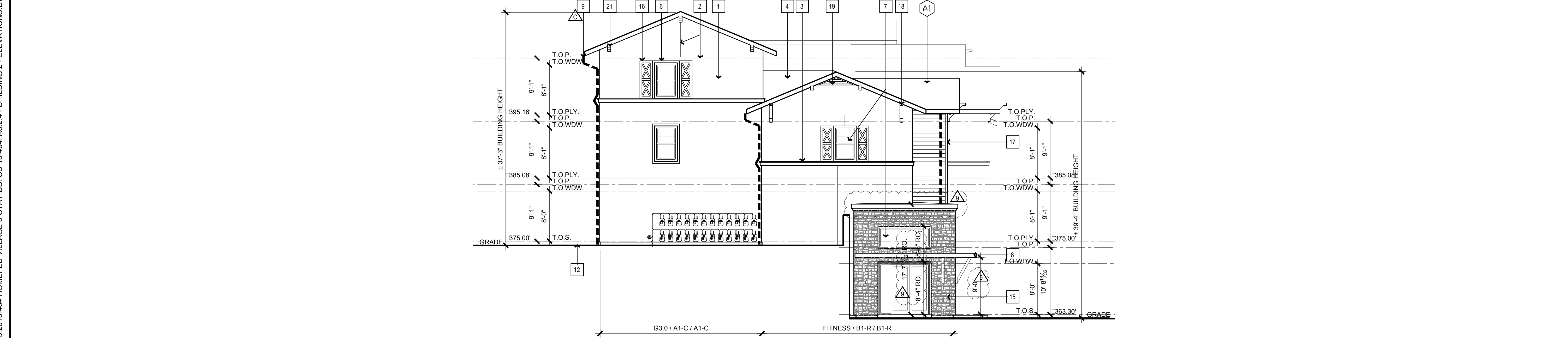
DESCRIPTION
1 EXTERIOR PLASTER SYSTEM - PAINTED. 7/8" THICK (3 COAT SYSTEM OVER WEATHER RESISTANT BACKED METAL LATH. WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL. SEE DETAIL 10A01.2
2 EXTERIOR PLASTER CONTROL JOINT. SEE DETAIL 15A04.1
3 EPS EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH SEE DETAIL 20A06.1 FOR PROFILES
4 EPS AT AREAS OF HIGH IMPACT USE PROVIDE 2 LB DENSITY EPS
5 EPS AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS
6 HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HARDSCAPE, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR. INSTALLATION: EPS TRIM ON A FILL SETTING BED OF "OMEGA" FOAMTEC ADHESIVE OR EQUAL TO EXIST PLASTER BROWN COAT. SPOT (COOKIE DOUGH) APPLICATION OF ADHESIVE BETW EPS FOAM & BROWN COAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETW EPS TRIM LENGTHS TO BE JOINED W/ FOAMTEC ADHESIVE. DETAIL MESH C. @ LOW IMPACT LOCATIONS APPLY MIN. 9" W/ STRIP OF DETAIL MESH @ EA. JOINT, MITER, INTERSECTION, ETC. D. @ HI IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE W/ DETAIL MESH. E. AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM W/ 1/8" THK. COAT OF FOAM TEG ADHESIVE. LET ADHESIVE SET & COVER W/ EXT. PLASTER FINISH PER EXT. ELEV. 7. @ THE COMPLETION OF INSTALL NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNIBLE @ ANY LOCATION OF THE INSTALLATION.
7 SLOPED ROOFING SYSTEM: FLAT CONCRETE ROOF TILES
8 4" HIGH GUARD SEE DETAILS 6.7 & 8A05.2
9 2x6 SHAPED (EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH. SEE DETAILS 14A02.3
10 DOOR WINDOW STOREFRONT OR GATE. SEE WINDOW & STOREFRONT SCHEDULE, SHEET A4.1 & A4.1.1. SEE DOOR SCHEDULE, SHEET A4.2
11 METAL CANOPY. SEE DETAIL 16A06.2
12 FABRICATED SHEET METAL GUTTER AND DOWNSPOUT (PAINTED). SEE DETAILS 13A03.4 & 19A03.2.
13 G.I. DECK SCUPPER. SEE DETAIL 16A05.1
14 BUILDING BOUNDARY
15 FINISH GRADE. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
16 PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET.
17 FOAM TRIM AT GARAGE DOOR
18 SIMULATED STONE VENEER APPLIED TO EXTERIOR PLASTER BROWNCOAT. INSTALL PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS. SEE DETAIL 11A04.3
19 SHUTTERS: WOOD COMPOSITE SHUTTERS W/ DIRECT MOUNT EXTERIOR SHUTTER HARDWARE OR APPROVED EQUIVALENT.
20 WOOD TRIM AT SIDING
21 FYPON BRACKET BKT3X30X6
22 DECORATIVE WALL VENT.
23 SHAPED FOAM CORBEL WITH CEMENT PLASTER FINISH.
24 COMMERCIAL BUILDING SIGN LOCATION.
25 STONE BASED WITH WOOD POST AND TRELLIS. SEE DETAILS 3A06.1 & 4A06.1
26 WOOD TRELLIS EYEBROW.
27 GLASS G-ARD RAILING SYSTEM.
28 BUILDING ADDRESS LOCATION



BUILDING 2 - RIGHT ELEVATION (EAST)



BUILDING 2 - REAR ELEVATION (NORTH)



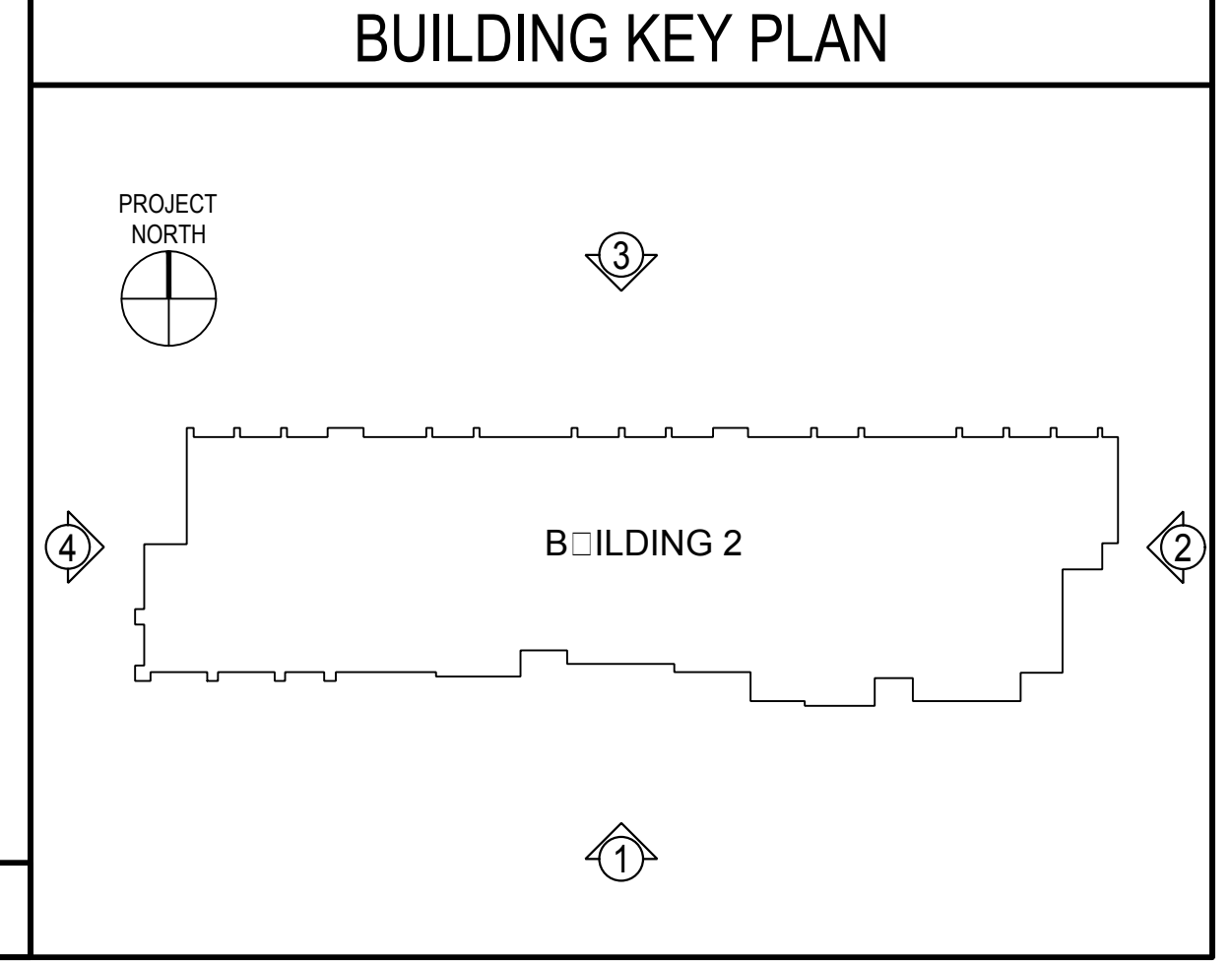
BUILDING 2 - LEFT ELEVATION (WEST)

EXTERIOR ELEVATION NOTES

- ALL VERTICAL DIMENSIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF WOOD FLOOR SHEATHING AT UPPER FLOOR UNITS OR TOP OF CONCRETE AT GRADE LEVEL.
- W.B.M. (WEATHER BARRIER MEMBRANE): PROVIDE IN CONFORMANCE WITH C.B.C. SECTION 1404.2 BEHIND ALL EXTERIOR FINISH MATERIALS. INSTALL ALL WEATHER BARRIER MEMBRANES IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS. WEATHER BARRIER MEMBRANE PRODUCTS EXPOSED TO UV RAYS EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHINGS FOR A WATER TIGHT STRUCTURE TO BE MINIMUM 15 MINUTES INSTALLED AS FOLLOWS:
 - a. AT EXTERIOR SIDING OR SHINGLES MINIMUM 1 LAYER OVER ALL SUBSTRATES
 - b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING MINIMUM 2 LAYERS, EACH LAYER INSTALLED INDEPENDENTLY PER C.B.C. SECTION 2501.6
 - c. AT EXTERIOR PLASTER APPLIED DIRECTLY O.V.P. SHEATHING THEN WD. SHTG. MIN. 1 LAYER.
 - d. EXTERIOR PLASTER OVER SPACED WD. OR METAL STUDS MIN. 1 LAYER.
- S.A.F. (SELF ADHERED FLASHING BITUMENE) PROVIDE:
 - a. AT ALL WINDOWS, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR FINISH IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL.
 - b. 1/2" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
 - c. MIN. 10" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS
 - d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
 - e. PROVIDE SOLID BACKING BEHIND ALL AREAS THAT RECEIVE S.A.F.
- WINDOW AND DOOR HEAD HEIGHTS:
 - a. WINDOW HEADER HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEAR TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADER AS NECESSARY FOR THE EXPOSED WINDOW FRAME AND DOOR FRAME AND TRIM TO ALIGN.
 - b. WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR (A CEILING & WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH W/ THE CEILING FRAME. O.V.P. CEILING FINISH WILL TERMINATE INTO SIDE OF WINDOW FRAME.
 - c. REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
- ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN DRYER VENTS, EXHAUST GRILLS, INTAKE GRILLS, PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
- RAIN GUTTERS AND DOWNSPOUT:
 - a. INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.N.A. RECOMMENDATIONS.
 - b. RAIN GUTTERS TO BE 5" STYLE "K" OGGIE GUTTERS W/ FACTORY FINISH.
 - c. DOWNSPOUTS TO BE 3/4" RECTANGULAR FACTORY FINISH. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
 - d. CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A PIPED STORM DRAIN SYSTEM.
 - e. PROVIDE "RAIN QUIET" OR EQUAL INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORES IN HEIGHT.
- AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM, PAINT COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER O.V.N.
- REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.5 INCHES AND BE A MINIMUM 12 INCHES HEIGHT.

EXTERIOR FINISH LEGEND

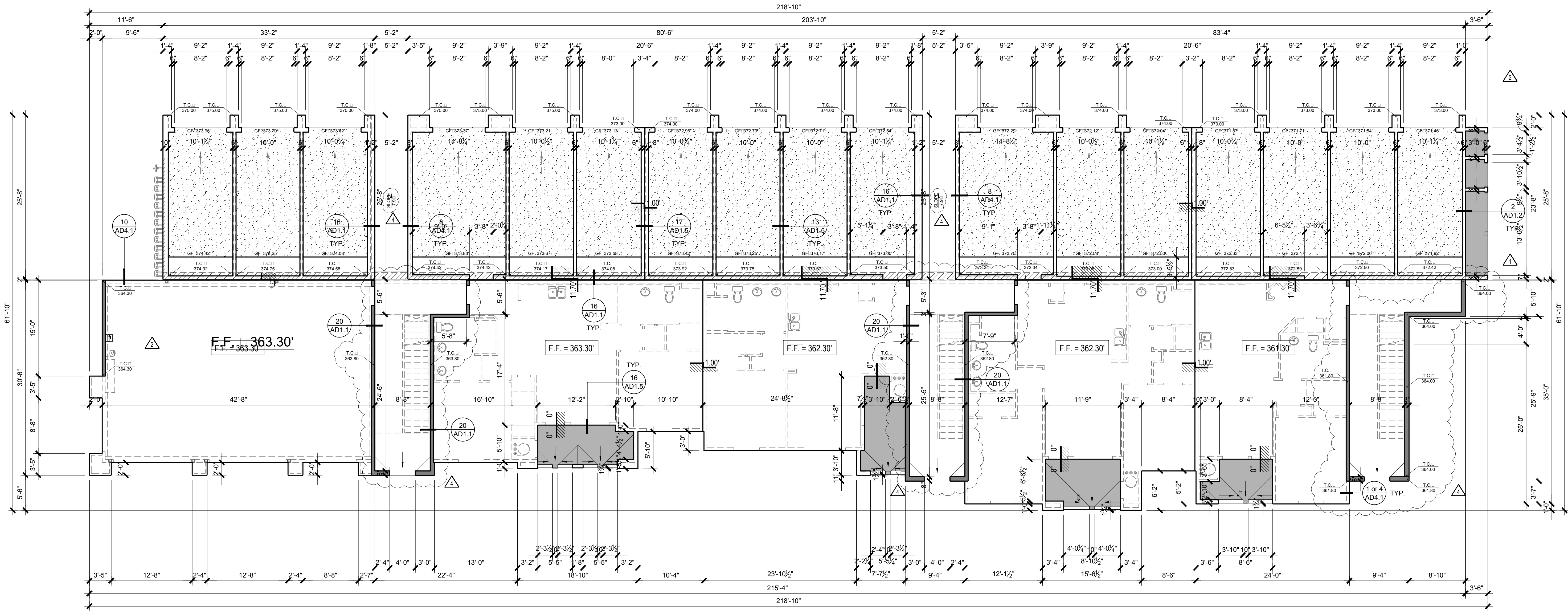
STONE 1	MFR: CREATIVE MINES	TYPE: CRAFT FLAMED RECTANGLE
	COLOR: BLUESTONE	
STONE 2	MFR: CREATIVE MINES	TYPE: CRAFT ORCHARD LIMESTONE
	COLOR: WHITEGOLD	
BRICK	MFR: BELDEN	COLOR: POLAR BLEND A
SIDING 1	TYPE: VERTICAL BOARD & BATTEN	
SIDING 2	TYPE: HORIZONTAL SIDING	
ROOF MATERIAL A1	MFR: EAGLE ROOFING	CONCRETE
	MFR: 5099	CHARCOAL
ROOF MATERIAL A2	MFR: AEPSPAN	METAL
	COLOR: COOL	ZACTIQUE II



Birt, Anderson
 TitleSheet - Occ'd. #2, 2018/09/05/55 AM
 R. 2015.2015-484 HOMEFED VILLAGE 3 OTAY/DD_CD 15-464A6.2.4 - B - BUILDING 2 - ELEVATIONS.DWG

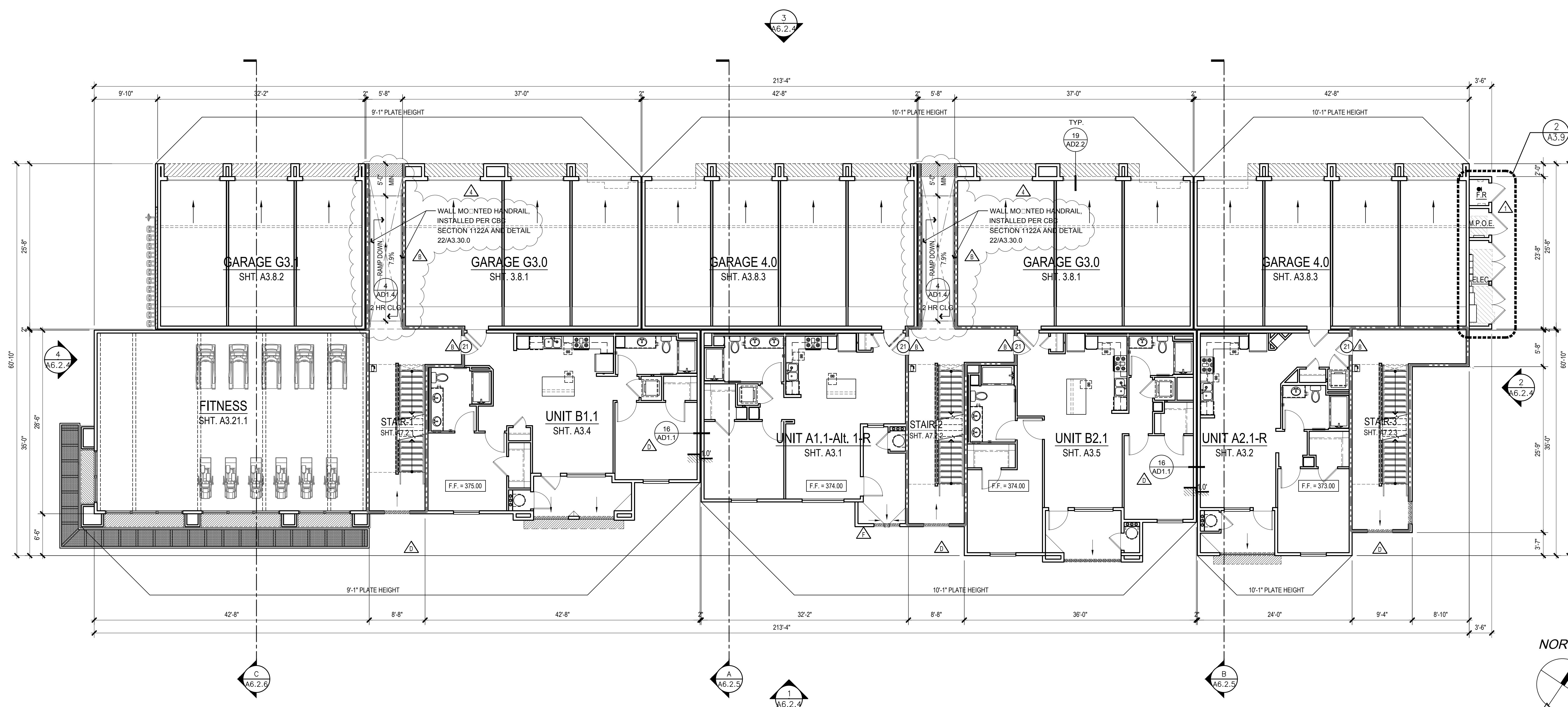
SLAB LEGEND

- INITIAL POOR LEVEL SLAB
REFER TO STRUCTURAL AND POST TENSION DRAWINGS FOR STRUCTURAL INFORMATION AND HARDWARE PLACEMENT. TOP OF ALL CURBS SHALL BE SAME AS FINISH FLOOR AT UNITS UNLESS NOTED OTHERWISE.
REFER TO UNIT PLANS FOR EXACT DIMENSIONS OF ARCHITECTURAL PERIMETER WALLS. REFER TO CIVIL DRAWINGS, FOR EXACT ELEVATIONS AND SLOPES OF ADJACENT SIDEWALKS.
 - INITIAL POOR DEPRESSED GARAGE SLAB
SLOPE TOWARDS VEHICLE DOOR 2" MIN. 5" MAX. REFER TO STRUCTURAL AND POST TENSION DRAWINGS FOR STRUCTURAL INFORMATION AND HARDWARE PLACEMENT. TOP OF ALL CURBS SHALL BE SAME AS FINISH FLOOR AT UNITS UNLESS NOTED OTHERWISE.
REFER TO UNIT PLANS FOR EXACT DIMENSIONS OF ARCHITECTURAL PERIMETER WALLS. REFER TO CIVIL DRAWINGS, FOR EXACT ELEVATIONS AND SLOPES OF GARAGE SLAB.
 - SECONDARY POOR SLOPPED SLAB
REINFORCED SLAB TO OCCUR AT EXIT ENCLOSURES, CORRIDORS, PATIOS, AND METER CABINETS WITH LIGHT BROOM FINISH. REFER TO STRUCTURAL AND POST TENSION DRAWINGS FOR ADDITIONAL INFORMATION AND HARDWARE PLACEMENT. TOP OF ALL APPLICABLE CURBS SHALL BE SAME AS FINISH FLOOR AT UNITS UNLESS NOTED OTHERWISE. REFER TO UNIT PLANS FOR EXACT DIMENSIONS OF ARCHITECTURAL PERIMETER WALLS. REFER TO CIVIL DRAWINGS, FOR EXACT ELEVATIONS AND SLOPES OF ADJACENT SIDEWALKS. (2" MAX. CROSS SLOPE AT ACCESSIBLE ROADS)
-
- 8" WIDE G.I. SCRAPPER, REMOVE PORTION OF CURB - SEE DETAIL 8/AD5.1
 - STICCO LOW WALL, SLOPED TOP TO DRAIN - SEE DETAIL 15 16/AD5.1
 - CONCRETE PATIO WITH SWALES AND SLOPE TO DRAIN AS SHOWN 2" OR 14" PER 1'-0" TYP. (C.N.O.)
 - EXTENT OF FRAMED WALLS - SEE UNIT PLANS
 - PROVIDE SLAB UNDER NON-STRUCTURAL FRAMED UTILITY WALLS - SEE DETAIL 2/AD1.2
- INDICATES SLOPE DIRECTION OF STRUCTURAL SLAB. ALL SLOPES 1/4" FT.
 - DOWNSPOUT TO DAYLIGHT AT GARAGE SIDE ONLY - PROVIDE SPLASH BLOCK (REFER TO PLUMBING AND CIVIL PLANS)
 - DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (REFER TO PLUMBING AND CIVIL PLANS)
 - INDICATES 0" STEP (FLUSH)
 - INDICATES STEP - VERIFY HEIGHT PER CIVIL PLANS
 - INDICATES LEVEL TO SLOPE - VERIFY SLOPE PER CIVIL PLANS
 - INDICATES RAISED CURB WHERE CURB STEPS. MAINTAIN A MIN. OF 6" BETWEEN TOP OF CURBS AND TOP OF ADJACENT SLAB. VERIFY PER CIVIL PLANS.
- NOTE: ELEVATIONS INDICATED ON PLANS ARE FOR REFERENCE ONLY AND SHOULD BE VERIFIED WITH THE CIVIL ENGINEER'S PRECISE GRADING PLAN PRIOR TO CONSTRUCTION.



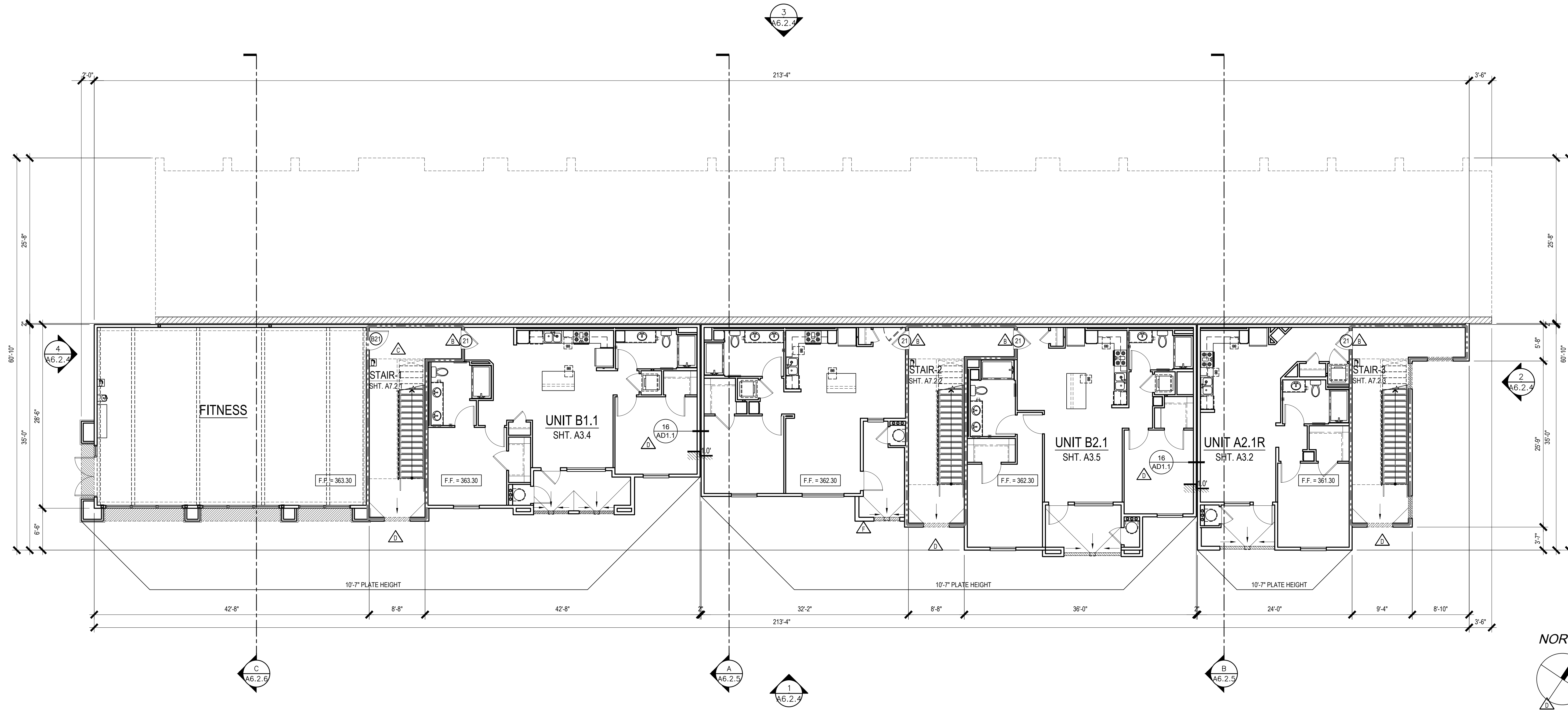
BUILDING TYPE 2 - LOWER SLAB PLAN

Date: 2018.10.14.09 AM
 Florida: 2018.10.14.09 AM
 R: 2018.10.14.09 AM
 B: BUILDING 2 - SLAB DWG



BUILDING 2 - FIRST LEVEL FLOOR PLAN

1/8" = 1'-0" 2



BUILDING 2 - GROUND LEVEL FLOOR PLAN

1/8" = 1'-0" 1

BUILDING LEGEND

- EXIT ENCLOSURE (OPEN ON ONE OR TWO SIDES)
 - A. WALLS: 1-HR. EXTERIOR FINISH SYSTEM STC 50 SOUND RATED - SEE DETAIL 20/AD1.1
 - B. CEILING: 1-HR. EXTERIOR FINISH SYSTEM - SEE DETAILS 8/AD1.2
 - C. FLOOR (SLAB): SECONDARY POLYMER CONCRETE SLAB. SEE SLAB PLANS AND PT DRAWINGS.
 - D. FLOOR (FRAMED): 2" HARDWOOD CONCRETE OVER WATERPROOF MEMBRANE OVER EXTERIOR 3/4" PLYWOOD DECK, OVER SLOPED FRAMING, 1/4" FT. (NO OSB) - SEE DETAIL 3/AD1.2
 - E. INTERIOR WALL AND CEILING FINISHES FOR EXIT ENCLOSURE SHALL NOT EXCEED A FLAME-SPREAD CLASS II.
- UNIT THRESHOLD (AT 1ST FLOOR) DOORWAY FOR DISABLED ACCESS - SEE DETAIL SHEET 3/AD2.2 THRESHOLD (UPPER FLOORS) - SEE DETAIL SHEET 11/AD2.2
- 4.98" MAX SLOPE AT FIRST FLOOR ONLY. VERIFY SLOPES - ADDITIONAL INFO WITH CIVIL DRAWINGS.
- 1-HR FIRE BARRIER WITH 2X4 STAGGERED STUDS WITHIN 2X6 SILL AND TOP PLT. INTERIOR STAIRWAY (CBC 1023 - 1023.4) OPENINGS PER TABLE 716.6. DOORS: 1-HR RATED ASSEMBLIES, SELF-CLOSING - SMOKE SEALED.
- 1-HR DOUBLE STUD FIRE PARTITION WALL, PROVIDE MIN 50 STC AT DWELLING UNIT SEPARATION - SEE DETAIL 18/AD1.1
- PRIVATE PATIO/DECK/BALCONY (OPEN ON ONE SIDE)
 - A. WALLS: 1-HR. EXTERIOR FINISH SYSTEM
 - B. CEILING: 1-HR. EXTERIOR FINISH SYSTEM
 - C. FLOOR (SLAB): SECONDARY POLYMER CONCRETE SLAB. SEE SLAB PLANS AND PT DRAWINGS.
 - D. FLOOR (FRAMED): 2" HARDWOOD CONCRETE OVER WATERPROOF MEMBRANE, OVER EXTERIOR 3/4" PLYWOOD DECK, OVER SLOPED FRAMING, 1/4" FT. (NO OSB)
- UNIT THRESHOLD (AT 1ST FLOOR) DOORWAY FOR DISABLED ACCESS - SEE DETAIL SHEET 3/AD2.2 THRESHOLD (UPPER FLOORS) - SEE DETAIL SHEET 11/AD2.2
- 2X FIBER WALL FOR UTILITY RISERS - SEE DETAIL 2/AD1.2
- GAS METERS, SEE PLUMBING DRAWINGS
- FIRE RISER LOCATION
- ELECTRICAL METERS AND COMMUNICATION EQUIPMENT - SEE ELECTRICAL DRAWINGS.
- 2-HR FIRE WALL - SEE DETAIL 1/AD1.5
- 2-HR FIRE BARRIER - SEE DETAIL 5/AD1.5
- STUD WALL PENETRATION AT 1-HR DOUBLE STUD FIRE PARTITION WALL
- STUD WALL PENETRATION AT 1-HR FIRE BARRIER WITH 2X4 STAGGERED STUDS WITHIN 2X6 SILL AND TOP PLT.
- 1-HR SKYLIGHT/ROOF HATCH
- 1-HR 22"x30" ATTIC ACCESS AT EXIT ENCLOSURE. FRAMING CONTRACTOR TO COORDINATE LOCATION WITH ROOF TRUSS CONDITIONS.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH MINIMUM RATING OF 2A10BC. FIRE EXTINGUISHERS TO BE LOCATED SO THAT THE MAX TRAVEL DISTANCE FROM THE MOST REMOTE ROOM IN BUILDING SHALL BE NO GREATER THAN 75'. TYPE AND LOCATIONS AS VERIFIED ON SITE BY THE FIRE DEPT FIELD INSP. FIRE EXTINGUISHERS SHALL BE IN PLACE DURING CONSTRUCTION. SEE DETAIL 4/AD1.2

BUILDING GENERAL NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR UNIT PLAN TO UNIT PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, PARTY WALL AND GENERAL BUILDING DETAILING.
2. WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
3. BUILDING, FIRE, ELECTRICAL, PLUMBING, MECHANICAL, ETC. CODE SECTIONS, PRODUCT LISTING NUMBERS, AND REFERENCE DESCRIPTIONS PROVIDED IN THE NOTES AND PLANS HEREWIT ARE ABBREVIATED AND ARE PROVIDED TO ASSIST THE CONTRACTOR AND SUB-TRADES. OBTAIN COPIES OF REFERENCED SECTIONS OR LISTINGS AND INSTALL CONSTRUCTION IN CONFORMANCE SECTION OR LISTING INDICATED.
4. DIMENSIONS SHOWN IN NOTES ARE TO THE FACE OF STUD. THE EXTERIOR FACE OF STUD AT EXTERIOR WALLS TO ALIGN WITH THE FACE OF CONCRETE AT THE FOUNDATION IMMEDIATELY BELOW IN NOTES.
5. TO MAINTAIN A LEVEL AND PLUMB WALL PLANS PROVIDE FINISH MATCHING STRUCTURAL SHEATHING THICKNESS AT JOINTS BETWEEN STRUCTURAL SHEATHING WHEN OCCUR ON THE SAME WALL PLANE.
6. SEMI-RECESSED FIRE EXTINGUISHERS CABINETS SHALL BE PROVIDED IN SUCH A MANNER THAT THE HORIZONTAL DISTANCE OF TRAVEL TO THE NEAREST FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. TYPE AND LOCATIONS AS PER THE CURRENT EDITION OF THE CALIFORNIA FIRE CODE.
7. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN C.B.C. SECTION 714. REFER TO DETAILS FOR FIRE ASSEMBLY PENETRATION DETAILS.
8. REFER TO BUILDING SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR, DECK/BALCONY AND ROOF ASSEMBLY NOTES AND DETAILS.
9. REFER TO "ASSEMBLY NOTES" ON SHEET 4/AD1.1 FOR TYPICAL FLOOR AND WALL ACoustIC ISOLATION REQUIREMENTS.
10. REFER TO ELECTRICAL PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1013 AND CODE SECTION 1013 THEREIN.
11. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1008.
12. REFER TO SHEET A2.1 SHEET SERIES FOR BUILDING CODE EXITING, OCCUPANT LOAD, TRAVEL DISTANCE AND OTHER CODE COMPLIANCE INFORMATION.
13. REFERENCE SHEET A2.1 SHEET SERIES FOR BUILDING SHEETS - ROOF PLANS FOR PLAN EXHIBITS OF FIRE RATED WALL ASSEMBLIES AND DETAILS. FIREWALLS SHALL BE CONTIGUOUS TO THE UNDERSIDE OF ROOF SHEATHING INCLUDING BUILT-UP CRICKETS, AND TO FACE OF EXTERIOR WALL. SEE SHEETS AD1.1 THRU AD1.5
14. REFER TO SHEET A0.2 FOR ALL BUILDING DATA, BUILDING TABULATION, BUILDING CLASSIFICATION, CONSTRUCTION TYPE, FIRE RATING REQUIREMENTS AND FIRE SPRINKLER INFORMATION.
15. REFER TO SHEETS A3.1 THRU A3.8 FOR ALL UNIT AND GARAGE DIMENSIONS, NOTES, DOOR AND WINDOW REFERENCES ETC.

Date: 2/15/2018 9:52:40 AM
 Title: 2018 9:52:40 AM
 Author: J. J. J.
 Project: 2015-2018-464-HOMEFED VILLAGE 3 OTAY.DD.CD.15-464-A6.2 - BUILDING 2.DWG

NIT PLAN NOTES

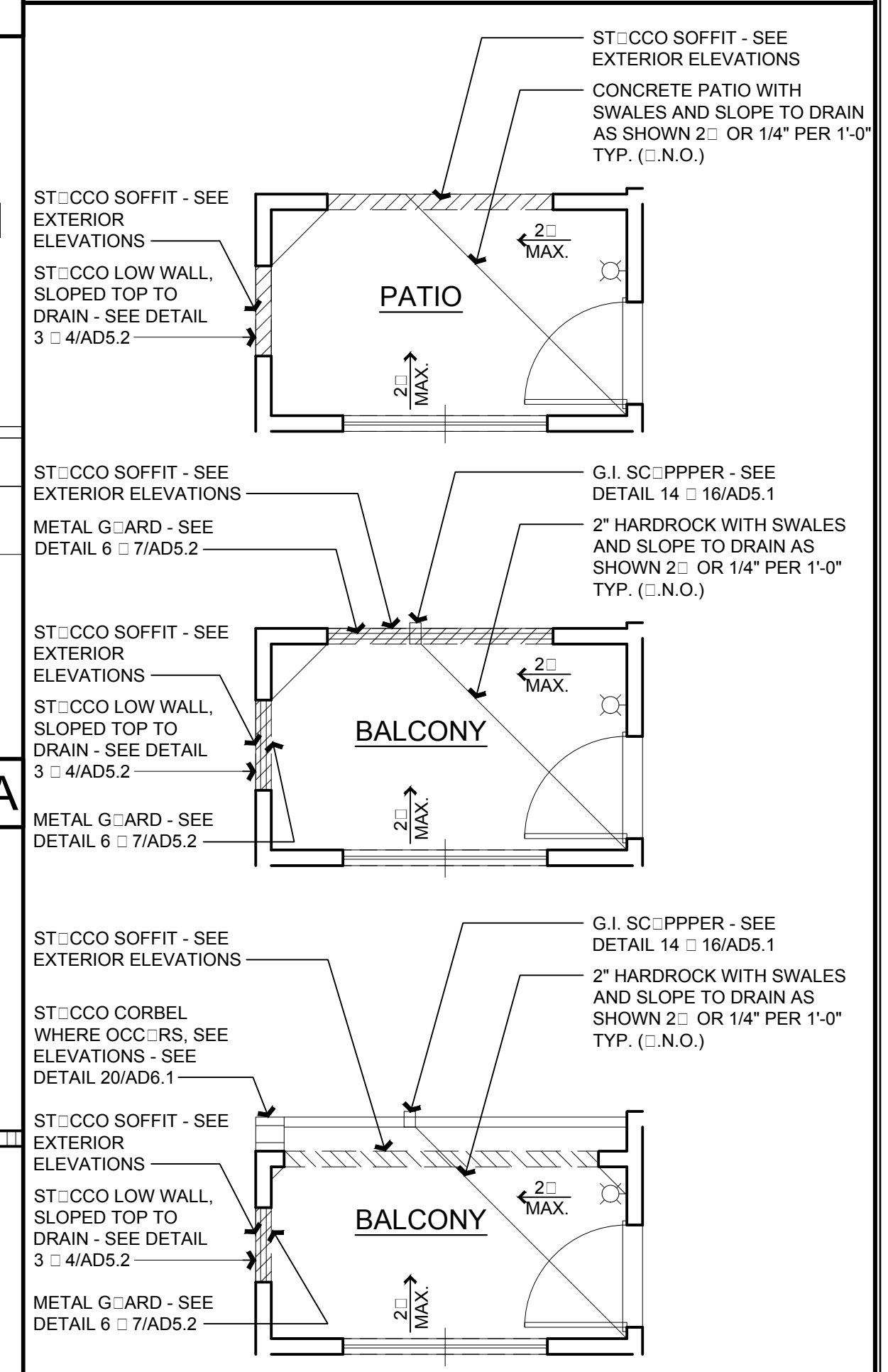
- REFER TO SHEET A3.0 FOR NIT ACCESSIBILITY NOTES AND CODE REQUIREMENT INFO.
- REFER TO SHEET A3.0 FOR NIT GENERAL NOTES.
- FOR ADDITIONAL INFORMATION NOT SHOWN HERE, REFER TO BASE PLAN SHEETS AS FOLLOWS:
SHEET A3.1 (NIT A1)
SHEET A3.2 (NIT A2)
SHEET A3.3 (NIT A3)
SHEET A3.4 (NIT B1)
SHEET A3.5 (NIT B2)
SHEET A3.6 (NIT B3)
SHEET A3.7 (NIT C1)
- REFER TO A6 SHEETS FOR BUILDING PLANS AND ADDITIONAL INFORMATION.
- REFER TO OWNER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND MODEL NUMBERS.

- KITCHEN** ← ROOM NAME
- ← SLOPE TO DRAIN 1/4" PER 1'-0" TYP. (N.O.)
- ⊙ ← DOOR SYMBOL - SEE SHEET A4.2
- ⊞ ← WINDOW STOREFRONT SYMBOL - SEE SHEET A4.1
- TEMP ← TEMPERED GLASS
- LOW WALL (NON-RATED, SEE PER PLAN)
- ▨ 2x4 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS
- ▩ 2x6 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS
- ▧ 2x8 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS
- ▦ 2x4 STAGGERED STUD WALL FRAMING ON 2x6 PLATE, PER STRUCTURAL DRAWINGS
- ▤ METAL FINISHED WALL FOR PLUMBING

PLAN KEYNOTES

DESCRIPTION
1 PRIVATE DECK / PATIO A WALLS: 1-HOUR STUCCO FINISH ASSEMBLY. SEE DETAIL 16/AD1.5. B ROOF/CEILING: 1-HOUR STUCCO FINISH ASSEMBLY SEE DETAIL 9/AD1.1 C FLOOR (SLAB AT FIRST FLOOR): SECONDARY POLYMER CONCRETE SLAB. SEE SLAB INTER-FACE PLANS. REFER TO STRUCTURAL DRAWINGS. EXTERIOR GARDFALL / GARDFALL: 42" MIN. ABOVE ADJACENT WALKING SURFACE. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. SEE DETAILS 5, 6, 7 & AD6.2
2 EXTERIOR SOFFIT - PROVIDE STUCCO FINISH. REFER TO EXT. ELEVATIONS. SEE DETAIL 9 & 13/AD4.1
3 EXTERIOR CEILING - PROVIDE STUCCO FINISH. SEE DETAIL 19/AD4.2
4 GAS METERS. SEE DETAIL 16/AD4.3
5 WOOD TRELLIS - SEE DETAIL 4/AD6.1
6 METAL CANOPY. SEE DETAIL 16/AD6.2

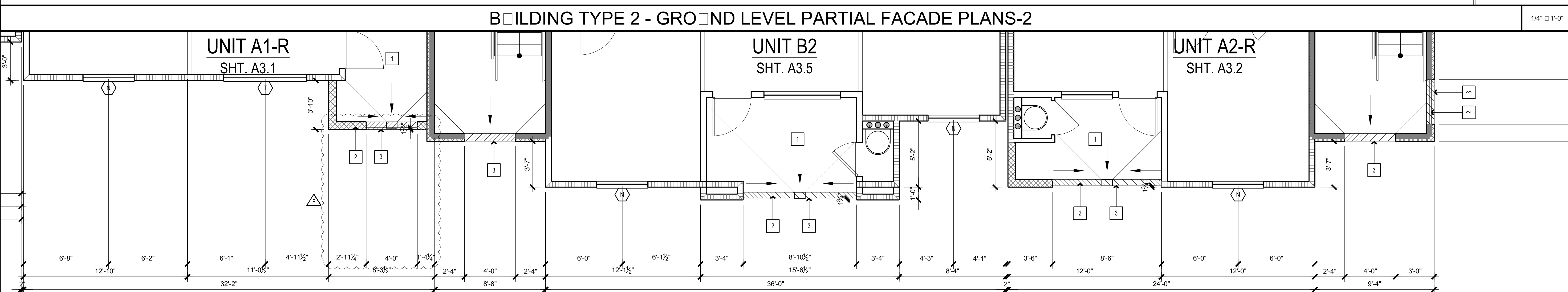
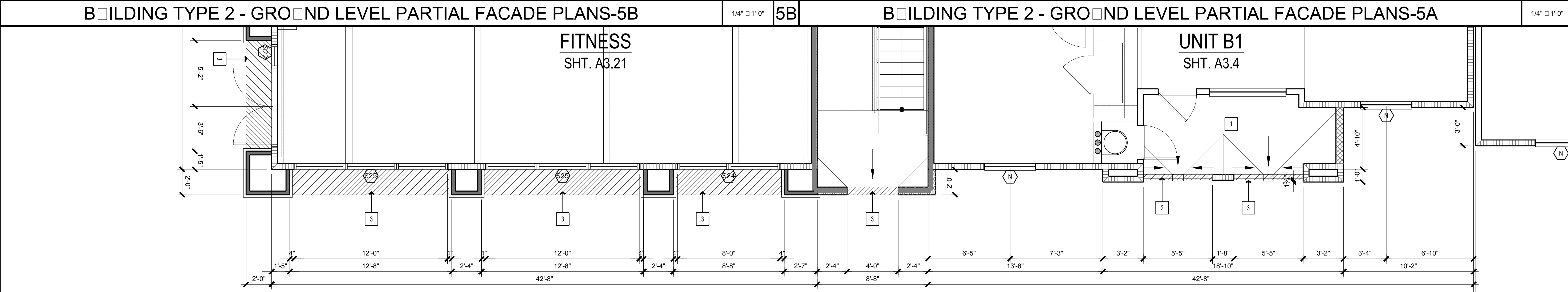
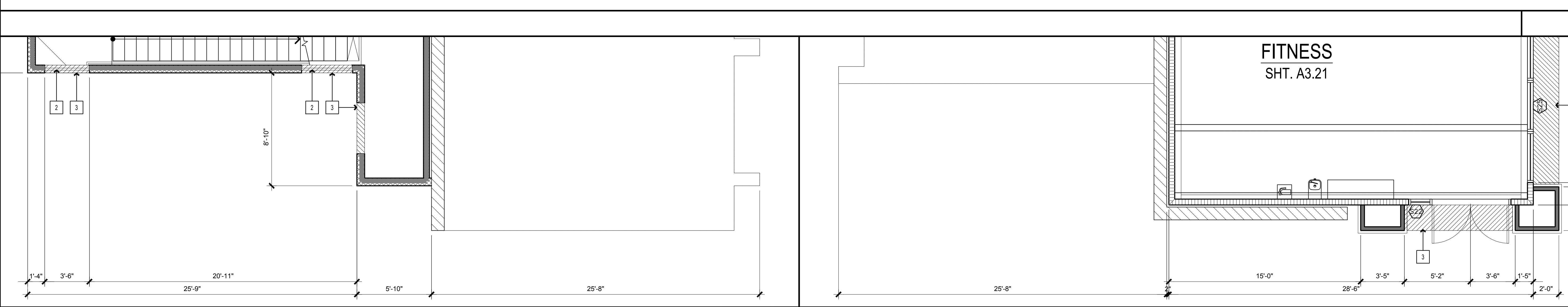
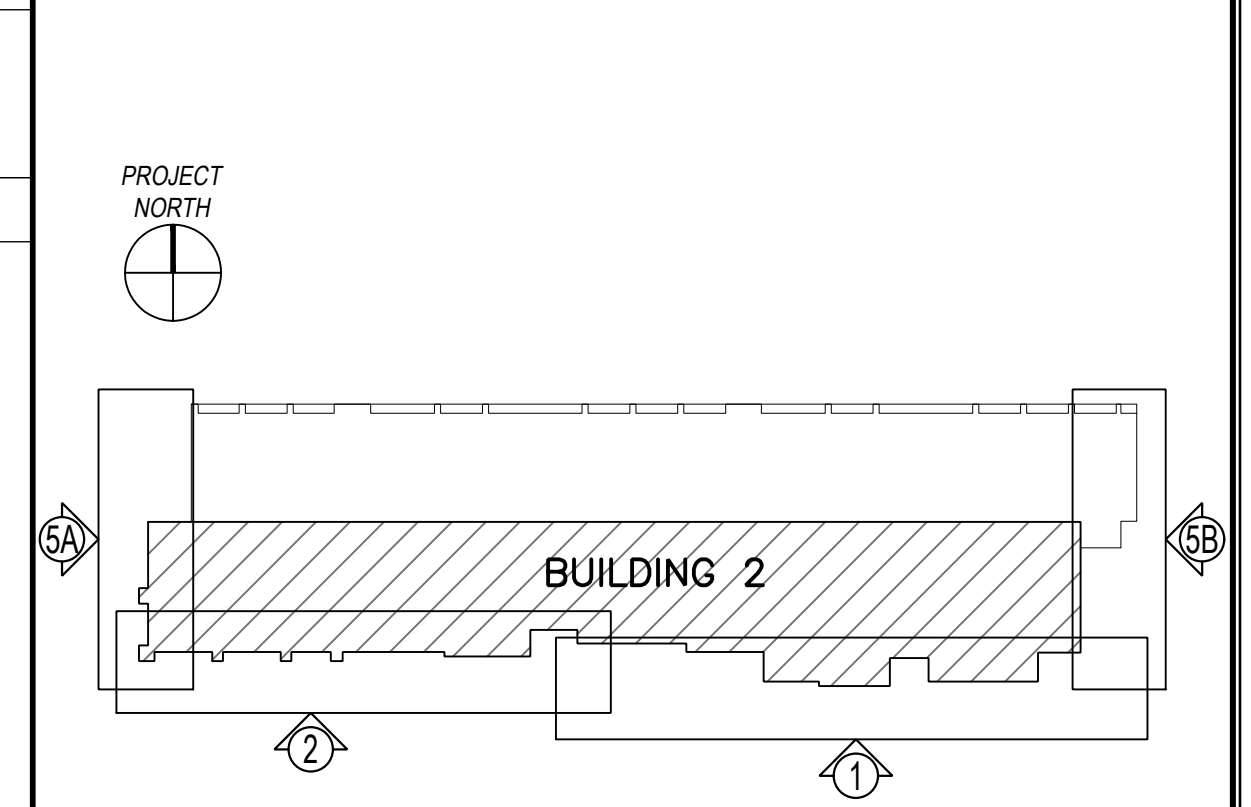
NIT PLAN LEGEND



TYPICAL DETAILS

- | | |
|---|---|
| 1 FOR ALL TYPICAL DECK FLASHING / DECK TO WALL FLASHING | 6 FOR ALL TYPICAL LOW WALL WITH GUARD RAILING AT DECK |
| 2 FOR ALL TYPICAL DECK EDGE WITH GUARD RAIL FLASHING | 7 FOR ALL TYPICAL FULL HEIGHT GUARD RAILING AT DECK |
| 3 FOR ALL TYPICAL STUCCO WALL DROPS WITH SOFFIT DRIP | 8 FOR ALL TYPICAL FULL HEIGHT GUARD RAILING AT BALCONY CANTILEVER |

KEY MAP

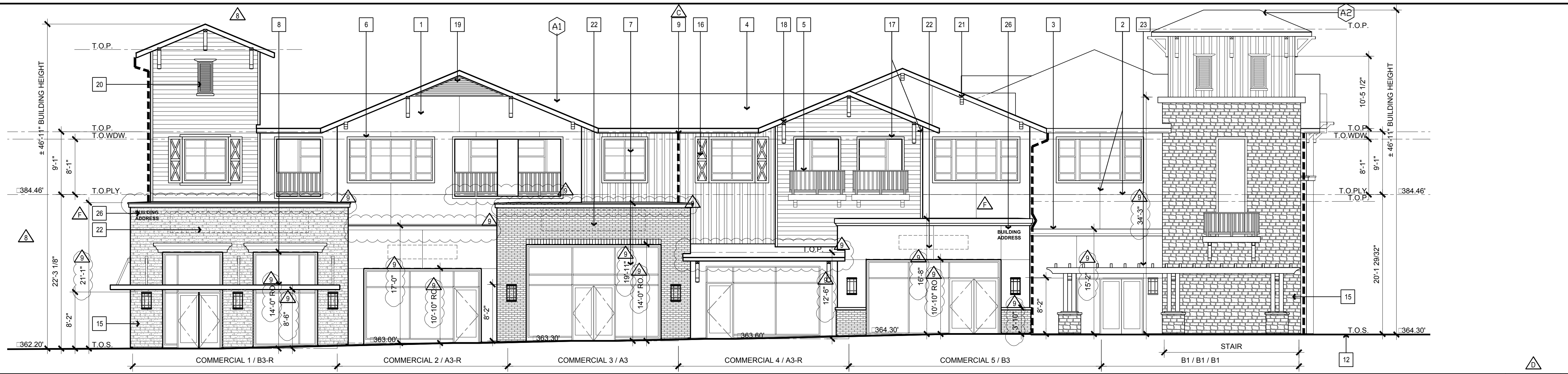


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Fanita Ranch
Mixed-Use
Bldg. 3 Elevations

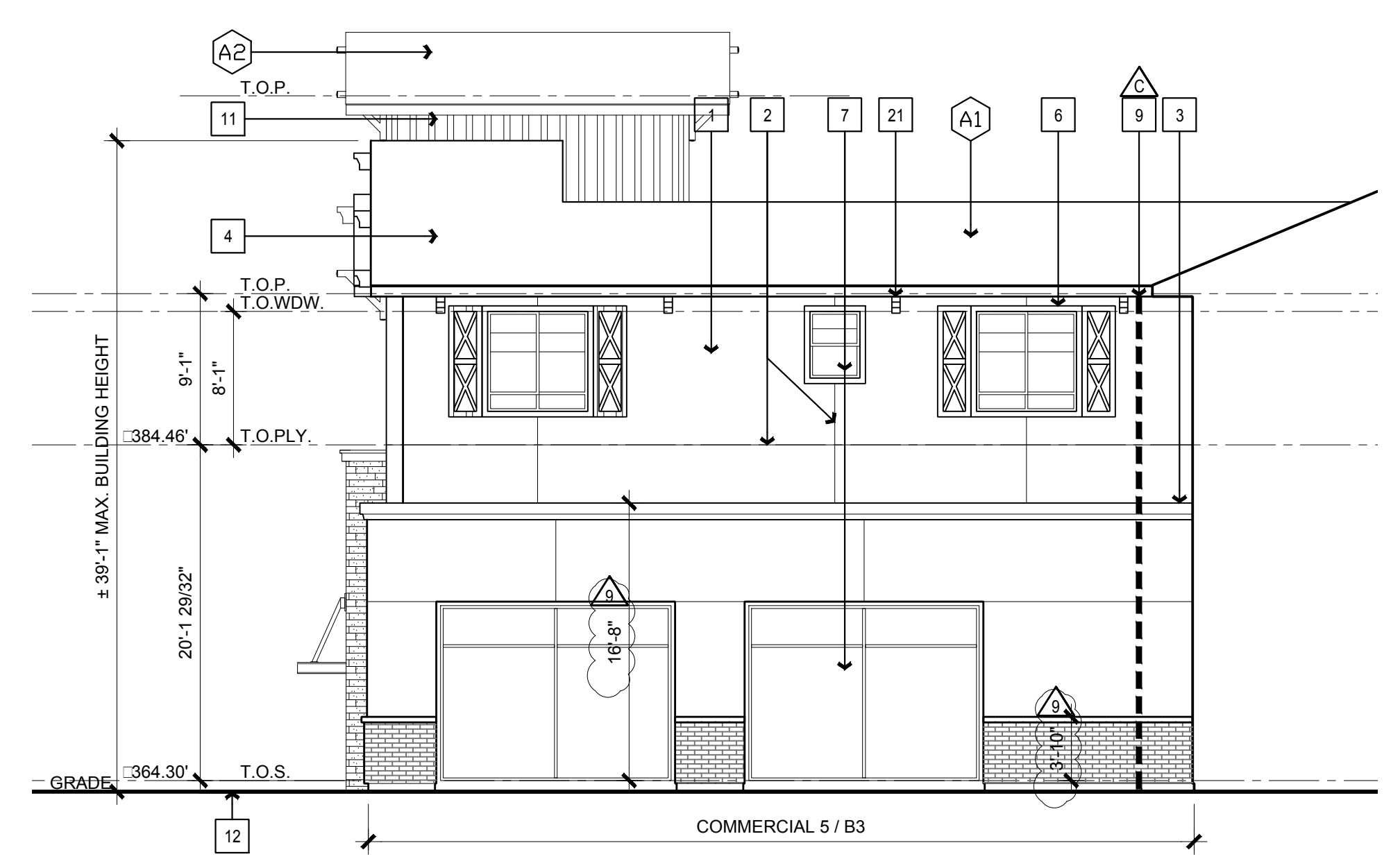
EXTERIOR ELEVATION KEY NOTES

- DESCRIPTION**
- EXTERIOR PLASTER SYSTEM - PAINTED. 7/8" THICK (3 COAT SYSTEM OVER WEATHER RESISTANT BACKED METAL LATH. WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL. SEE DETAIL 10A01.2
 - EXTERIOR PLASTER CONTROL JOINT. SEE DETAIL 15A04.1
 - EPS EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH SEE DETAIL 20A06.1. FOR PROFILES: EPS DENSITY: A. AT AREAS OF HIGH IMPACT USE PROVIDE 2 LB DENSITY EPS B. AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HARDSCAPE, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR. INSTALLATION: EPS TRIM ON A FULL SETTING BED OF "OMEGA" FOAMTEG ADHESIVE OR EQUAL OF EXACT PLAST BROWN COAT. SPOT (COOKIE DOUGH) APPLICATION OF ADHESIVE BETW EPS FOAM & BROWNCOAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETW EPS TRIM LENGTHS TO BE JOINED W/ FOAMTEG ADHESIVE. DETAIL MESH: C. @ LOW IMPACT LOCATIONS APPLY MIN. 9" W/ STRIP OF DETAIL MESH @ EA. JOINT, MITER, INTERSECTION, ETC. D. @ HI IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE W/ DETAIL MESH. FINISH: E. AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM W/ 1/8" THK. COAT OF FOAM TEG ADHESIVE. LET ADHESIVE SET & COVER W/ EXT. PLASTER FINISH PER EXT. ELEV. F. THE COMPLETION OF INSTALL. NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNIBLE @ ANY LOCATION OF THE INSTALLATION.
 - SLOPED ROOFING SYSTEM- FLAT CONCRETE ROOF TILES
 - 44" HIGH GUARD SEE DETAILS 6.7 & 6A05.2
 - 2x6 SHAPED EPS EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH. SEE DETAILS 14A02.3
 - DOOR, WINDOW, STOREFRONT OR GATE. SEE WINDOW & STOREFRONT SCHEDULE, SHEET A4.1 & A4.1.1. SEE DOOR SCHEDULE, SHEET A4.2
 - METAL CANOPY. SEE DETAIL 16A06.2
 - FABRICATED SHEET METAL GUTTER AND DOWNSPOUT (PAINTED). SEE DETAILS 13A03.4 & 19A03.2.
 - G.I. DECK SCRAPER. SEE DETAIL 16A05.1
 - BUILDING BEYOND
 - FINISH GRADE. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
 - PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET.
 - FOAM TRIM AT GARAGE DOOR
 - SIMULATED STONE VENEER APPLIED TO EXTERIOR PLASTER BROWNCOAT. INSTALL PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS. SEE DETAIL 11A04.3
 - SHUTTERS: WOOD COMPOSITE SHUTTERS W/ DIRECT MOUNT EXTERIOR SHUTTER HARDWARE OR APPROVED EQUIVALENT.
 - WOOD TRIM AT SIDING
 - FYPON BRACKET BKT30X30X6
 - TRIANGLE GABLE VENT.
 - DECORATIVE WALL VENT.
 - SHAPED FOAM CORBEL WITH CEMENT PLASTER FINISH
 - COMMERCIAL BUILDING SIGN LOCATION.
 - STONE BASED WITH WOOD POST AND TRELIS. SEE DETAILS 3A06.1 & 4A06.1
 - WOOD TRELIS EYEBROW.
 - GLASS G-ARD RAILING SYSTEM.
 - BUILDING ADDRESS LOCATION



BUILDING 3 - FRONT ELEVATION (EAST)

1/8" = 1'-0" 1



BUILDING 3 - RIGHT ELEVATION (NORTH)

1/8" = 1'-0" 3



BUILDING 3 - RIGHT ELEVATION (NORTH)

1/8" = 1'-0" 2

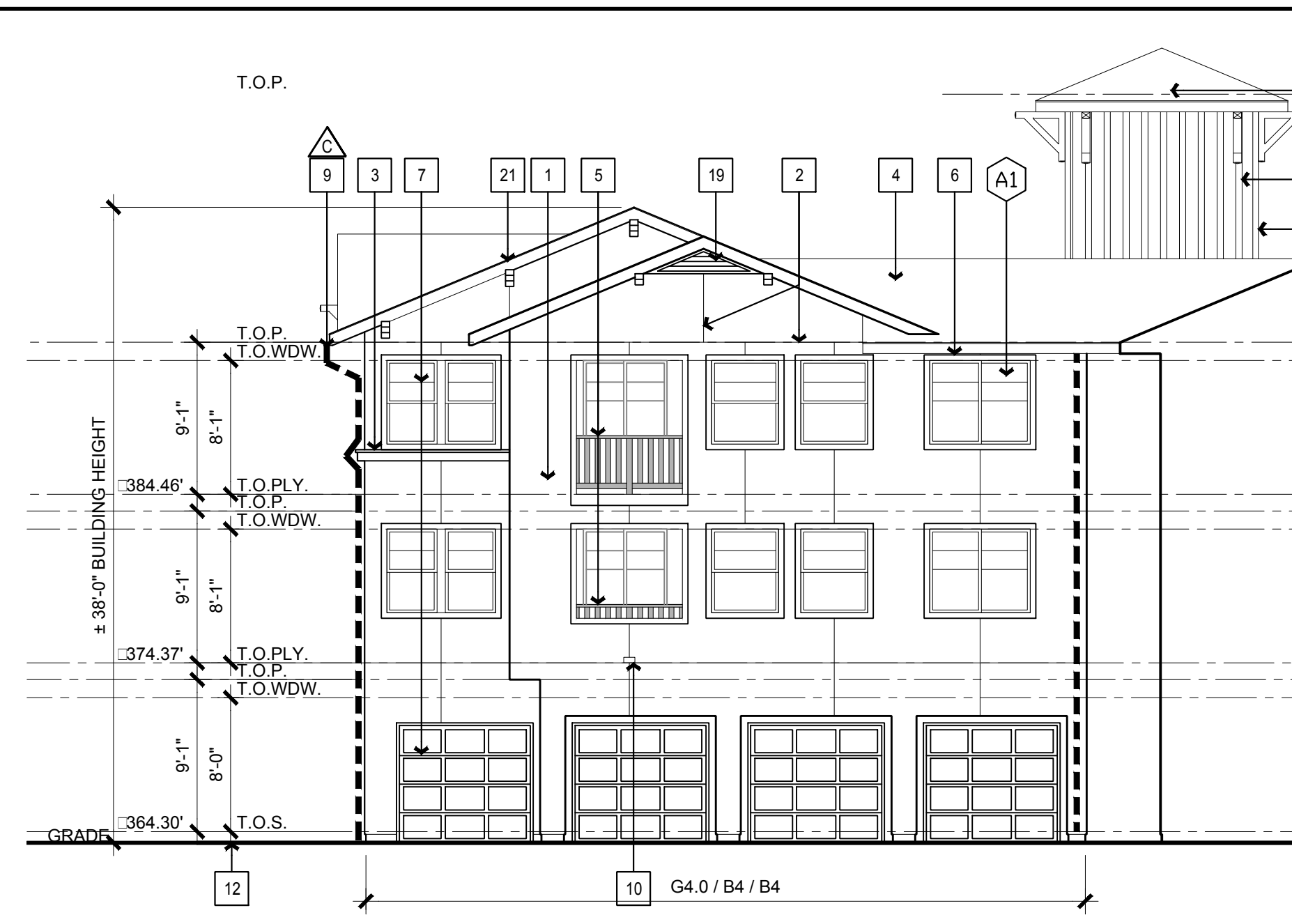
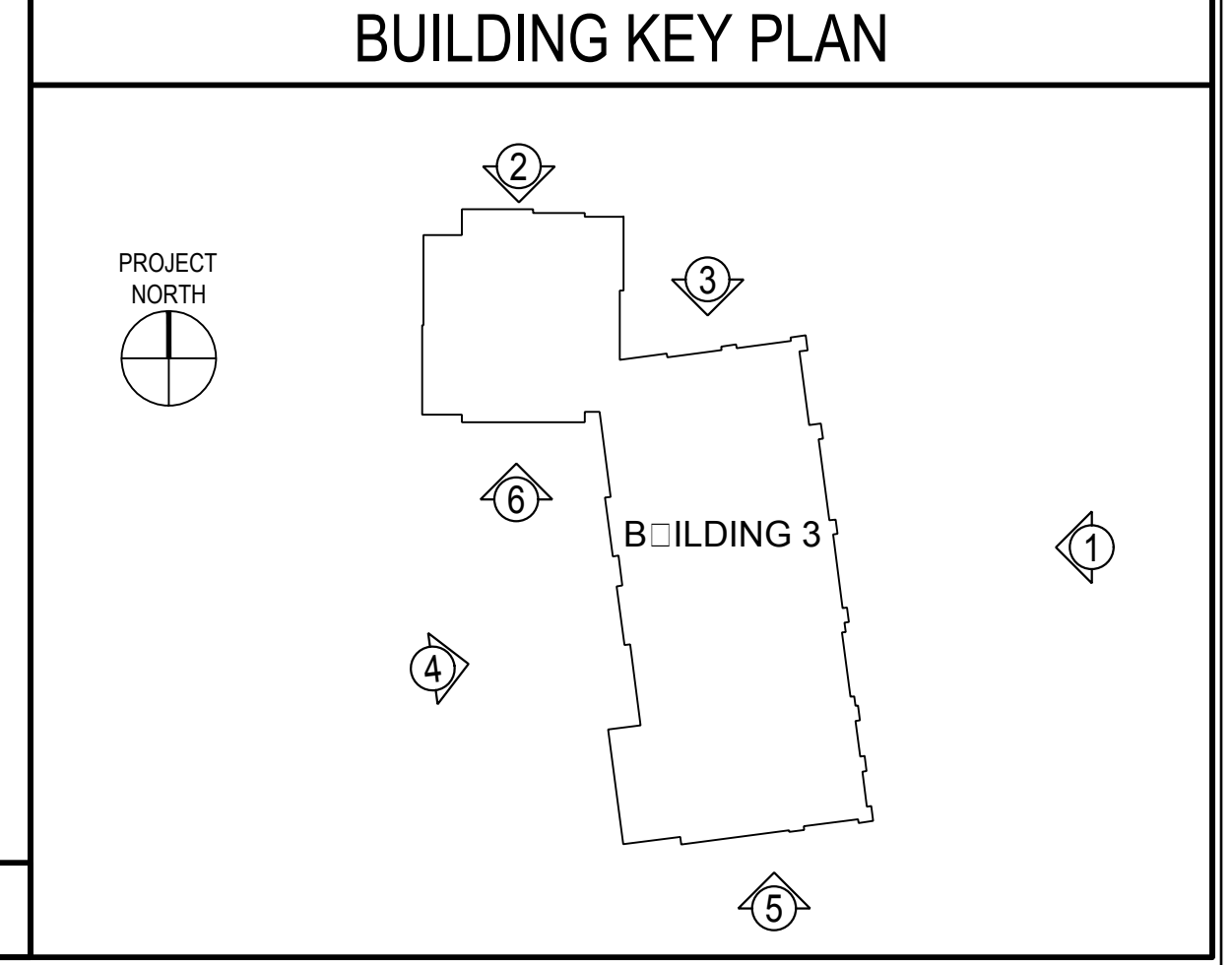


BUILDING 3 - REAR ELEVATION (WEST)

1/8" = 1'-0" 4

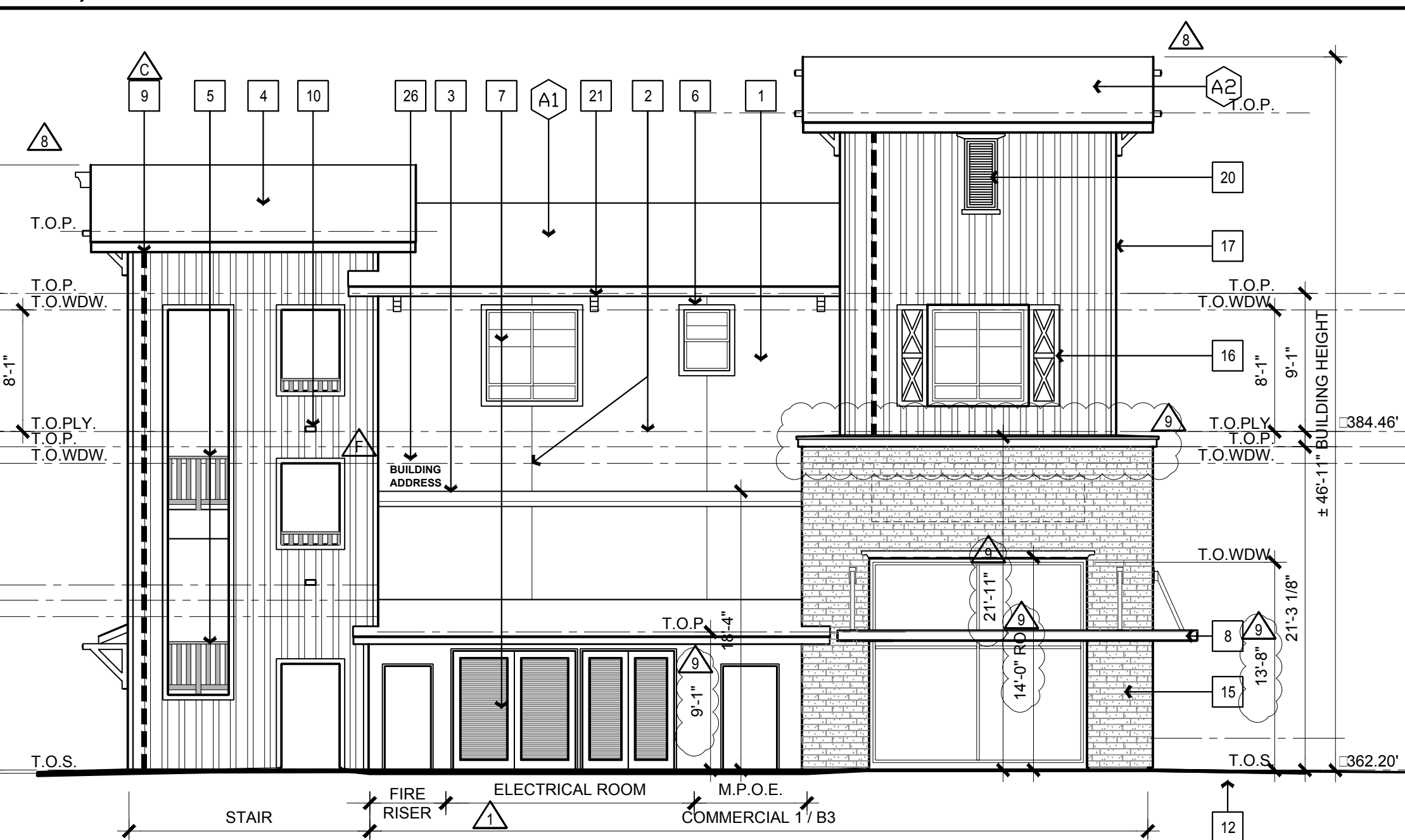
EXTERIOR FINISH LEGEND

STONE 1	MFR: CREATIVE MINES TYPE: CRAFT FLAMED RECTANGLE COLOR: BLUESTONE
STONE 2	MFR: CREATIVE MINES TYPE: CRAFT ORCHARD LIMESTONE COLOR: WHITEGOLD
BRICK	MFR: BELDEN COLOR: POLAR BLEND A
SIDING 1	TYPE: VERTICAL BOARD & BATTEN
SIDING 2	TYPE: HORIZONTAL SIDING
ROOF MATERIAL A1	MFR: EAGLE ROOFING MTRL: CONCRETE COLOR: 5699 CHARCOAL
ROOF MATERIAL A2	MFR: AEPSPAN MTRL: METAL COLOR: COOL ZACTIQUE II



BUILDING 3 - RIGHT ELEVATION (SOUTH)

1/8" = 1'-0" 6



BUILDING 3 - LEFT ELEVATION (SOUTH)

1/8" = 1'-0" 5

BUILDING LEGEND

EXIT ENCLOSURE (OPEN ON ONE OR TWO SIDES)
 A. WALLS: 1-HR. EXTERIOR FINISH SYSTEM STC 50 SOUND RATED - SEE DETAIL 20AD1.1
 B. CEILING: 1-HR. EXTERIOR FINISH SYSTEM - SEE DETAILS 8AD1.2
 C. FLOOR (SLAB): SECONDARY POLYMER CONCRETE SLAB. SEE SLAB PLANS AND PT DRAWINGS.
 D. FLOOR (FRAMED): 2" HARDROCK CONCRETE OVER WATERPROOF MEMBRANE OVER EXTERIOR 3/4" PLYWOOD DECK, OVER SLOPED FRAMING, 1/4" FT. (NO OSB) - SEE DETAIL 3AD1.2
 E. INTERIOR WALL AND CEILING FINISHES FOR EXIT ENCLOSURES SHALL NOT EXCEED A FLAME-SPREAD CLASS II.

TERO THRESHOLD (AT 1ST FLOOR) DOORWAY FOR DISABLED ACCESS - SEE DETAIL SHEET 3AD2.2 THRESHOLD (UPPER FLOORS) - SEE DETAIL SHEET 11AD2.2
 4.99" MAX SLOPE AT FIRST FLOOR ONLY. VERIFY SLOPES - ADDITIONAL INFO WITH CIVIL DRAWINGS.

1-HR FIRE BARRIER WITH 2X4 STAGGERED STUDS WITHIN 2X6 SILL AND TOP PLT. INTERIOR STAIRWAY (CBC 1023 + 1023.4) OPENINGS PER TABLE 716.5. DOORS: 1-HR RATED ASSEMBLIES, SELF CLOSING - SMOKE SEALED.

1-HR DOUBLE GLAZED FIRE PARTITION WALL, PROVIDE MIN 50 STC AT DWELLING UNIT SEPARATION - SEE DETAIL 16AD1.1

PRIVATE PATIO/DECK/BALCONY (OPEN ON ONE SIDE)
 A. WALLS: 1-HR. EXTERIOR FINISH SYSTEM
 B. CEILING: 1-HR. EXTERIOR FINISH SYSTEM
 C. FLOOR (SLAB): SECONDARY POLYMER CONCRETE SLAB. SEE SLAB PLANS AND PT DRAWINGS.
 D. FLOOR (FRAMED): 2" HARDROCK CONCRETE OVER WATERPROOF MEMBRANE, OVER EXTERIOR 3/4" PLYWOOD DECK, OVER SLOPED FRAMING, 1/4" FT. (NO OSB)

TERO THRESHOLD (AT 1ST FLOOR) DOORWAY FOR DISABLED ACCESS - SEE DETAIL SHEET 3AD2.2 THRESHOLD (UPPER FLOORS) - SEE DETAIL SHEET 11AD2.2

2X FIBERGLASS WALL FOR UTILITY RISERS - SEE DETAIL 2AD1.2

GAS METERS, SEE PLUMBING DRAWINGS

2-HR FIRE WALL - SEE DETAIL 1AD1.5

2-HR FIRE BARRIER - SEE DETAIL 5AD1.5

STANDARD WALL PENETRATION AT 1-HR DOUBLE GLAZED FIRE PARTITION WALL

STANDARD WALL PENETRATION AT 1-HR FIRE BARRIER WITH 2X4 STAGGERED STUDS WITHIN 2X6 SILL AND TOP PLT.

1-HR SKYLIGHT/ROOF HATCH

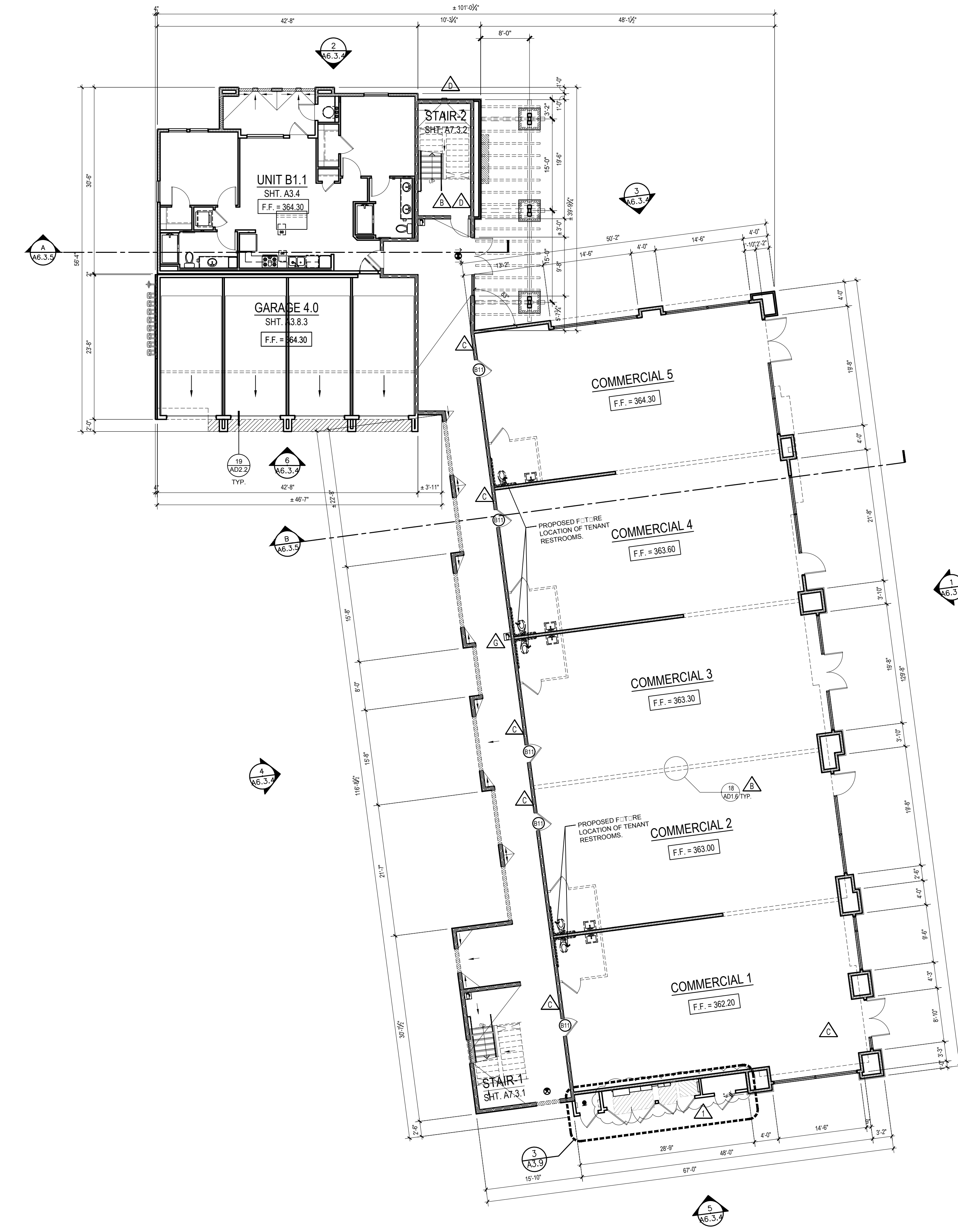
1-HR 22"x30" ATTIC ACCESS AT EXIT ENCLOSURE. FRAMING CONTRACTOR TO COORDINATE LOCATION WITH ROOF TRUSS CONDITIONS.

SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH MINIMUM RATING OF 2A10BC. FIRE EXTINGUISHERS TO BE LOCATED SO THAT THE MAX TRAVEL DISTANCE FROM THE MOST REMOTE ROOM IN BUILDING SHALL BE NO GREATER THAN 75' TYPE AND LOCATIONS AS VERIFIED ON SITE BY THE FIRE DEPT FIELD INSP. FIRE EXTINGUISHERS SHALL BE IN PLACE DURING CONSTRUCTION. SEE DETAIL 4AD1.2

UNIT A1 UNIT NAME (R) REVERSE UNIT SHEET A3.1 UNIT SHEET REFERENCE NUMBER

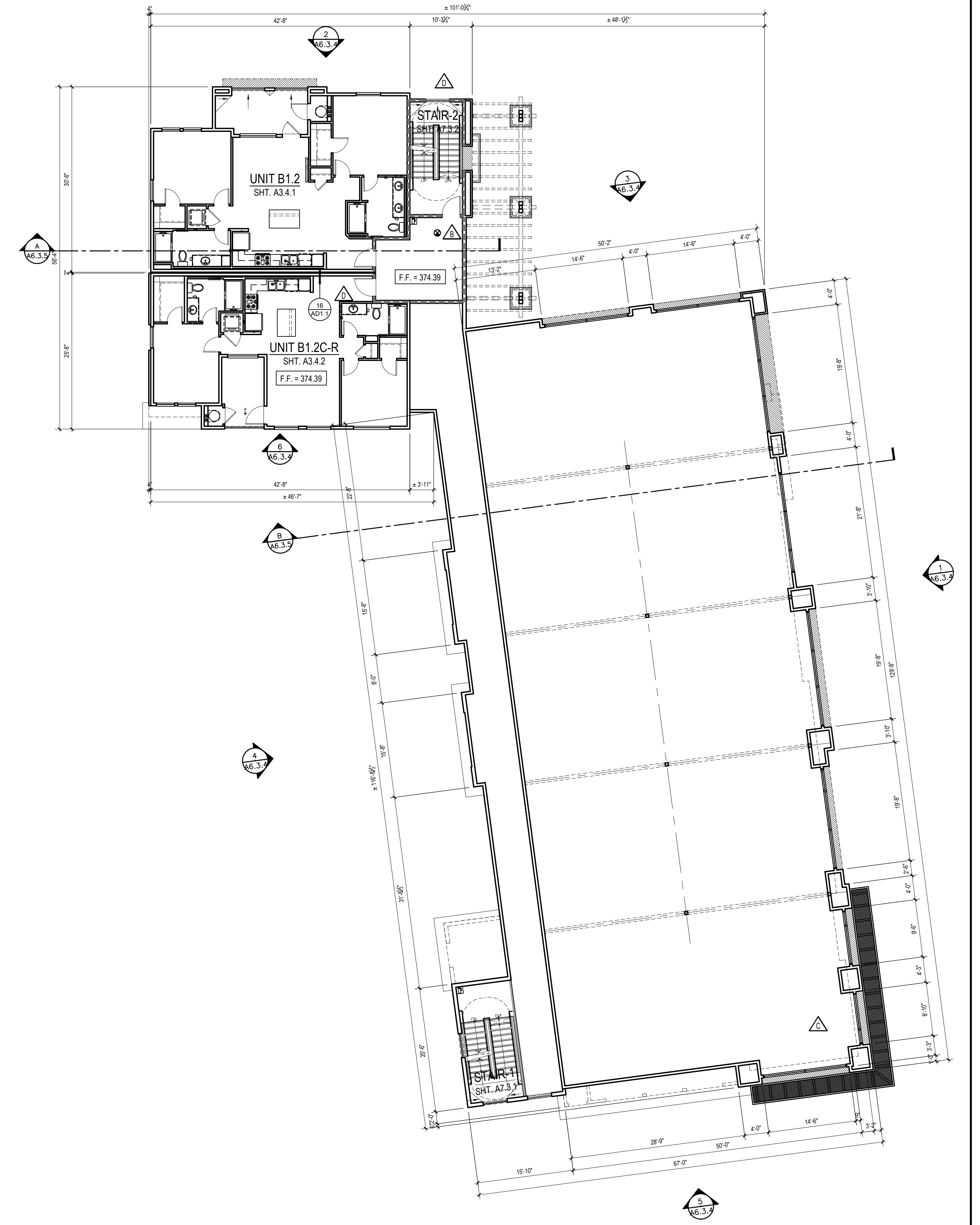
BUILDING GENERAL NOTES

- COMPOSITE BUILDING PLANS ARE PROVIDED FOR UNIT PLAN TO UNIT PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, PARTY WALL AND GENERAL BUILDING DETAILING.
- WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
- BUILDING, FIRE, ELECTRICAL, PLUMBING, MECHANICAL, ETC., CODE SECTIONS, PRODUCT LISTING NUMBERS, AND REFERENCE DESCRIPTIONS PROVIDED IN THE NOTES AND PLANS HEREWIT ARE ABBREVIATED AND ARE PROVIDED TO ASSIST THE CONTRACTOR AND SUB-TRADES. OBTAIN COPIES OF REFERENCED SECTIONS OR LISTINGS AND INSTALL CONSTRUCTION IN CONFORMANCE SECTION OR LISTING INDICATED.
- DIMENSIONS SHOWN UNLESS NOTED ARE TO THE FACE OF STANDARD. THE EXTERIOR FACE OF STANDARD AT EXTERIOR WALLS TO ALIGN WITH THE FACE OF CONCRETE AT THE FOUNDATION IMMEDIATELY BELOW UNLESS NOTED.
- TO MAINTAIN A LEVEL AND PLUMB WALL PLANE PROVIDE FINISH MATCHING STRUCTURAL SHEATHING THICKNESS AT VOIDS BETWEEN STRUCTURAL SHEATHING WHEN OCCUR ON THE SAME WALL PLANE.
- SEMI RECESSED FIRE EXTINGUISHERS CABINETS SHALL BE PROVIDED IN SUCH A MANNER THAT THE HORIZONTAL DISTANCE OF TRAVEL TO THE NEAREST FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. TYPE AND LOCATIONS AS PER THE CURRENT EDITION OF THE CALIFORNIA FIRE CODE.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C. SECTION 714. REFER TO DETAILS FOR FIRE ASSEMBLY PENETRATION DETAILS.
- REFER TO BUILDING SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR, DECK/BALCONY AND ROOF ASSEMBLY NOTES AND DETAILS.
- REFER TO "ASSEMBLY NOTES" ON SHEET 4AD1.1 FOR TYPICAL FLOOR AND WALL ACCUSTIC ISOLATION REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1013 AND CODE SECTION 1013 THEREIN.
- REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1008.
- REFER TO SHEET A2.1 SHEET SERIES FOR BUILDING CODE EXISTING OCCUPANT LOAD, TRAVEL DISTANCE AND OTHER CODE COMPLIANCE INFORMATION.
- REFERENCE SHEET A6.1 SHEET SERIES BUILDING SHEETS ROOF PLANS FOR PLAN EXHIBITS OF FIRE RATED WALL ASSEMBLIES AND DETAILS. FIREWALLS SHALL BE CONTIGUOUS TO THE UNDERSIDE OF ROOF SHEATHING INCLUDING BUILT-UP CRICKETS, AND TO FACE OF EXTERIOR WALL. SEE SHEETS AD1.1 THRU AD1.5
- REFER TO SHEET A0.2 FOR ALL BUILDING DATA, BUILDING TABULATION, BUILDING CLASSIFICATION, CONSTRUCTION TYPE, FIRE RATING REQUIREMENTS AND FIRE SPRINKLER INFORMATION.
- REFER TO SHEETS A3.1 THRU A3.8 FOR ALL UNIT AND GARAGE DIMENSIONS, NOTES, DOOR AND WINDOW REFERENCES ETC.



BUILDING 3 - FIRST FLOOR PLAN

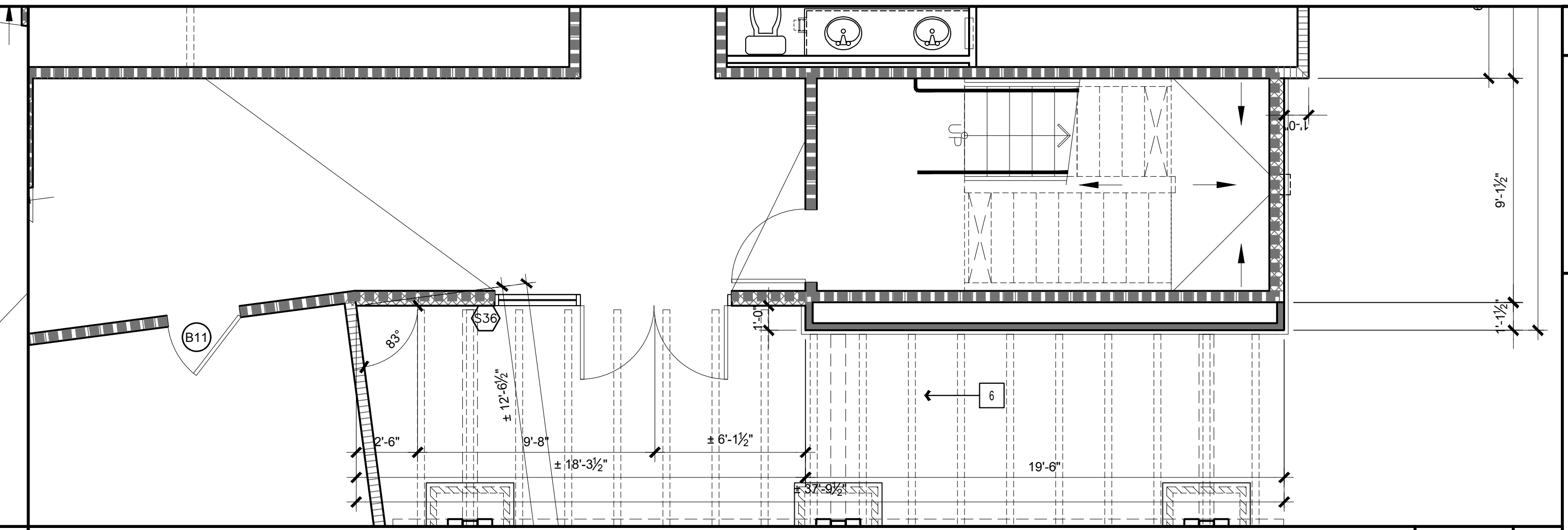
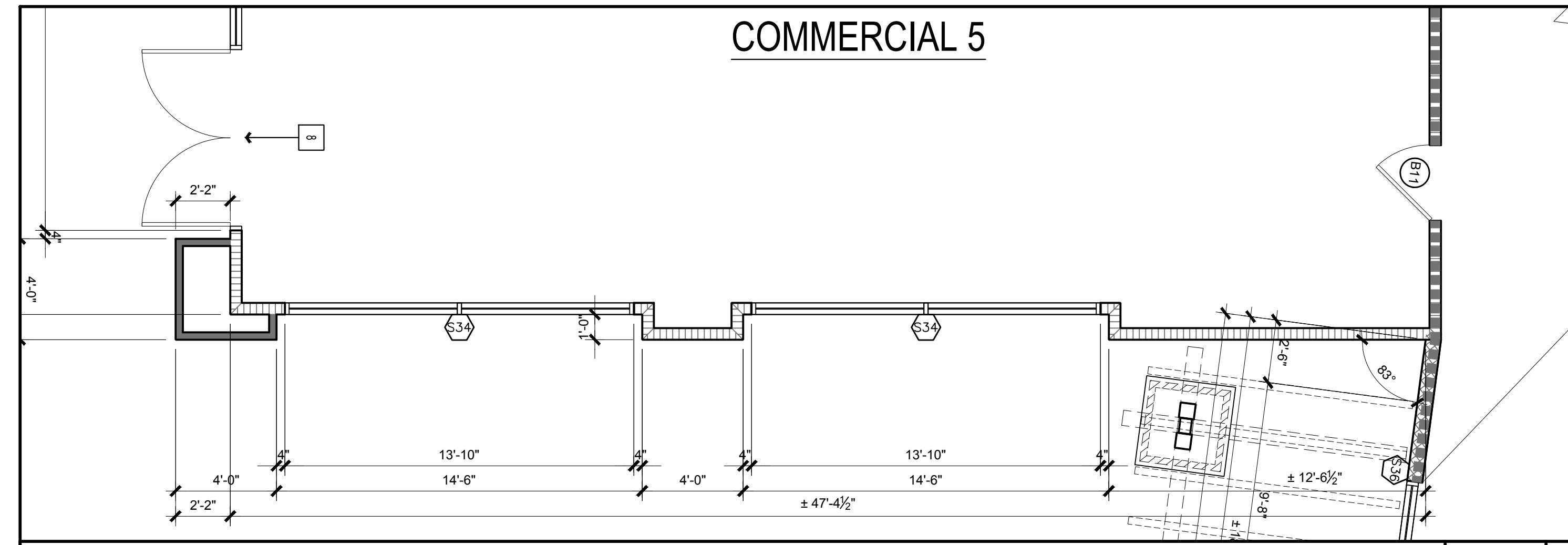
3/32" = 1'-0" 1



BUILDING 3 - SECOND FLOOR PLAN

3/32" = 1'-0" 2

COMMERCIAL 5



NIT PLAN NOTES

- REFER TO SHEET A3.0 FOR NIT ACCESSIBILITY NOTES AND CODE REQUIREMENT INFO.
- REFER TO SHEET A3.0 FOR NIT GENERAL NOTES.
- FOR ADDITIONAL INFORMATION NOT SHOWN HERE, REFER TO BASE PLAN SHEETS AS FOLLOWS:
 - SHEET A3.1 (NIT A1)
 - SHEET A3.2 (NIT A2)
 - SHEET A3.3 (NIT A3)
 - SHEET A3.4 (NIT B1)
 - SHEET A3.5 (NIT B2)
 - SHEET A3.6 (NIT B3)
 - SHEET A3.7 (NIT C1)
- REFER TO A6 SHEETS FOR BUILDING PLANS AND ADDITIONAL INFORMATION.
- REFER TO OWNERS SPECIFICATIONS FOR MATERIALS, FINISHES, AND MODEL NUMBERS.

KITCHEN ROOM NAME

SLOPE TO DRAIN - 1/4" PER 1'-0" TYP. (N.O.)

DOOR SYMBOL - SEE SHEET A4.2

WINDOW STOREFRONT SYMBOL - SEE SHEET A4.1

TEMP - TEMPERED GLASS

LOW WALL (NON-RATED, SEE PER PLAN)

2x4 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS

2x6 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS

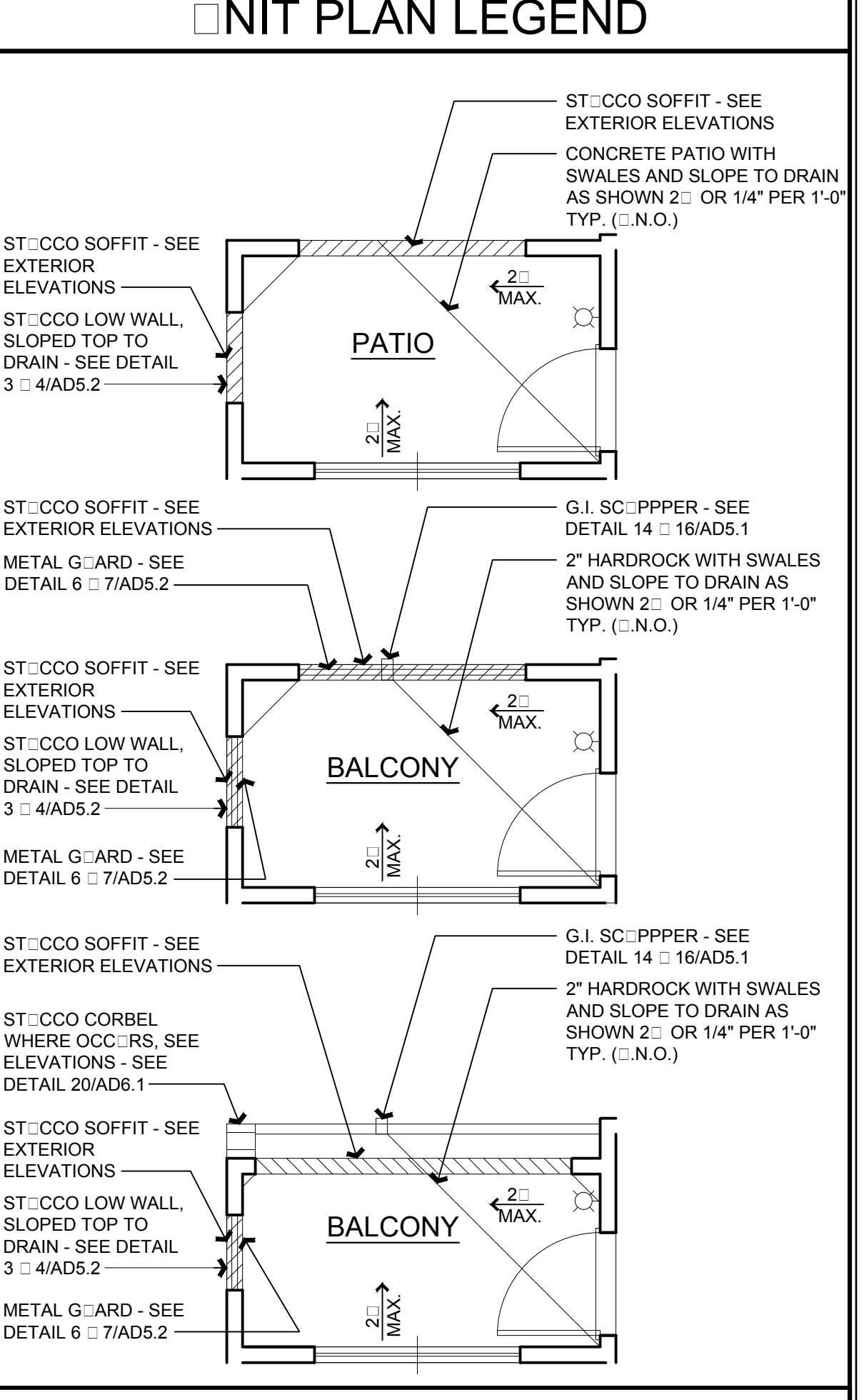
2x8 WOOD WALL FRAMING, PER STRUCTURAL DRAWINGS

2x4 STAGGERED STUD WALL FRAMING ON 2x6 PLATE, PER STRUCTURAL DRAWINGS

METAL FIRE RATED WALL FOR PLUMBING

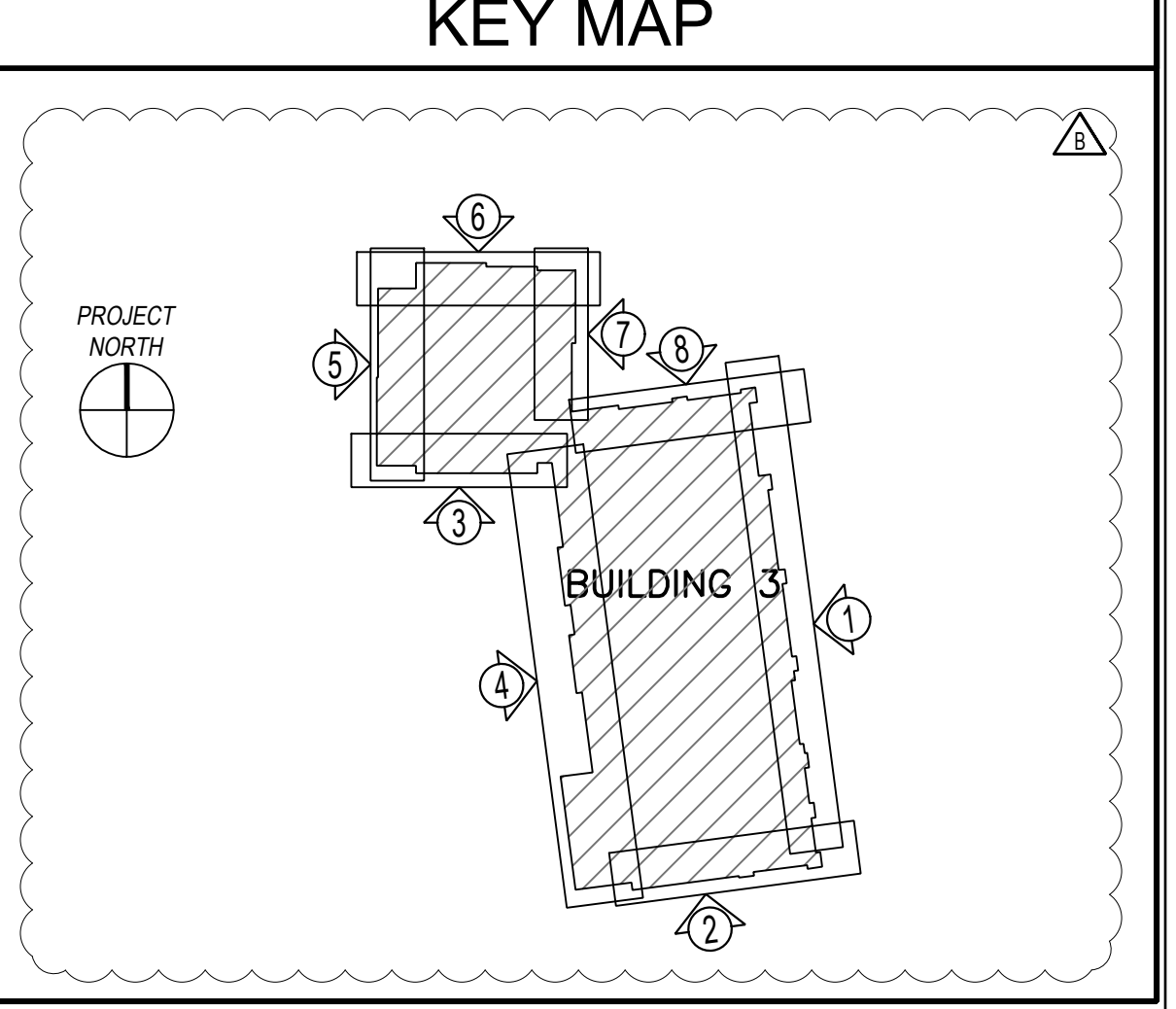
PLAN KEYNOTES

DESCRIPTION
1 PRIVATE DECK / PATIO
A WALLS: 1-HOUR STUCCO FINISH ASSEMBLY. SEE DETAIL 16/AD1.5
B ROOF/CEILING: 1-HOUR STUCCO FINISH ASSEMBLY SEE DETAIL 9/AD1.1
C FLOOR (SLAB AT FIRST FLOOR): SECONDARY POLYMER CONCRETE SLAB. SEE SLAB INTERFACE PLANS. REFER TO STRUCTURAL DRAWINGS.
2 EXTERIOR GARDBRIL / GARDBRILL: 42" MIN. ABOVE ADJACENT WALKING SURFACE. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. SEE DETAILS 5, 6, 7 - 8/AD6.2
3 EXTERIOR SOFFIT - PROVIDE STUCCO FINISH. REFER TO EXT. ELEVATIONS. SEE DETAIL 9 - 13/AD4.1
4 EXTERIOR CEILING - PROVIDE STUCCO FINISH. SEE DETAIL 19/AD4.2
5 GAS METERS. SEE DETAIL 16/AD4.3
6 WOOD TRELLIS - SEE DETAIL 4/AD6.1
7 METAL CANOPY. SEE DETAIL 16/AD6.2
8 PROVIDE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"



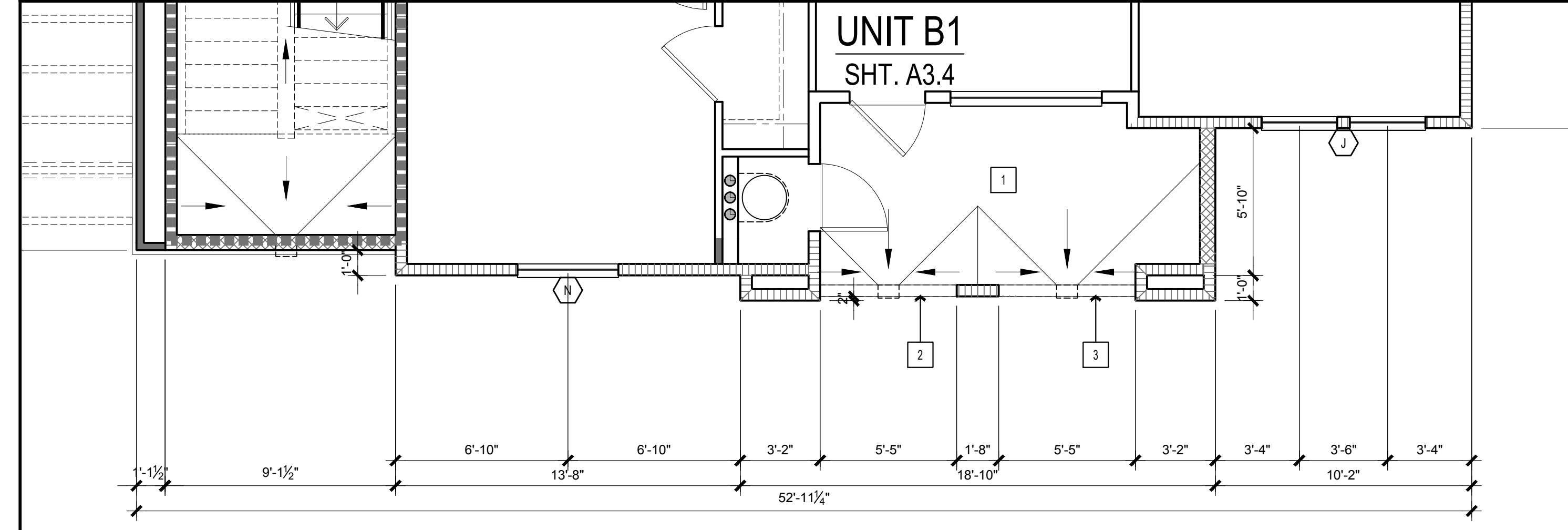
TYPICAL DETAILS

1 FOR ALL TYPICAL DECK FLASHING / DECK TO WALL FLASHING	6 FOR ALL TYPICAL LOW WALL WITH GUARD RAILING AT DECK
2 FOR ALL TYPICAL DECK EDGE WITH GUARD RAIL FLASHING	7 FOR ALL TYPICAL FULL HEIGHT GUARD RAILING AT DECK
3 FOR ALL TYPICAL STUCCO WALL DROPS WITH SOFFIT DRIP	8 FOR ALL TYPICAL FULL HEIGHT GUARD RAILING AT BALCONY CANTILEVER



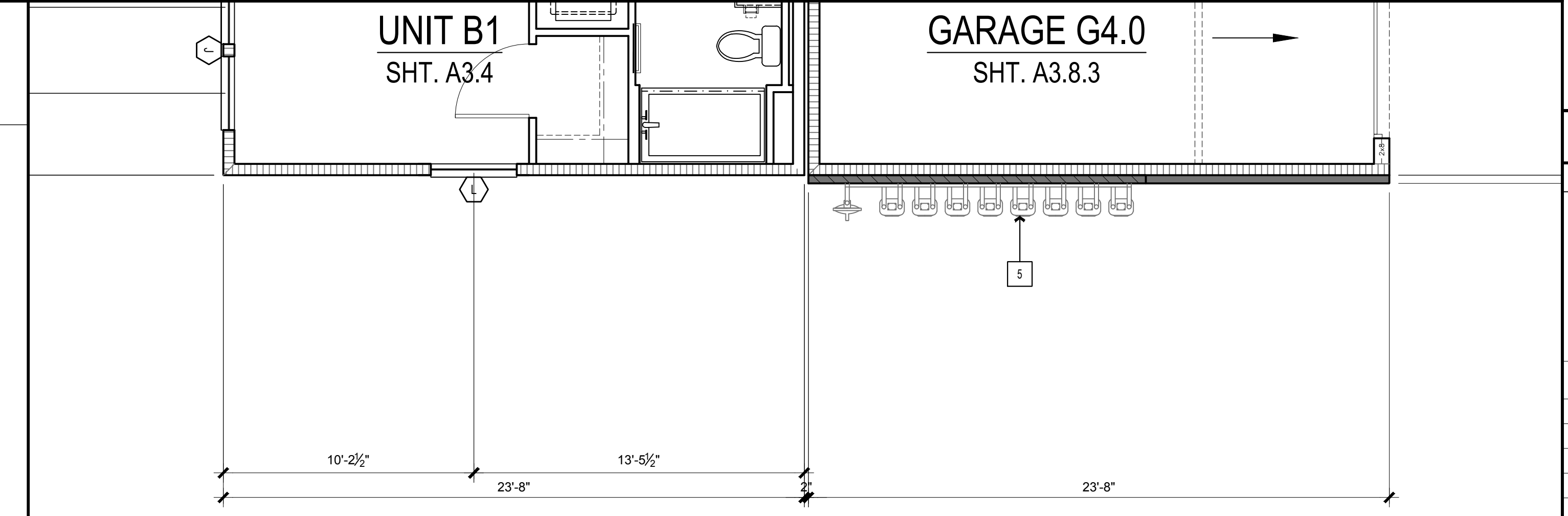
BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-8

1/4" = 1'-0" 8



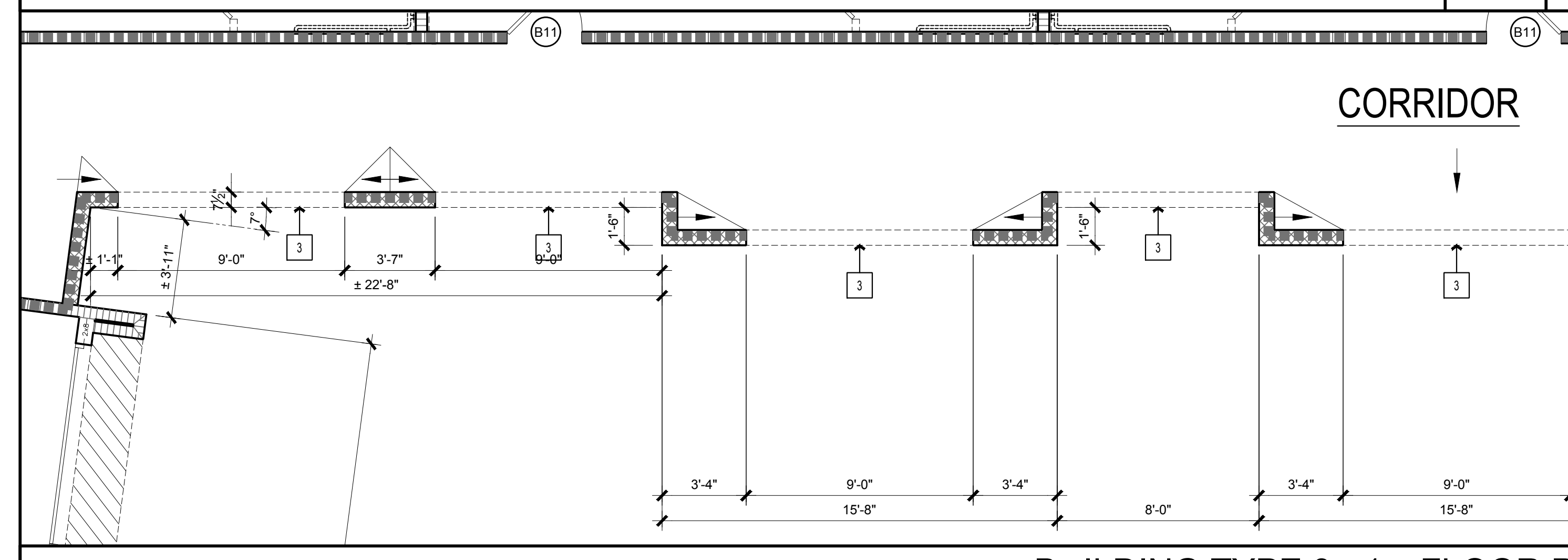
BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-7

1/4" = 1'-0" 7



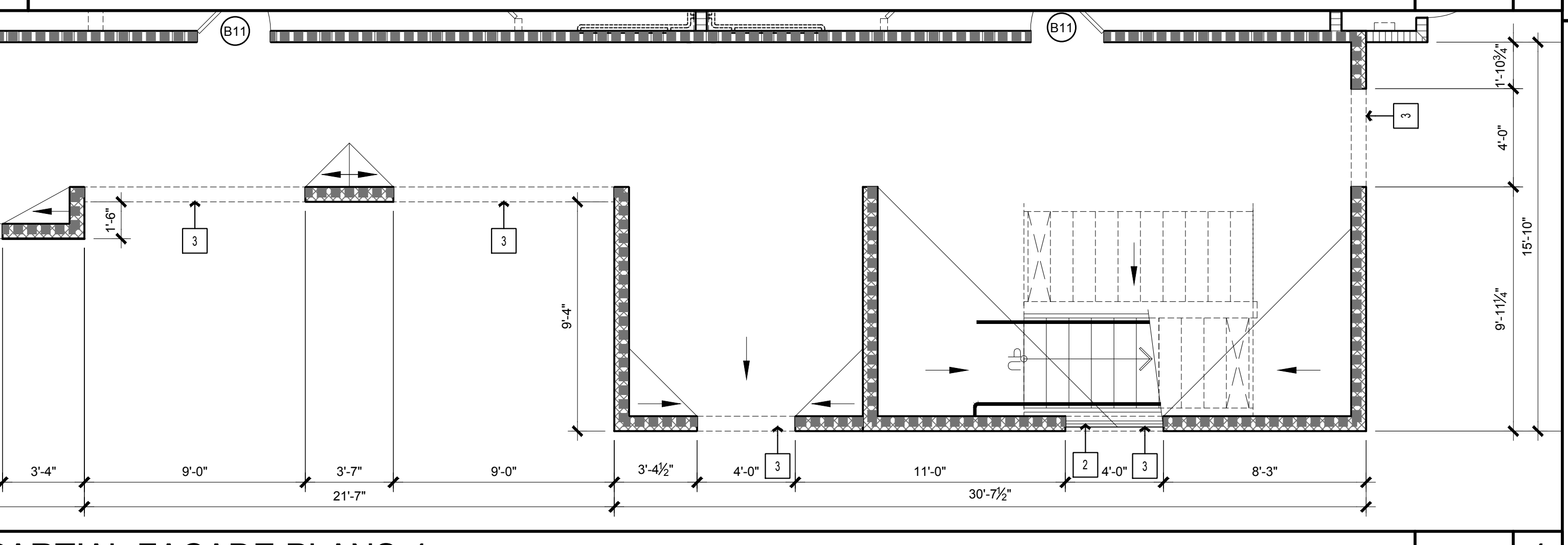
BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-6

1/4" = 1'-0" 6



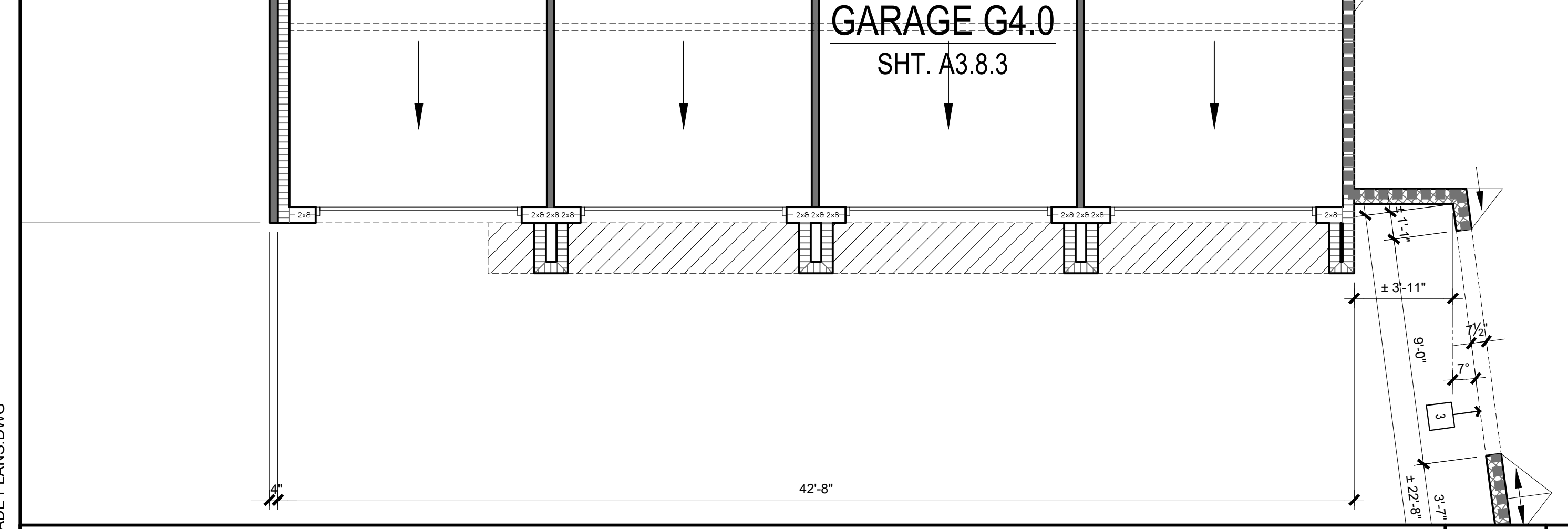
BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-5

1/4" = 1'-0" 5



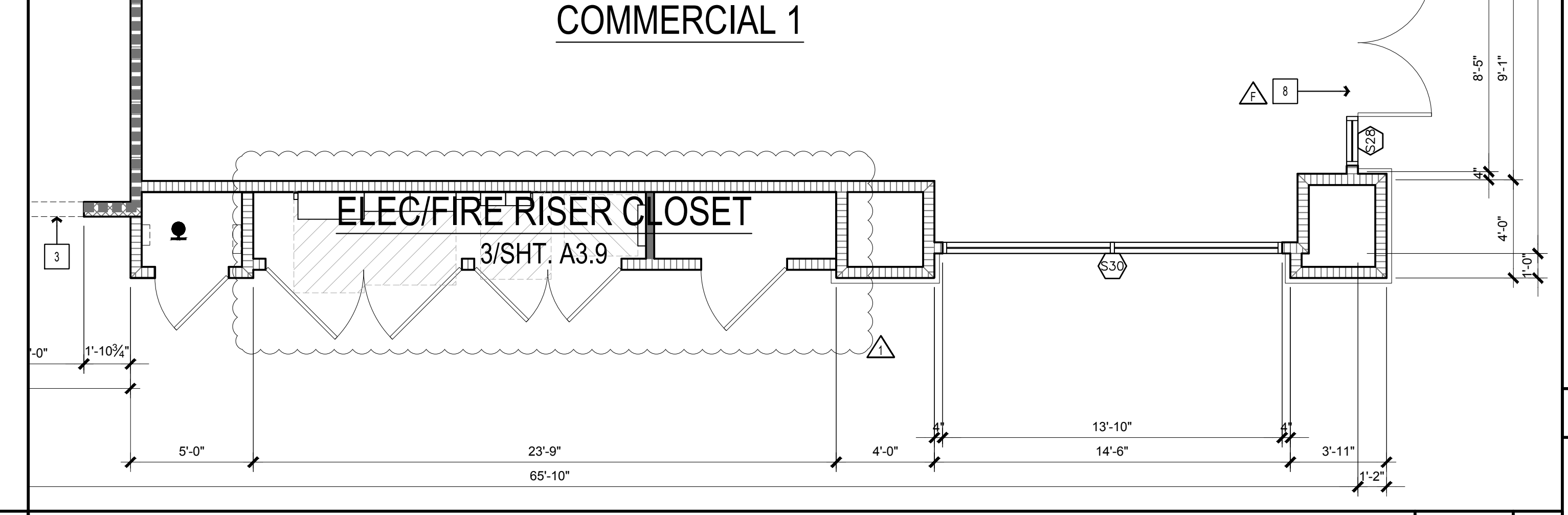
BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-4

1/4" = 1'-0" 4



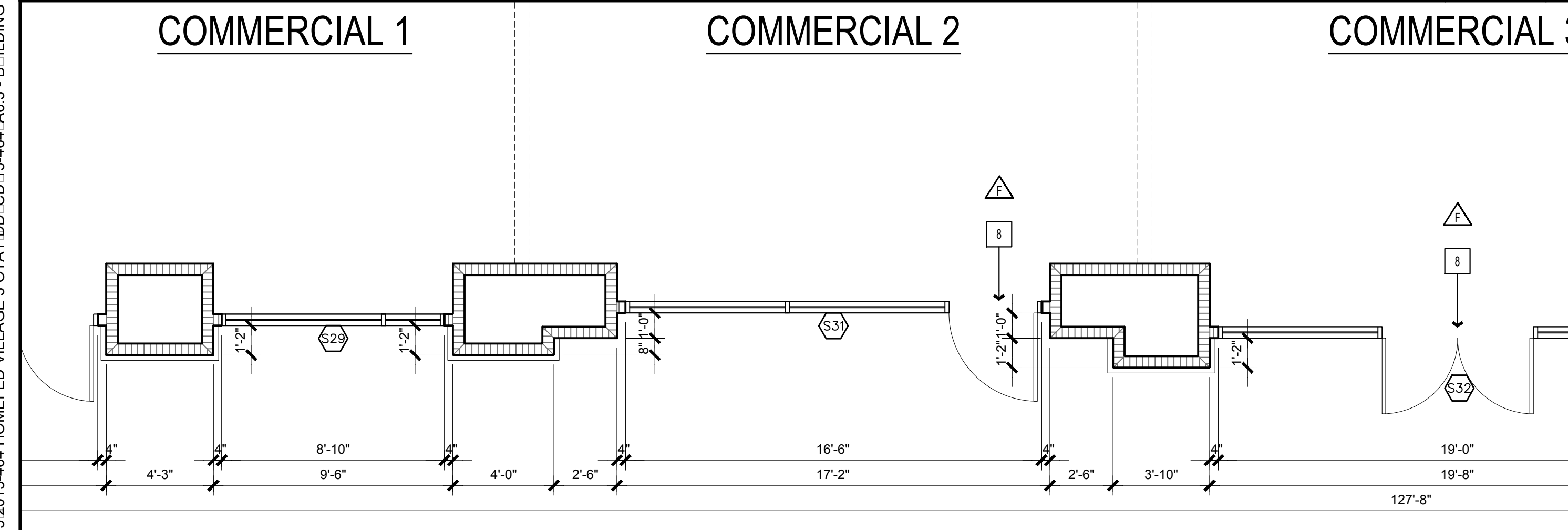
BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-2

1/4" = 1'-0" 2



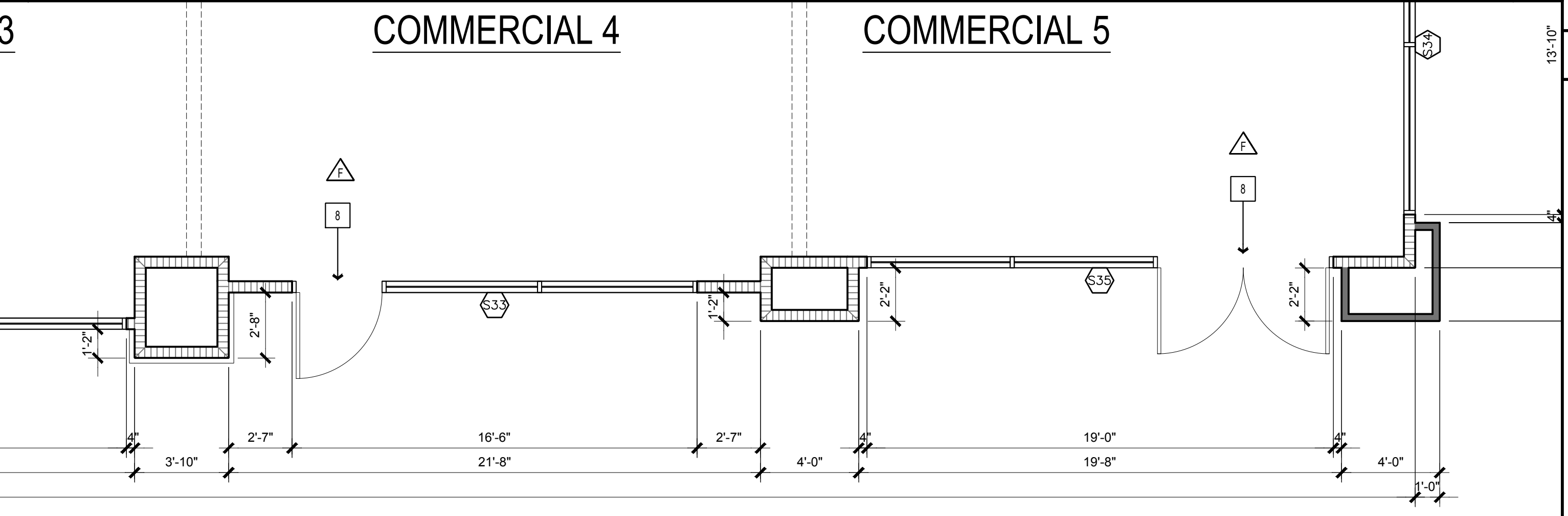
BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-3

1/4" = 1'-0" 3



BUILDING TYPE 3 - 1st FLOOR PARTIAL FACADE PLANS-1

1/4" = 1'-0" 1



Fanita Ranch

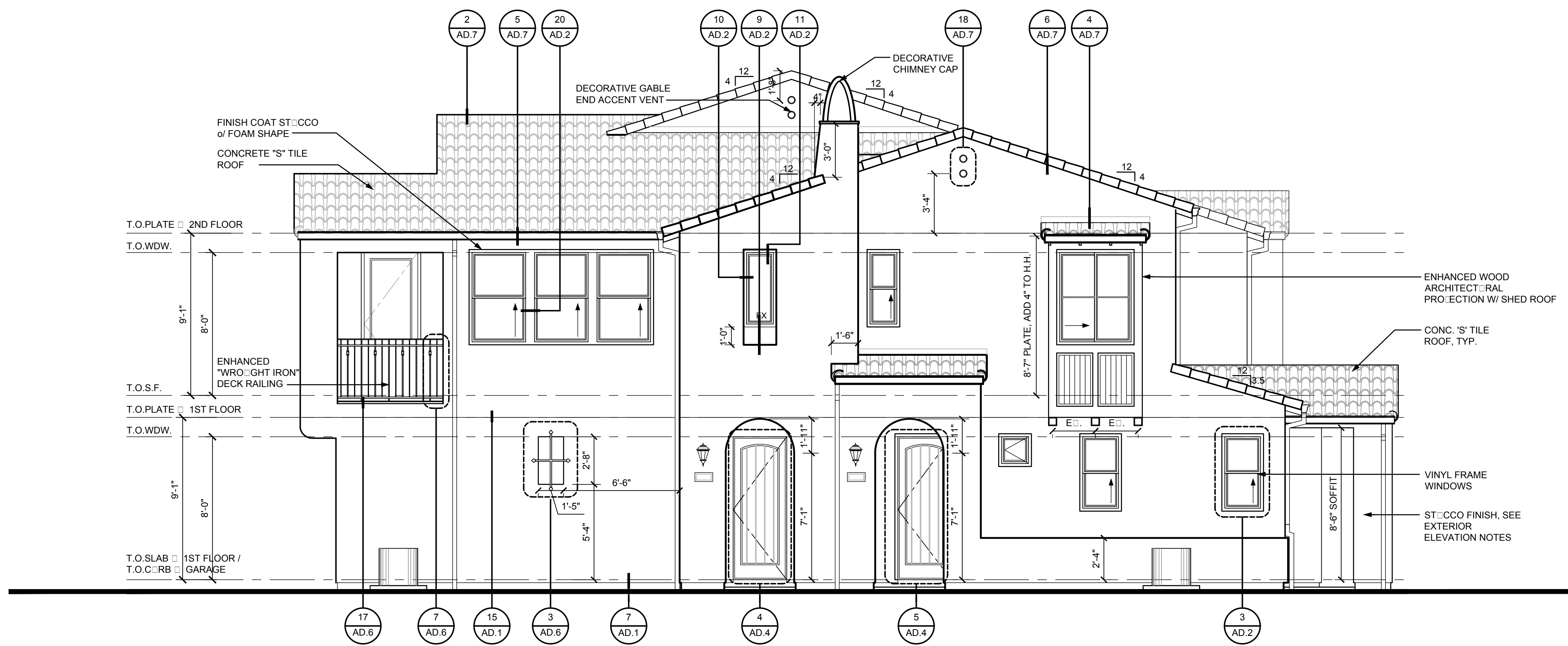
Triplex

Elevations



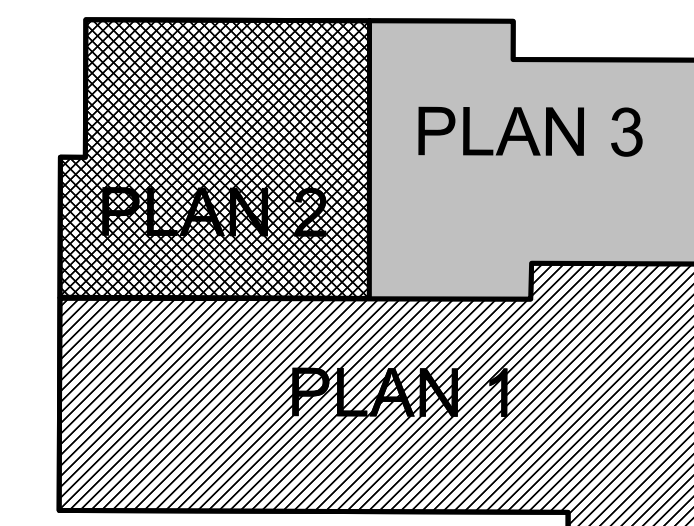
FRONT ELEVATION, ELEVATION A, SPANISH

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

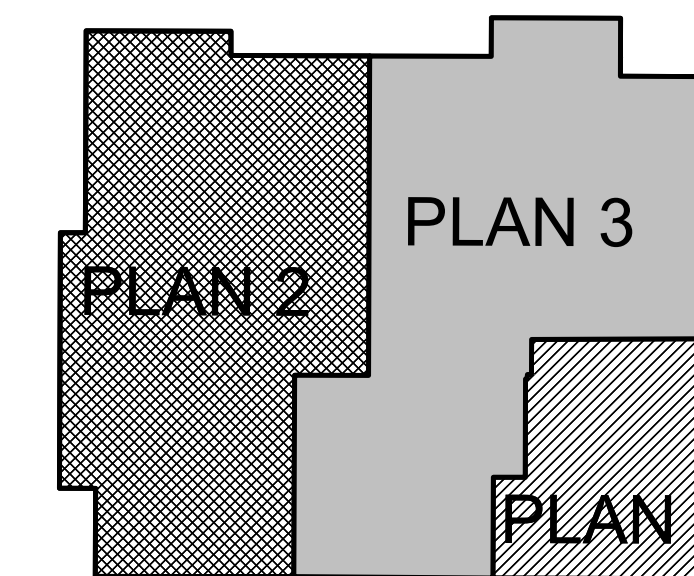


RIGHT ELEVATION, ELEVATION A, SPANISH

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



BUILDING PLAN 1 SECOND FLOOR UNIT DIAGRAM

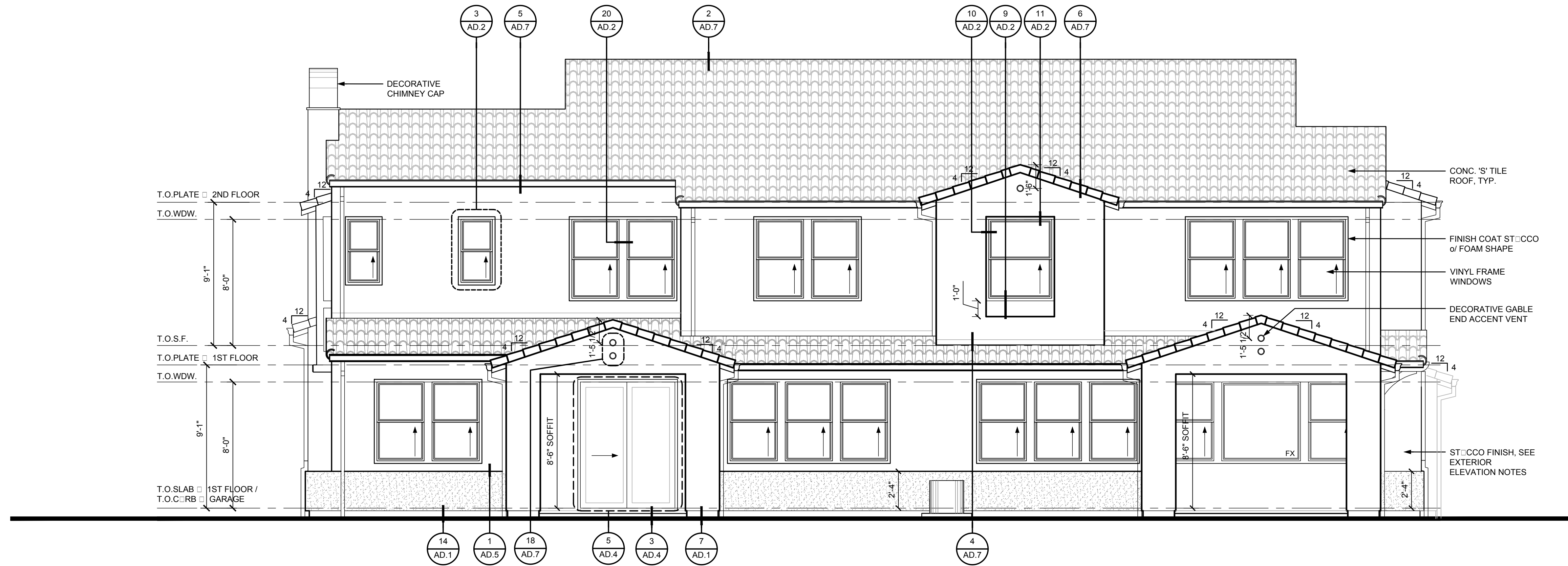


BUILDING PLAN 1 FIRST FLOOR UNIT DIAGRAM

Fanita Ranch

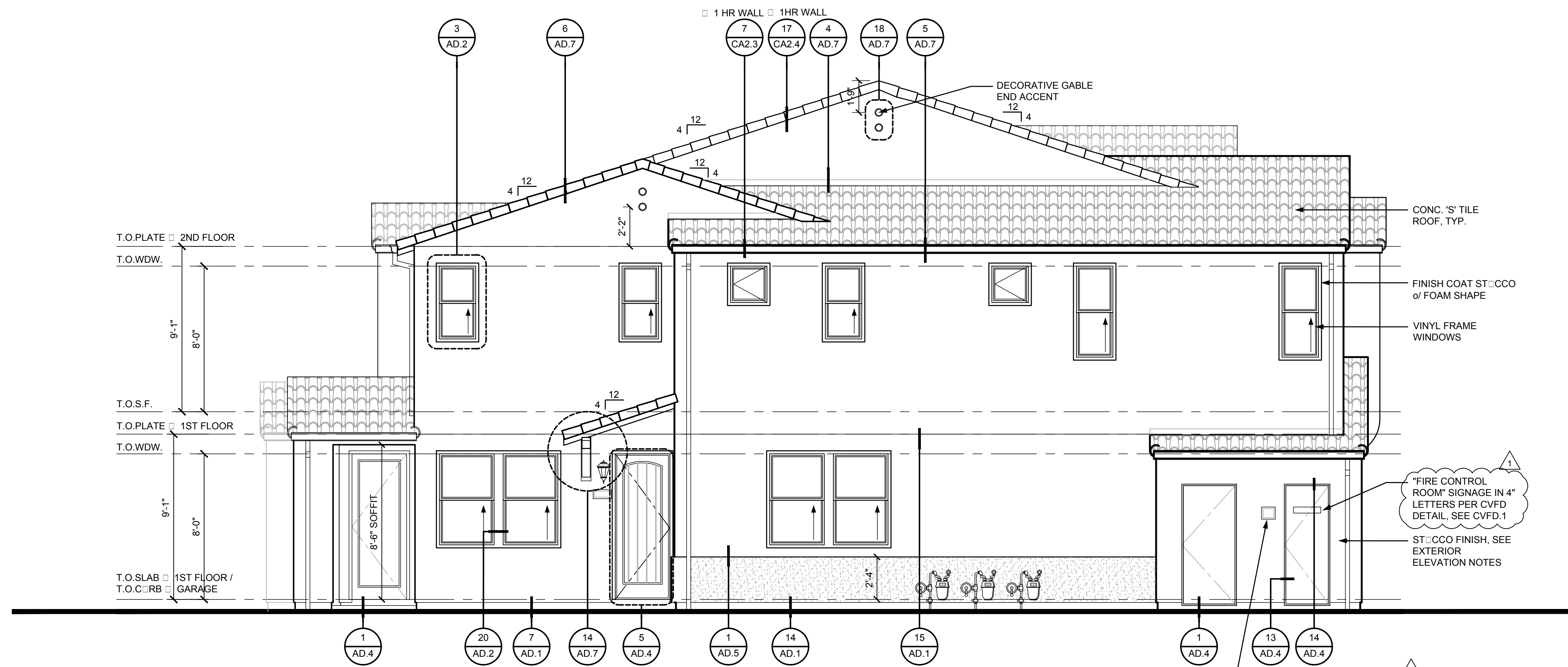
Triplex

Elevations



REAR ELEVATION, ELEVATION A, SPANISH

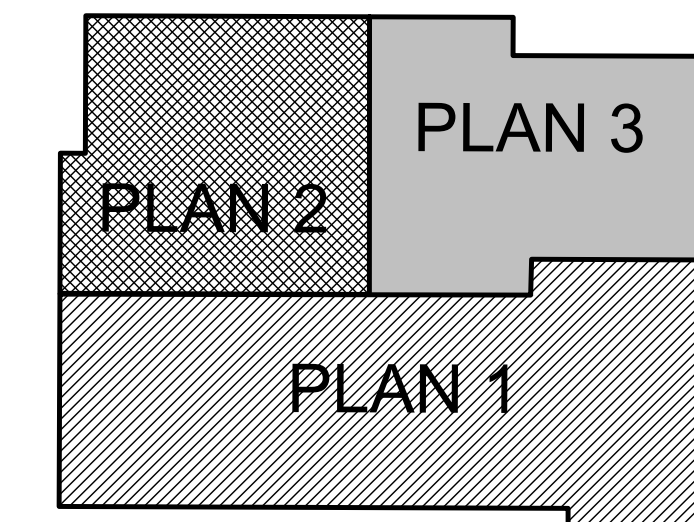
SCALE: 1/4" = 1'-0"



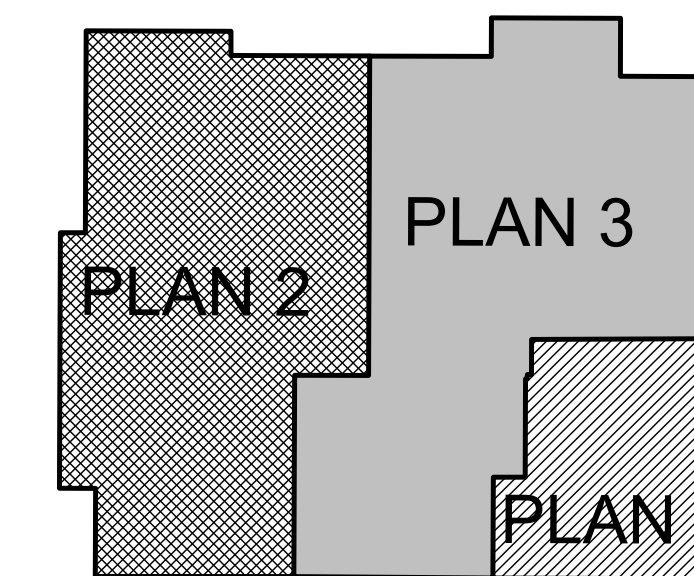
LEFT ELEVATION, ELEVATION A, SPANISH

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

1-HR. RATED EXTERIOR WALL
 BLDINGS 9, 10, 14, 15, 30, 31
 ON R-14 AND R-15 AND
 BUILDING 6, 7, 10, AND 11 ON
 R-16 ONLY.



**BUILDING PLAN 1 SECOND FLOOR
UNIT DIAGRAM**

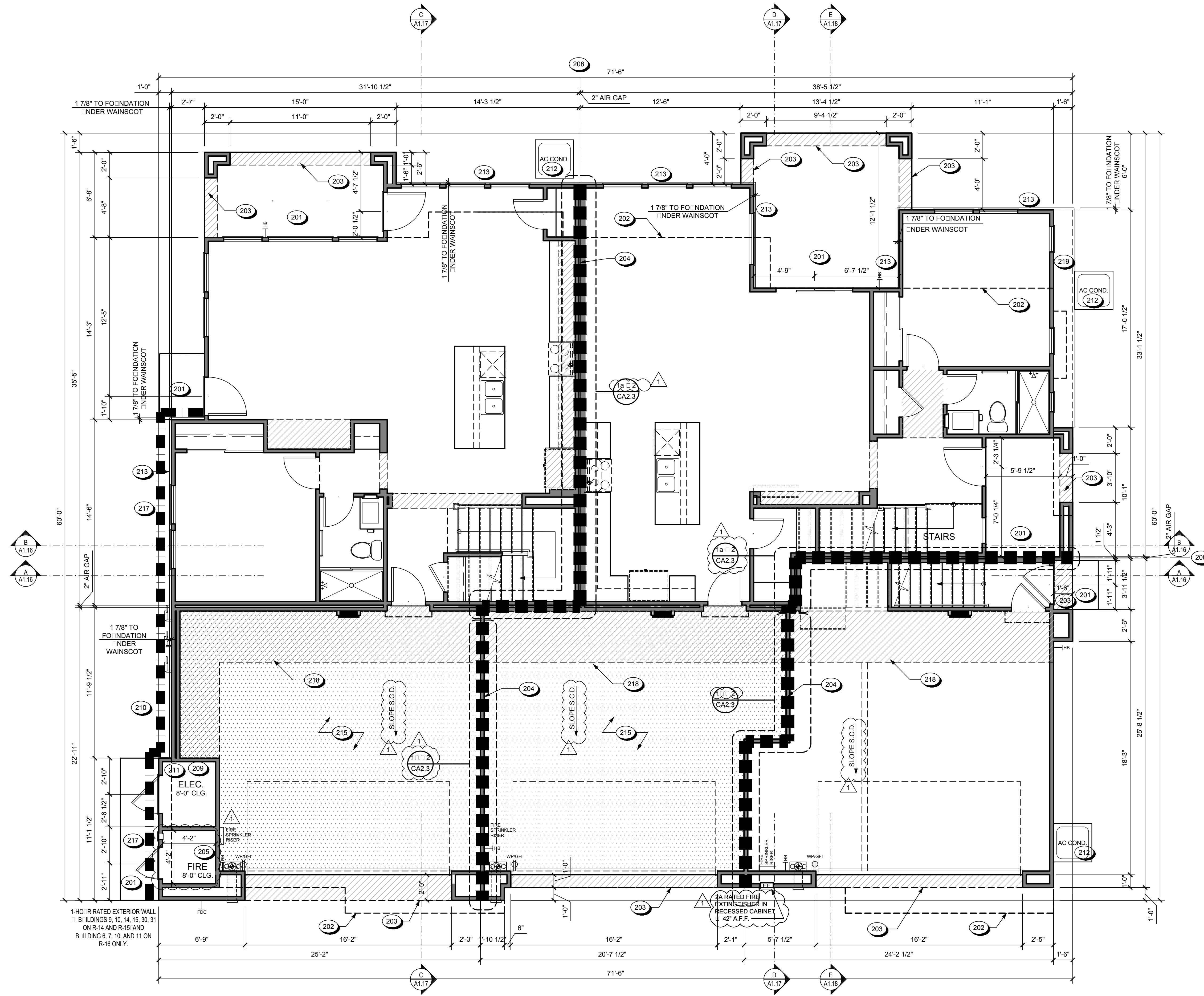


**BUILDING PLAN 1 FIRST FLOOR
UNIT DIAGRAM**

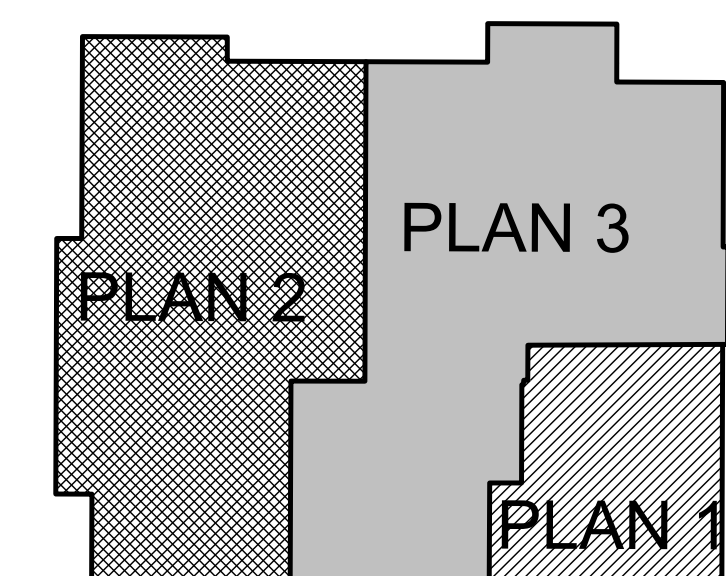
Fanita Ranch

Plan 1

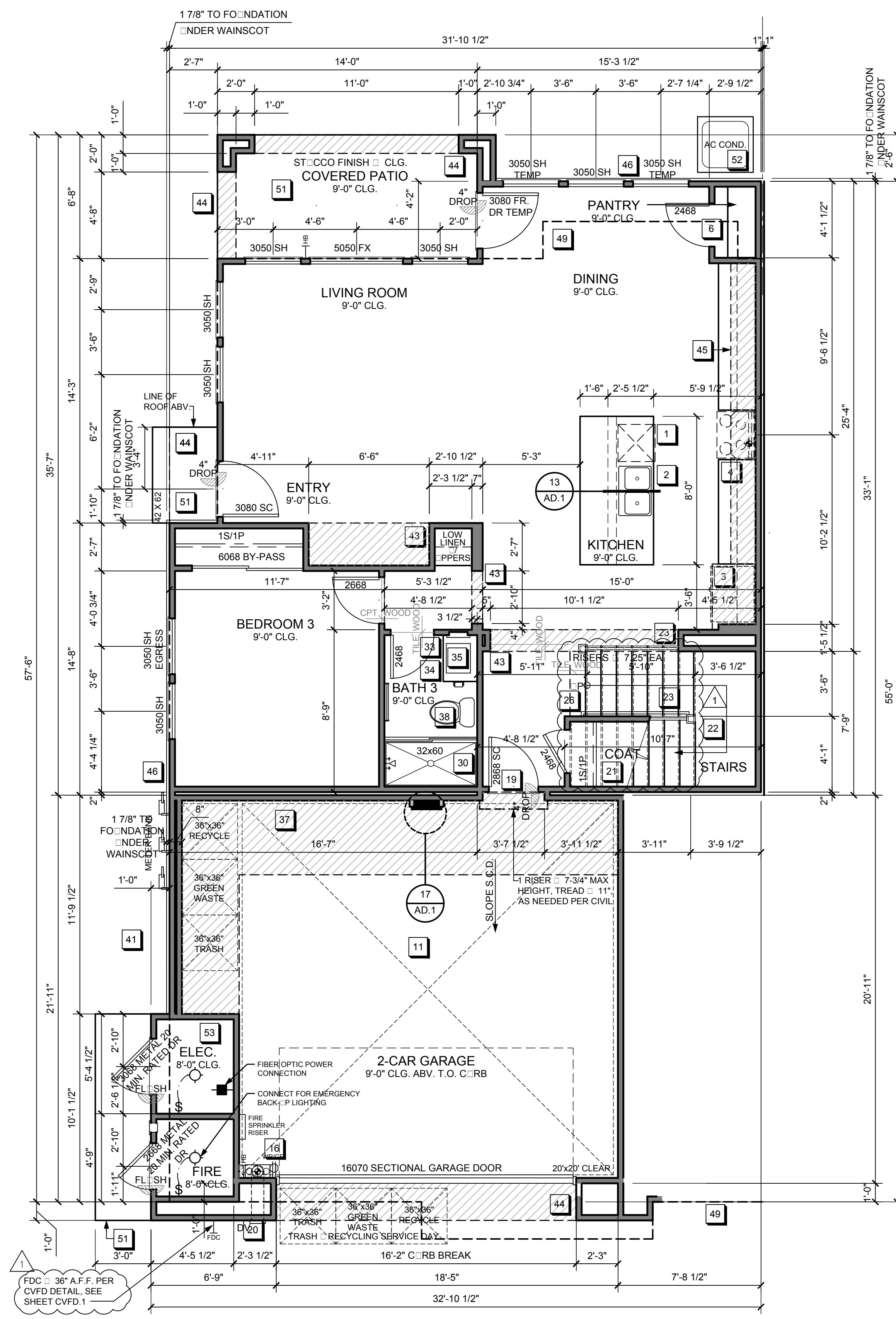
Floor Plan



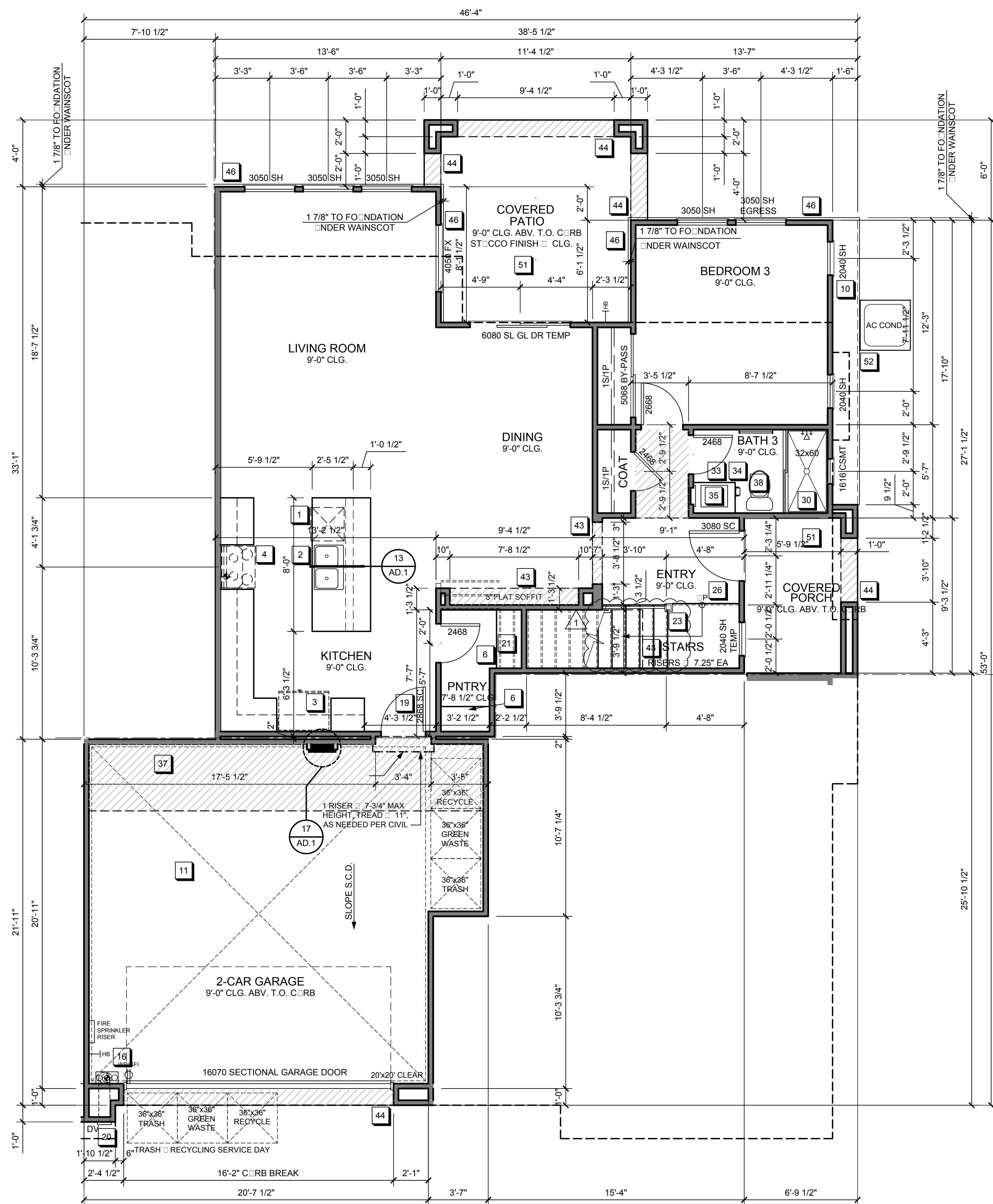
BUILDING PLAN 1A FIRST FLOOR PLAN, ELEVATION A, SPANISH
SCALE: 1/4" = 1'-0"



BUILDING PLAN 1 FIRST FLOOR UNIT DIAGRAM



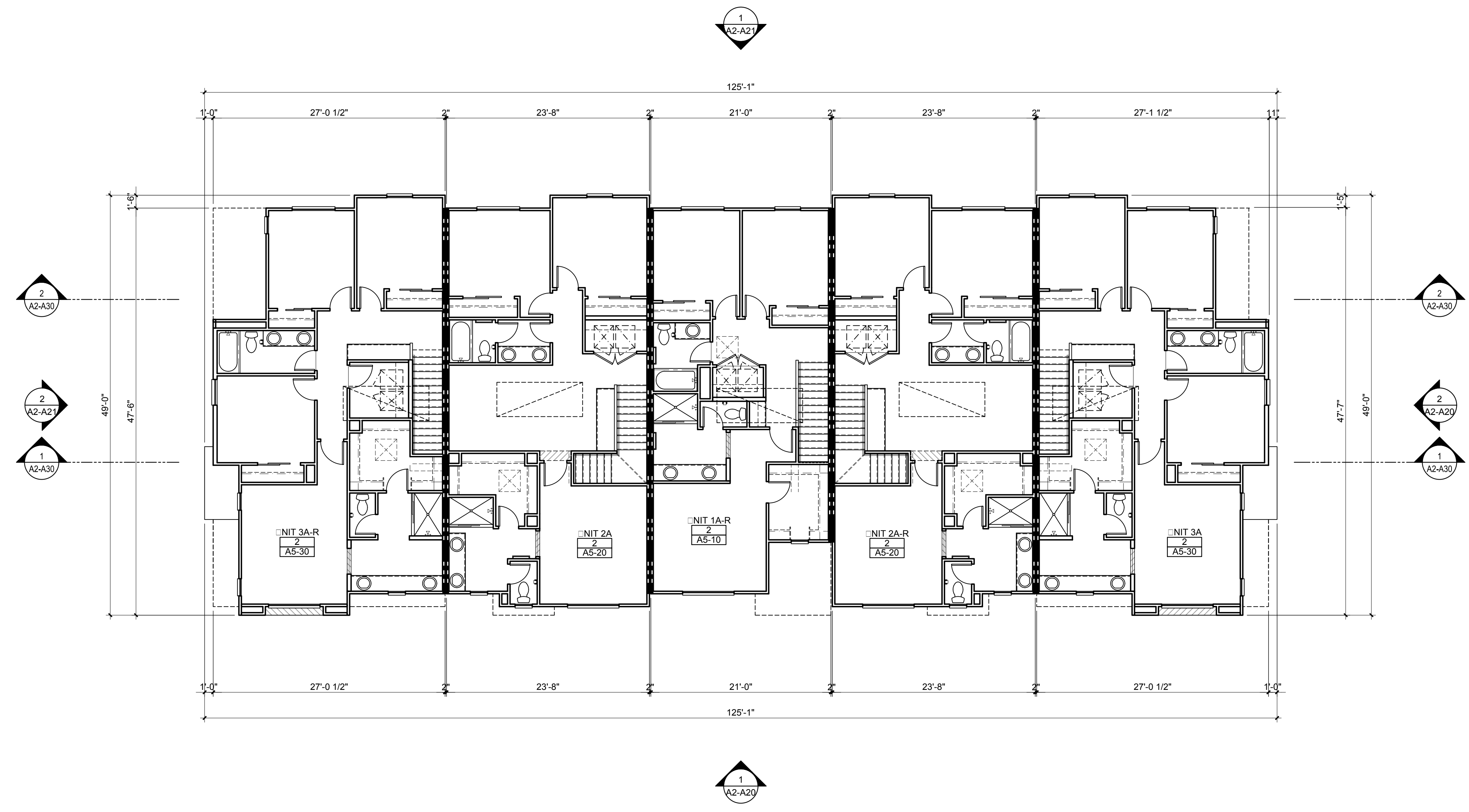
**PLAN 2 FIRST FLOOR PLAN
ELEVATION A**
SCALE: 1/4" = 1'-0"



**PLAN 3 FIRST FLOOR PLAN
ELEVATION A**

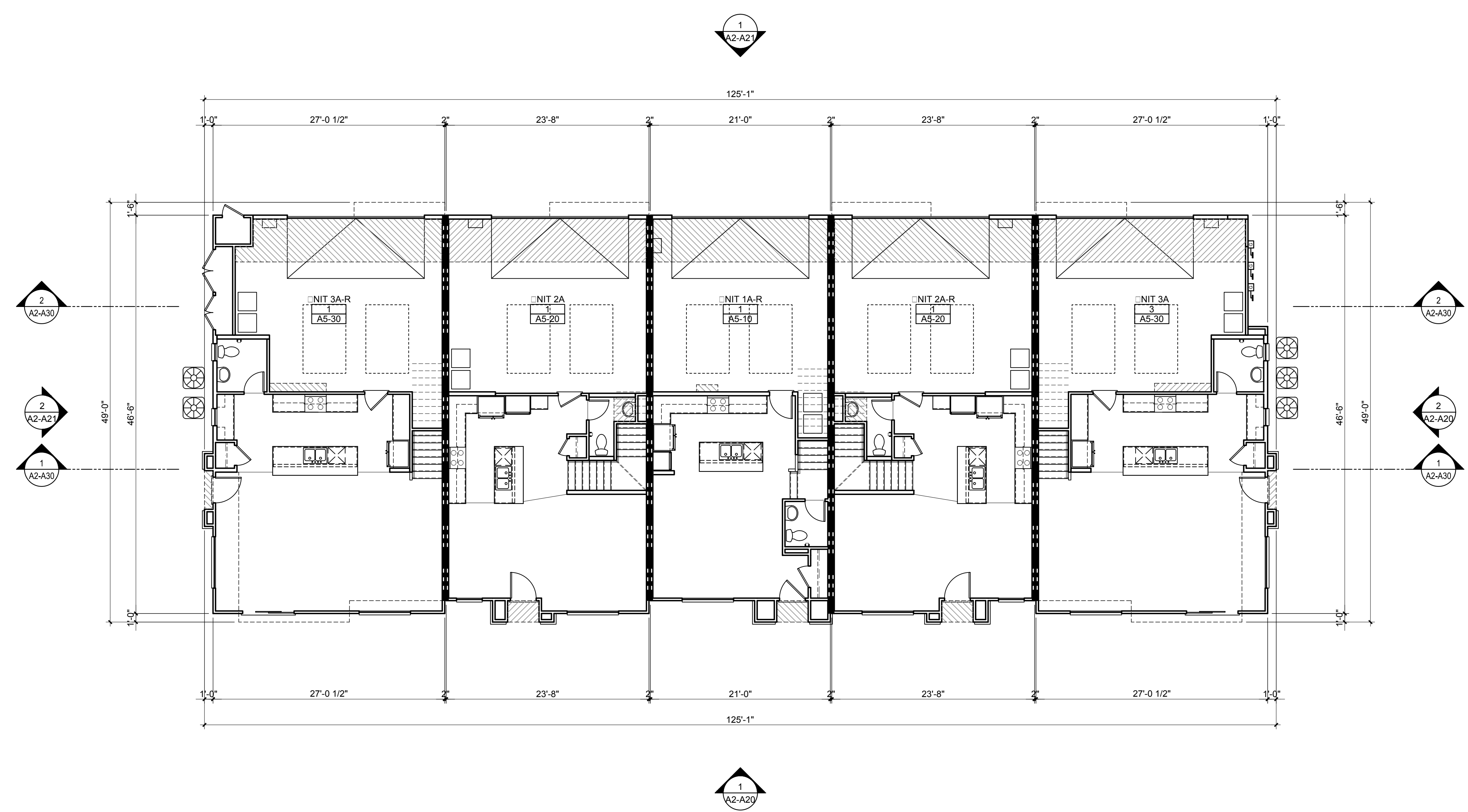
SCALE: 1/4" = 1'-0"

Fanita Ranch Row Towns Floor Plans



5-PLEX (RHONE FARMHOUSE) - SECOND FLOOR PLAN SCALE: 1/8"=1'-0" 2

- ### COMPOSITE NOTES
- REFER TO SHEET AD-11 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
 - THE COMPOSITE PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS. OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXISTING, DECK SLOPES, AND GENERAL INFORMATION NOT SPECIFIC TO THE UNITS PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
 - DRAFTSTOPPING SHALL BE IN ACCORDANCE WITH C.B.C SECTION 718.4.2.
 - FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES PER C.B.C SECTION 718.2.
 - DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C. SECTION 510.5.3.1.
 - ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
 - WALL STUD DIMENSIONS INDICATED IN KEYNOTES ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
 - WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH C.B.C. SECTION 708 (420.2).
 - PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT (OF SAME TENANCY) AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD OR EQUIVALENT, PER C.B.C 406.3.2.1.
 - AT FIRE PARTITIONS, CONTIGUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
 - FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
 - EXTERIOR WALLS SHALL COMPLY WITH C.B.C. SECTION 705.
 - DOWNSPOUTS TO BE PREFINISHED. DISCHARGE PER CIVIL DRAWINGS.
 - ISOLATE PLUMBING AT FIRE PARTITIONS PER DETAILS ON SHEET AD-20.
 - ALL PLUMBING PENETRATIONS THROUGH WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
 - INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SEC. 803.
 - FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CEILINGED VINYL, CARPET, OR A PRODUCT THAT MEETS C.B.C. I.I.C. AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
 - WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.B.C. TABLE 803.13.
 - FIRE PARTITIONS SHALL COMPLY WITH C.B.C. SECTION 708.4 FOR CONTINUITY. SEPARATING THE UNITS, FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO.
 - FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH C.B.C. SECTION 711.
 - AN OPENING NOT LESS THAN 22" X 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". MIN. CLEAR HEADROOM OF 30" IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
 - DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE, INCLUDING ITS ATTIC AREA, SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019 INCH IN THICKNESS AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER C.B.C. SEC. 406.3.4.3.

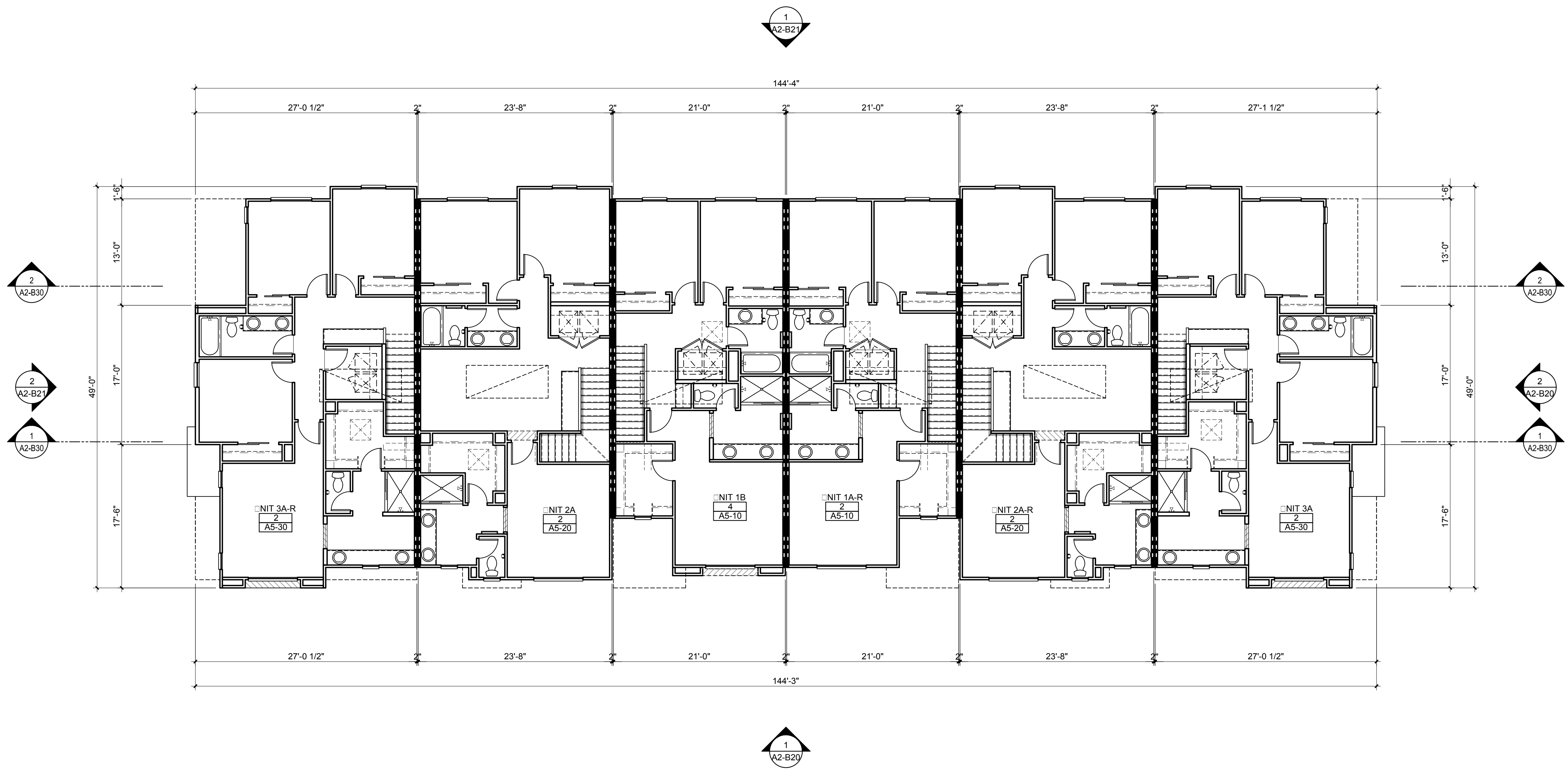


5-PLEX (RHONE FARMHOUSE) - FIRST FLOOR PLAN SCALE: 1/8"=1'-0" 1

- ### FLOOR SYSTEMS
- TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION.
 - TYPICAL FLOOR-CEILING ASSEMBLIES BETWEEN A UNIT AND A GARAGE SHALL BE SEPARATED BY MIN. 5/8" TYPE 'X' GYP. BOARD.
 - TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, I.N.O.
 - TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION.
 - INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, I.N.O.
 - DWELLING UNIT SEPARATION WALLS SHALL BE OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL (9) AD-21.
 - MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/ FIREBLOCKED AS REQUIRED IN C.B.C. SECTIONS 714, 715, AND 718 SEE DETAIL (20) AD-21.

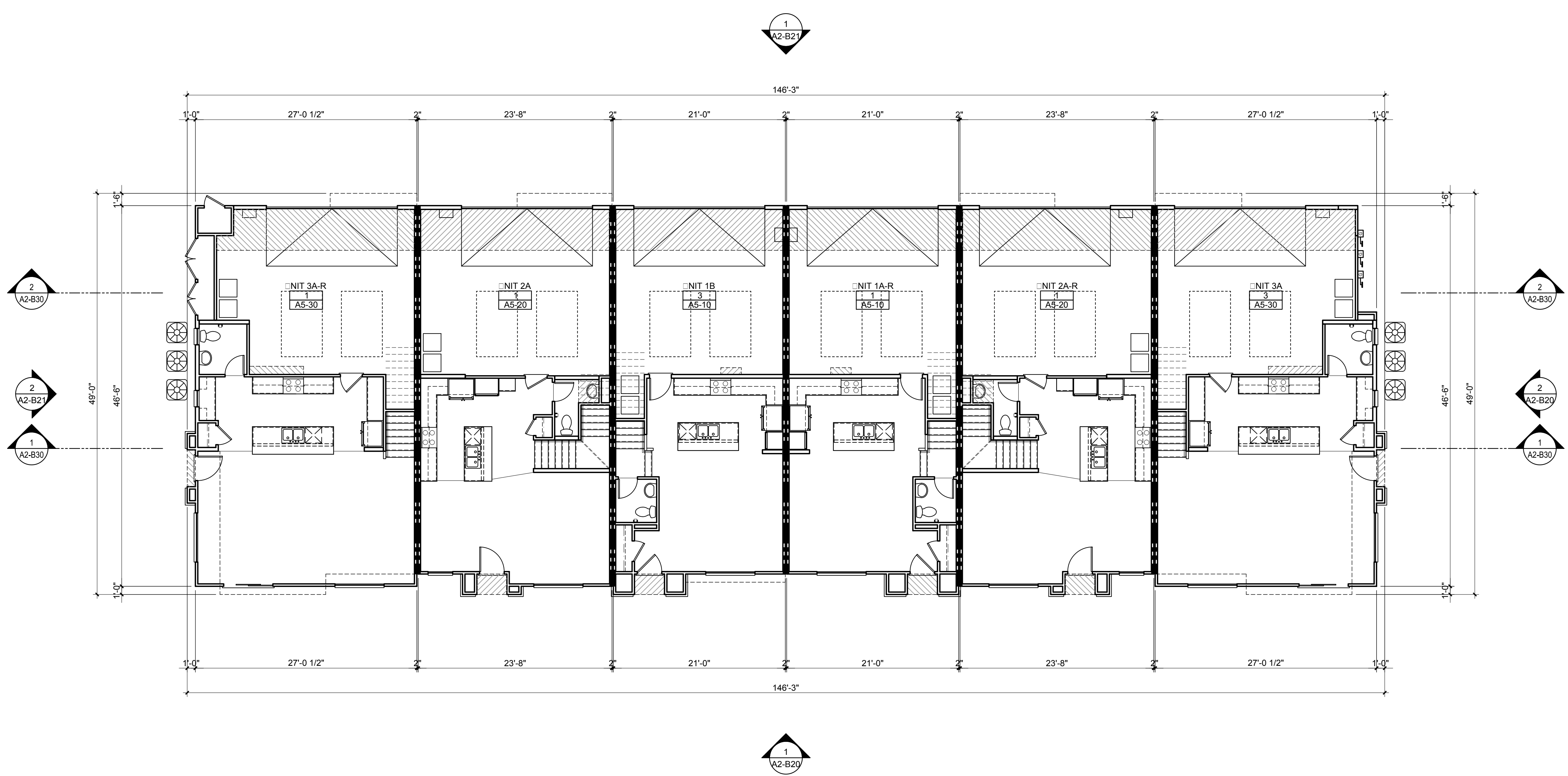
- ### COMPOSITE PLAN SYMBOLS
- NIT X-R: UNIT TYPE (R = REVERSE)
 - X: DETAIL NUMBER
 - A-XXX: SHEET NUMBER
 - 1 HR. COMMON WALL FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTM E 119 OR I.L. 263 - SEE DETAIL 4-AD-21.
 - INDICATES DROPPED SOFFIT - 8'-0" FROM T.O.C. OR T.O.SHTG. I.N.O.
 - A/C CONDENSER - SEE MECHANICAL, CIVIL AND LANDSCAPE DRAWINGS FOR LOCATIONS
 - DS: DOWNSPOUT
 - FE: FIRE EXTINGUISHER INSTALLED IN COMPLIANCE WITH CBC (AMEREX 2A10B C OR APPROVED EQUIV.) MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER PER N.F.P.A. STANDARD 75-07.

Fanita Ranch Row Towns Floor Plans



6-PLEX (RHONE FARMHOUSE) - SECOND FLOOR PLAN SCALE: 1/8"=1'-0" 2

- ### COMPOSITE NOTES
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 - ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
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6-PLEX (RHONE FARMHOUSE) - FIRST FLOOR PLAN SCALE: 1/8"=1'-0" 1

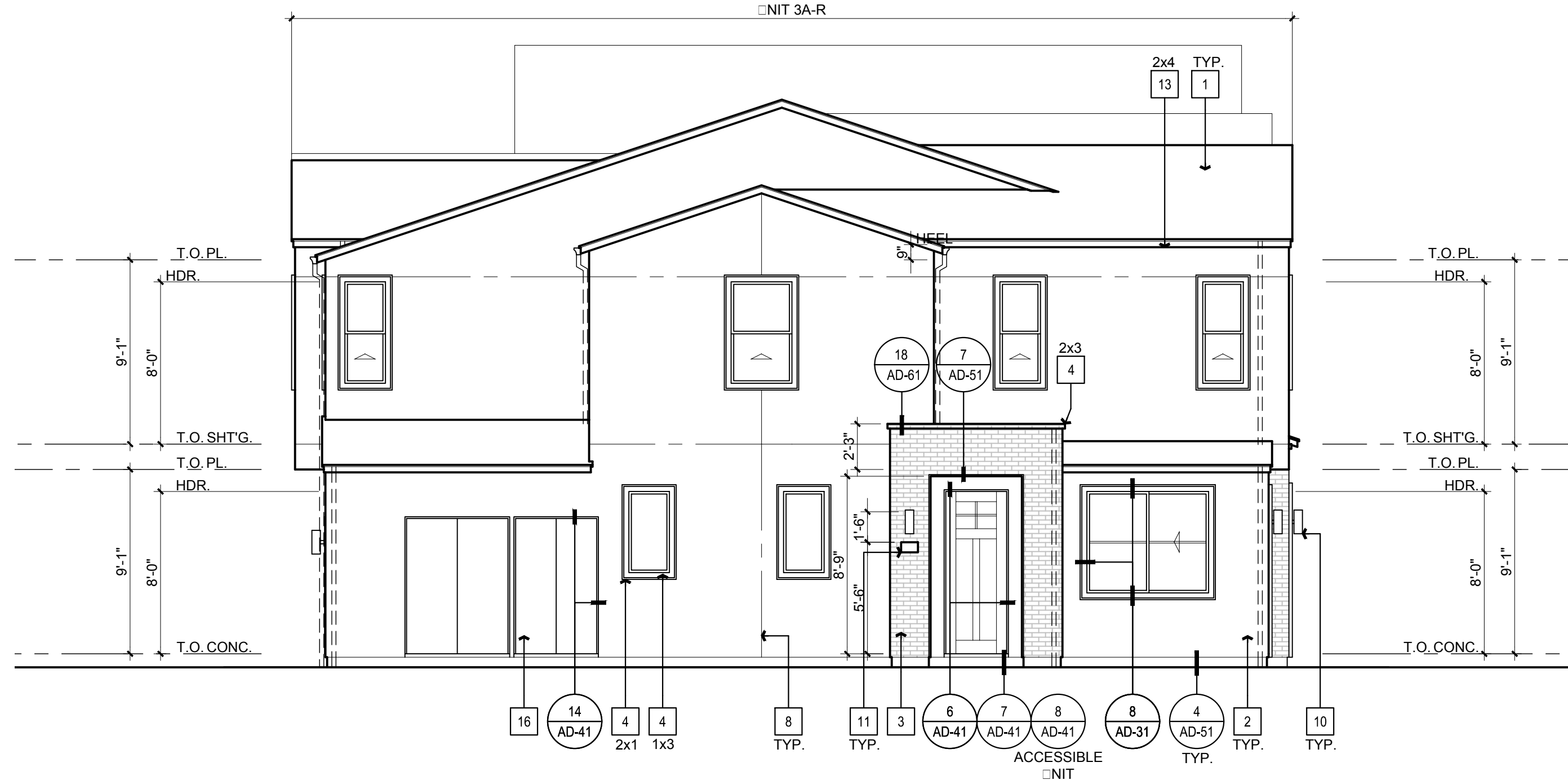
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 - DS - DOWNSPOUT
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Fanita Ranch Row Towns Elevations

ELEVATION KEYNOTES

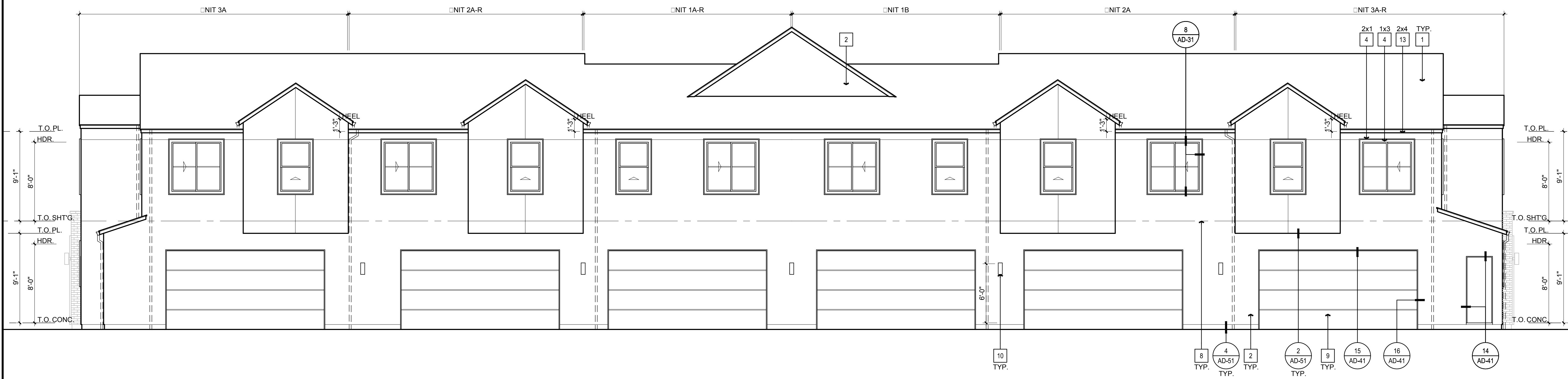
- 1 ROOFING: ROOF MATERIAL: ASPHALT FIBERGLASS ROOF SHINGLES (CERTAINTED ICC-ES ESR-1389 OR EQUAL). INSTALL PER MFR'S SPECS. VERIFY W/ COLOR SCHEME.
- 2 EXTERIOR WALL: 1-COAT EXTERIOR PLASTER SYSTEM (OMEGA DIAMOND WALL ICC-ESR-1194 OR EQUAL) O/2 LAYERS GRADE 'D' MIN. BLDG. PAPER. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY ARCHITECT.
- 3 ADHERED STONE VENEER: INSTALL O/PLASTER BASE O(2) LAYERS GRADE 'D' MIN. BLDG. PAPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 FOAM TRIM: E.P.S. FOAM TRIM WITH EXTERIOR PLASTER OVER. REFER TO EXTERIOR ELEVATIONS AND DETAILS FOR SHAPES AND SIZES.
- 5 FIBER-CEMENT HORIZONTAL SIDING: V-GROOVE SIDING W/ 7" EXPOSURE BY "JAMES HARDIE" OR APPROVED EQUAL. INSTALL O/APPROVED BACKING PER MANUFACTURER'S SPECS.
- 6 FIBER-CEMENT SIDING: 1x4 WOOD GRAIN NICKEL GAP/SHIP LAP (3/12" WIDTH, 5/64" GAP) BY TRIM EXTERIOR OR APPROVED EQUAL. INSTALL O/APPROVED BACKING PER MANUFACTURER'S SPECS.
- 7 FIBER-CEMENT TRIM: INSTALL O/APPROVED BACKING PER MANUFACTURER'S SPECS. REFER TO EXTERIOR ELEVATIONS AND DETAILS FOR SHAPES AND SIZES.
- 8 WALL: FLOOR CONTROL/DRAINAGE JOINT: OCCURS AT ALL FLOOR LEVELS. SEE DETAIL 24AD-51.
- 9 GARAGE DOOR: SECTIONAL OVERHEAD GARAGE DOOR. SEE PLANS FOR SIZE. REFER TO OWNER SPECS.
- 10 LIGHT FIXTURE: EXTERIOR DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS. REFER TO OWNER SPECS. AT SITE, SEE DETAIL 17AD-51.
- 11 ILLUMINATED ADDRESS: DWELLINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A MINIMUM STROKE OF 1/2". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND ADDRESS CAN NOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- 12 FOAM SHAPED CORBEL
- 13 FASCIA/BARGE: 2x6 (N.O.) WOOD FASCIA - BARGE BOARD PREPRIMED.
- 14 GUTTER: PAINT. SEE EXTERIOR COLOR LEGEND FOR COLOR SPECIFICATION. SEE ROOF PLANS FOR ADDITIONAL INFORMATION.
- 15 DOWNSPOUT: 3" DIA. (2"x3") PRE-FINISHED DOWNSPOUT. DISCHARGE PER CIVIL DRAWINGS. REFER TO DETAIL 23AD-51 FOR SUPPORT.
- 16 MECHANICAL/UTILITY CLOSET
- 17 GAS METERS: VERIFY LOCATION W/ SITE PLAN.



6-PLEX (RHONE FARMHOUSE) - LEFT ELEVATION SCALE: 3/16"=1'-0" 2

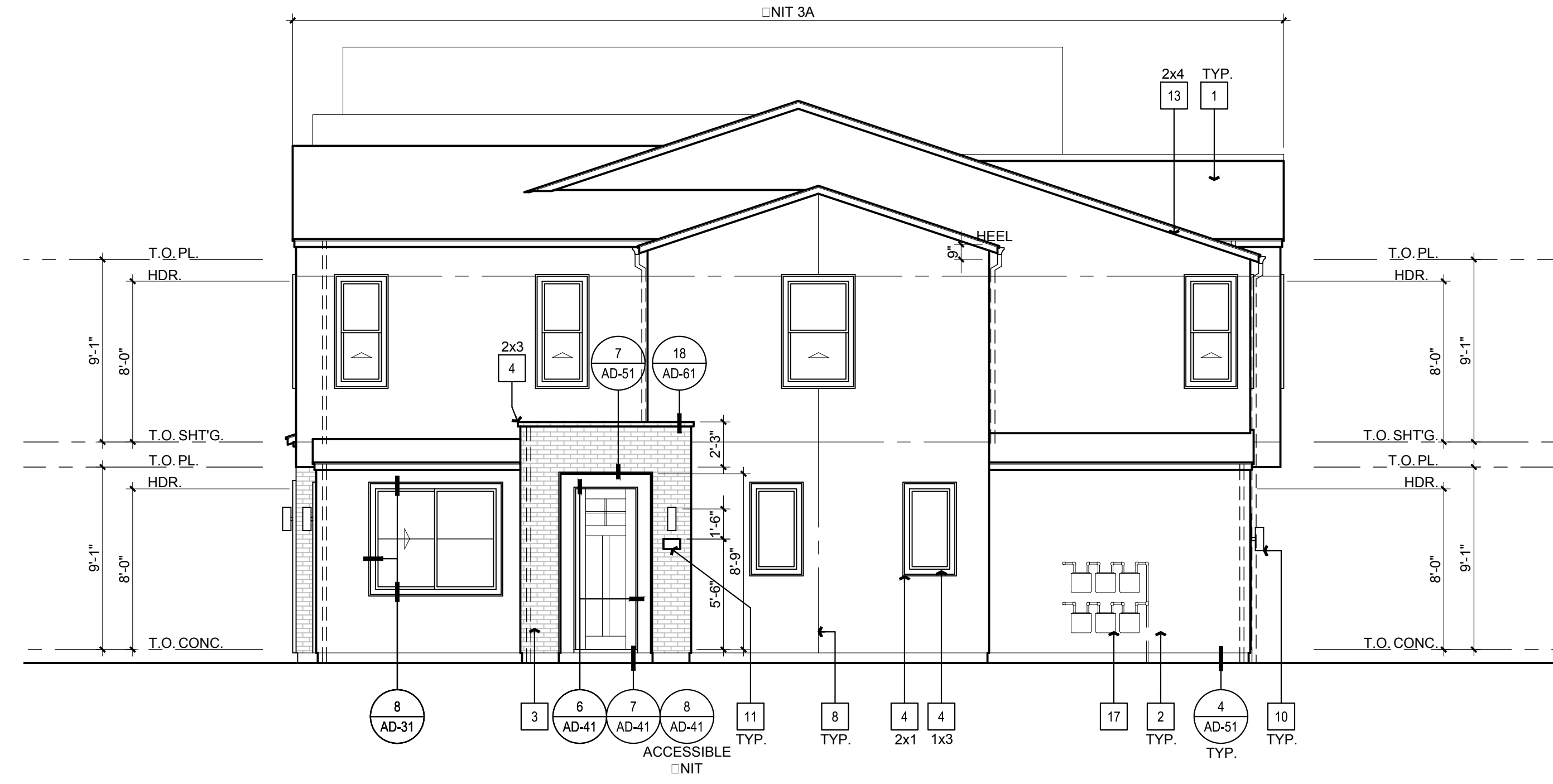
ELEVATION NOTES

1. DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
2. ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS.
3. ALL WINDOWS HEADS ARE 8'-0" A.F.F. UNLESS NOTED OTHERWISE. WINDOWS ADJACENT TO DOORS ALIGN WITH DOOR TRIM.
4. PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER WALLS.
5. REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS.
6. ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF-ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
7. FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS.
8. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS.
10. COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCKUPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCKUPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS.
 - a. ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED.
11. HORIZONTAL VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS - NOT MORE THAN 100 SQ. FT. ON HORIZONTAL APPLICATIONS. DISTANCE BETWEEN JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND. REFER TO DETAIL X1AD-XX.
12. ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.



6-PLEX (RHONE FARMHOUSE) - REAR ELEVATION SCALE: 3/16"=1'-0" 1

Fanita Ranch Row Towns Elevations



ELEVATION KEYNOTES

- 1 ROOFING: ROOF MATERIAL: ASPHALT FIBERGLASS ROOF SHINGLES (CERTAINTED) ICC-ES ESR-1389 OR EQUAL. INSTALL PER MFR'S SPECS. VERIFY W/ COLOR SCHEME.
- 2 EXTERIOR WALL: 1-COAT EXTERIOR PLASTER SYSTEM (OMEGA DIAMOND WALL ICC-ESR-1194 OR EQUAL) O/ 2 LAYERS GRADE 'D' MIN. BLDG. PAPER. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY ARCHITECT.
- 3 ADHERED STONE VENEER: INSTALL O/ PLASTER BASE O/ (2) LAYERS GRADE 'D' MIN. BLDG. PAPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 FOAM TRIM: E.P.S. FOAM TRIM WITH EXTERIOR PLASTER OVER. REFER TO EXTERIOR ELEVATIONS AND DETAILS FOR SHAPES AND SIZES.
- 5 FIBER-CEMENT HORIZONTAL SIDING: V-GROOVE SIDING W/ 7" EXPOSURE BY 'JAMES HARDIE' OR APPROVED EQUAL. INSTALL O/ APPROVED BACKING PER MANUFACTURER'S SPECS.
- 6 FIBER-CEMENT SIDING: 1X4 WOOD GRAIN NICKEL GAP/SHIP LAP (3 1/2" WIDTH, 5/64 GAP) BY TRIM EXTERIOR OR APPROVED EQUAL. INSTALL O/ APPROVED BACKING PER MANUFACTURER'S SPECS.
- 7 FIBER-CEMENT TRIM: INSTALL O/ APPROVED BACKING PER MANUFACTURER'S SPECS. REFER TO EXTERIOR ELEVATIONS AND DETAILS FOR SHAPES AND SIZES.
- 8 WALL FLOOR CONTROL/DRAINAGE JOINT: OCCURS AT ALL FLOOR LEVELS. SEE DETAIL 24AD-51.
- 9 GARAGE DOOR: SECTIONAL OVERHEAD GARAGE DOOR. SEE PLANS FOR SIZE. REFER TO OWNER SPECS.
- 10 LIGHT FIXTURE: EXTERIOR DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS. REFER TO OWNER SPECS. AT SITE. SEE DETAIL 17AD-51.
- 11 ILLUMINATED ADDRESS: DWELLINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A MINIMUM STROKE OF 1/2". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND ADDRESS CAN NOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
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- 16 MECHANICAL/TILITY CLOSET
- 17 GAS METERS: VERIFY LOCATION W/ SITE PLAN.

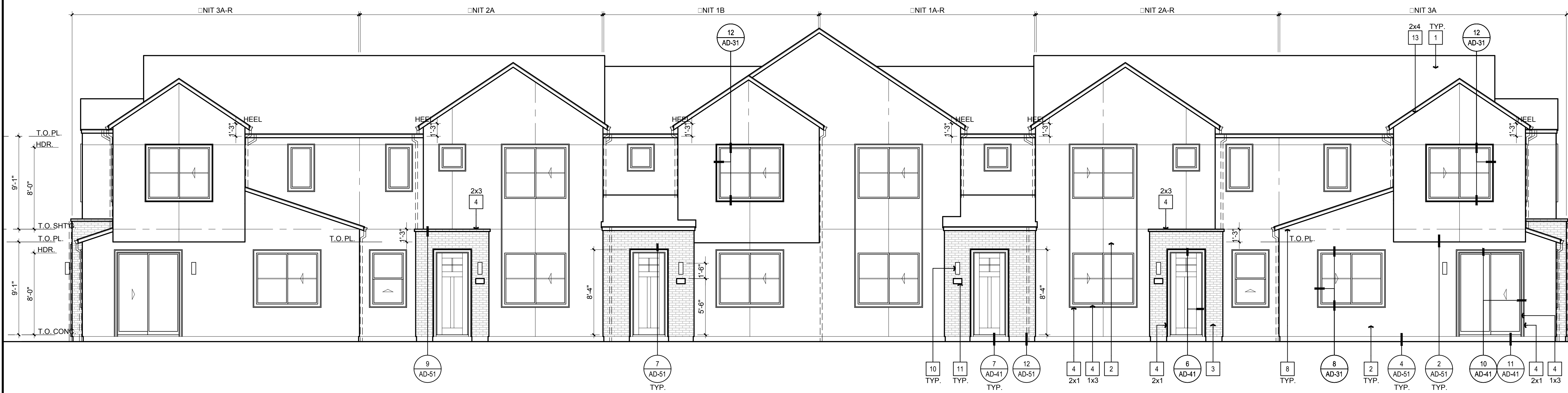
6-PLEX (RHONE FARMHOUSE) - RIGHT ELEVATION

SCALE: 3/16"=1'-0"

2

ELEVATION NOTES

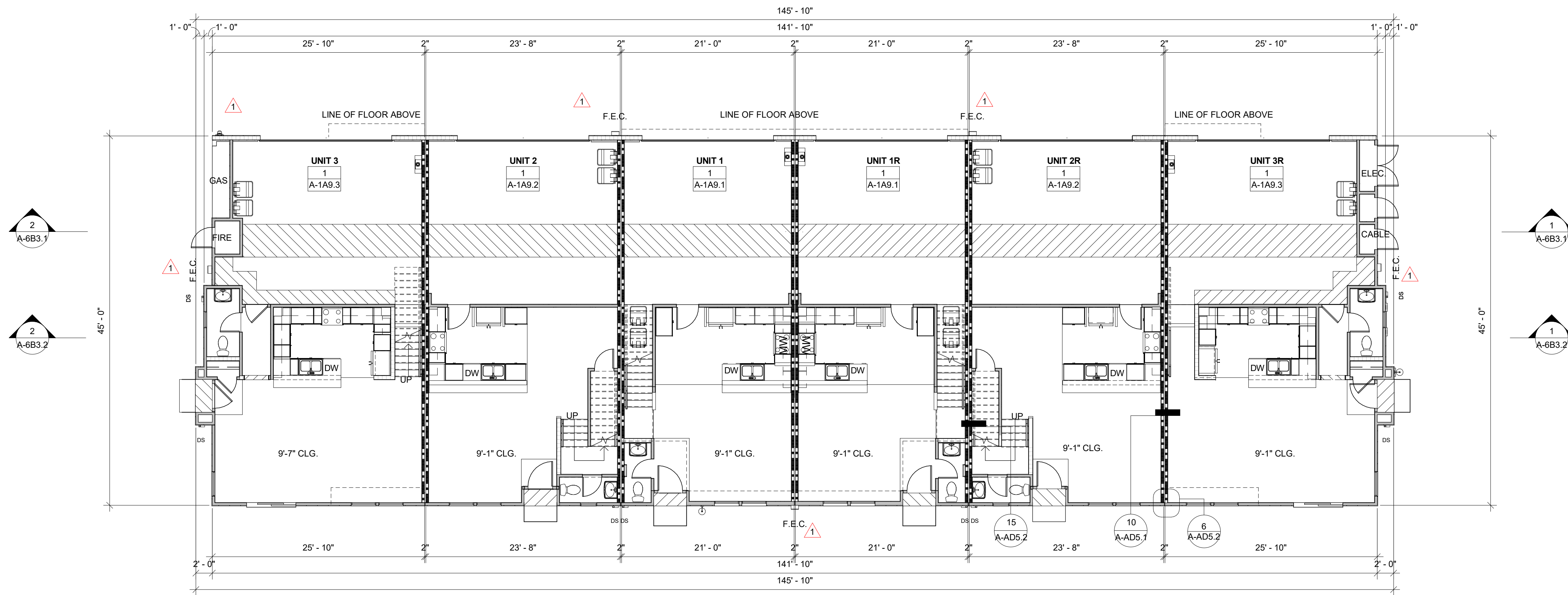
1. DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
2. ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS.
3. ALL WINDOWS HEADS ARE 8'-0" A.F.F. UNLESS NOTED OTHERWISE. WINDOWS ADJACENT TO DOORS ALIGN WITH DOOR TRIM.
4. PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER WALLS.
5. REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS.
6. ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF-ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
7. FOAM PROJECTIONS MAY BE SET UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS.
8. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS.
10. COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCKUPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXT. COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCKUPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS.
 - a. ALL COLOR, MATERIAL AND SCREEN CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED.
11. HORIZONTAL VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS NOT MORE THAN 100 SQ. FT. ON HORIZONTAL APPLICATIONS. DISTANCE BETWEEN JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO SURFACE BEYOND. REFER TO DETAIL X1AD-XX.
12. ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.



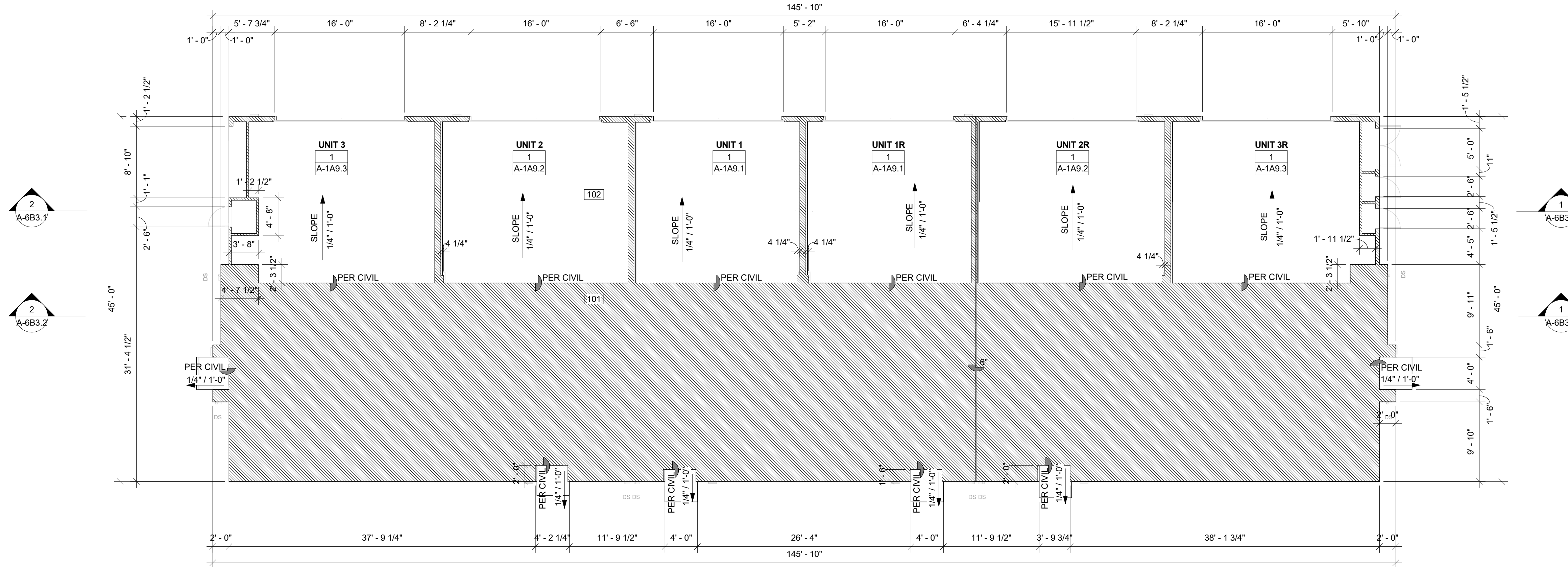
COMPOSITE B (FARMHOUSE) - FRONT ELEVATION

SCALE: 3/16"=1'-0"

1



2 BUILDING TYPE 4B_COMP FIRST FLOOR PLAN
1/8" = 1'-0"



1 BUILDING TYPE 4B_COMP SLAB EDGE PLAN
1/8" = 1'-0"

SLAB PLAN NOTES & LEGEND

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS.
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT.
- MAINTAIN A MAX 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET ADS.4 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- GARAGE SLAB SHALL BE HELD BACK 3-1/2" AND 4" DOWN FROM THE BACK OF THE STEM-FRAMED WALL AT THE GARAGE OVERHEAD DOOR JAMB, TO ALLOW THE DRIVEWAY CONCRETE/PAVERS TO TERMINATE BEHIND THE OVERHEAD GARAGE DOOR.
- INSIDE CORNERS OF THE MAN DOOR STEM WALLS SHALL BE FORMED 3" WIDE FROM CORNER OF STEM WALL DOORWAY FLUSH WITH BACK OF WALL SURFACE. TRADE CONTRACTOR SHALL PROVIDE A LEVEL SLAB AT THE GARAGE MAN DOOR. BLOCK OUT FOR A LEVEL INSTALLATION ON THE GARAGE OUT MAN DOOR THRESHOLD.
- ALL POST BASE HARDWARE SHALL HAVE 1" STANDOFF FROM THE CONCRETE.
- THE SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. SECTION R401.3. SEE PRECISE GRADING PLAN FOR DRAINAGE PATTERN.

SYMBOLS

- 101 PLAN TYPE CONCRETE SLAB PER STRUCTURAL DRAWINGS
- 102 DETAIL NUMBER SLOPED CONCRETE GARAGE SLAB PER STRUCTURAL DRAWINGS
- INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
- INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
- INDICATES SLAB CHANGE IN ELEVATION

101	CONCRETE SLAB PER STRUCTURAL DRAWINGS
102	SLOPED CONCRETE GARAGE SLAB PER STRUCTURAL DRAWINGS

LEGEND

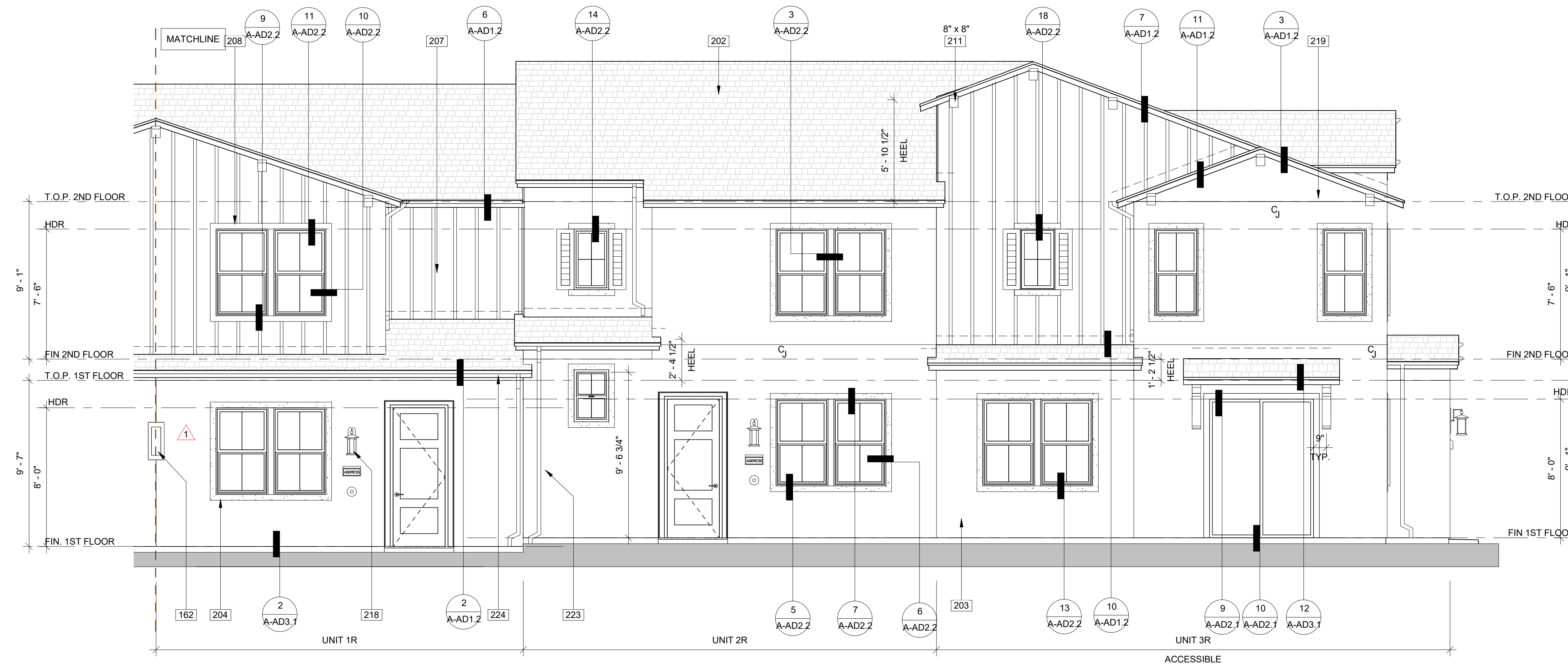
- LOW WALL
- 2x4 WALL
- 2x4 FIRE PARTITION
- 2x6 STUD WALL
- INDICATES LOWERED CEILING OR SOFFIT AT 8'-0" ABOVE FINISHED FLOOR, U.N.O.
- F.E.C. 1-A-10-B-C FIRE EXTINGUISHER PER CBC 906.1 #1, R-2 EXCEPTION
- 1-HR RATED EXTERIOR WALL ASSEMBLY
- 1-HR RATED WALL ASSEMBLY

BUILDING FLOOR PLAN NOTES & LEGEND

- WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD & POST REQUIREMENTS.
- CEILING HEIGHTS INDICATED ARE NOMINAL FROM TOP OF SHEATHING TO BOTTOM OF FLOOR FRAMING / TOP OF PLATE ABOVE.
- PROVIDE CONCEALED 2X BLOCKING WITHIN STUD WALL AS REQUIRED FOR SUPPORT OF CLOSET SHELF & POLE.
- ALL STUDS AT RATED WALLS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH 5/8" TYPE 'X' GYPSUM BOARD (TOTAL NUMBER OF LAYERS PER ASSEMBLY) PRIOR TO SOFFIT INSTALLATION.
- SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPES PER C.B.C. 1023. OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM NET CLEAR HEIGHT OF 24", AND A MINIMUM NET CLEAR WIDTH OF 20". BOTTOM OF CLEAR OPENING FOR EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F. MAX.
- PER C.B.C. 718.2.2, FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- FIRE SEPARATION DISTANCE $\geq 10'$ FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ZERO (0) (NON-RATED)
FIRE SEPARATION DISTANCE $5' \leq X \leq 10'$ FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR) (PER CBC TABLE 602)
THE MAXIMUM AREA OF UNPROTECTED, NONSPRINKLERED EXTERIOR WALL OPENINGS THAT FIRE SEPARATION DISTANCE $5' \leq X \leq 10'$ FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY, SHALL NOT EXCEED 10% (PER CBC TABLE 705.8.1)



2 BUILDING TYPE 4A, SITE R16 BLDG 13, FRONT ELEVATION - PARTIAL
1/4" = 1'-0"



1 BUILDING TYPE 4A, SITE R16 BLDG 13, FRONT ELEVATION - PARTIAL
1/4" = 1'-0"

ELEVATION KEYNOTES

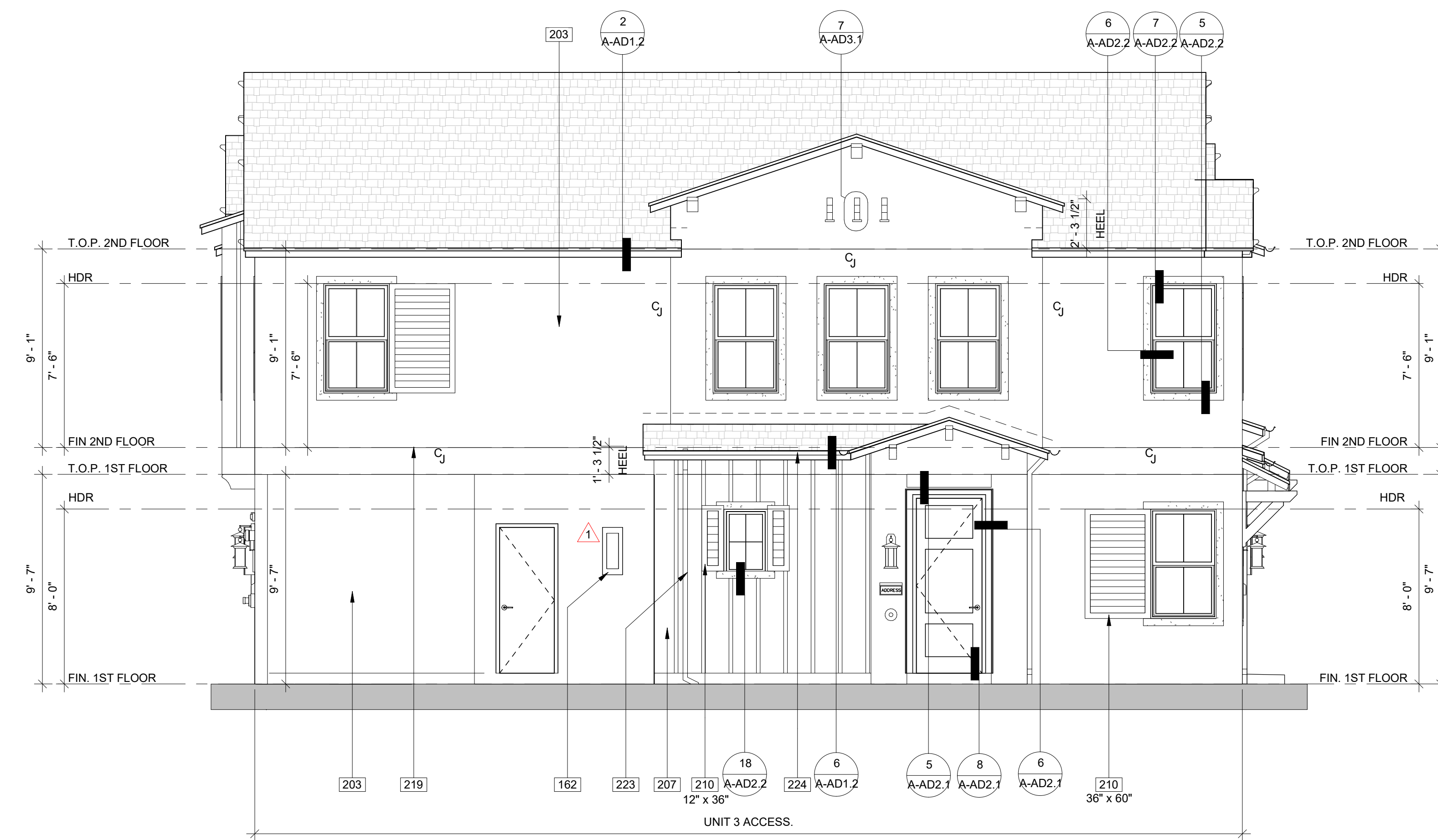
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202	ROOF: SLOPE VARIES, SEE ROOF PLAN. FLAT CONCRETE ROOF TILES BY "EAGLE" OR EQUAL (ICC-ES-ESR-1900) INSTALL PER MANUFACTURER OVER TWO LAYERS #40 ROOF FELT
203	EXTERIOR PLASTER: 7/8" THICK 3-COAT PORTLAND CEMENT PLASTER SYSTEM BY "OMEGA" (ICC-ES-ESR-2581) OR EQUAL. INSTALL PER MANUFACTURER OVER GRADE "D" MINIMUM BUILDING PAPER. PROVIDE (2) LAYERS OF BUILDING PAPER OVER WOOD SHEATHING RECEIVING EXTERIOR PLASTER
204	FOAM TRIM: EPS FOAM FULLY ADHERED INTO BROWN COAT WITH FIBERGLASS MESH WITH PLASTER FINISH COAT. INSTALL PER PLASTER MANUFACTURER'S REQUIREMENTS. REFER TO EXTERIOR ELEVATIONS FOR STYLE-SPECIFIC DETAILS
207	BOARD & BATTEN: FIBER CEMENT BOARD OVER 1X2 FIBER CEMENT BATTEN @ 14" O.C. OR APPROVED EQUAL. INSTALL PER MANUFACTURER, AS SELECTED BY OWNER
208	FIBER CEMENT TRIM: HARDIE TRIM OR APPROVED EQUAL AS SELECTED BY OWNER. REFER TO ELEVATIONS FOR SIZES AND DETAILS
210	COMPOSITE SHUTTER: COMPOSITE SHUTTER. SEE ELEVATIONS FOR SIZES AND DETAILS. INSTALL PER MANUFACTURER DETAILS
211	WOOD OUTLOOKER: WOOD OUTLOOKER WITH METAL CAP, REFER TO EXTERIOR ELEVATIONS FOR DETAILS
218	EXTERIOR LIGHT: AS SELECTED BY OWNER
219	CONTROL JOINT: SEE NOTES AND DETAIL 3/A-AD3.1
223	3" DIAMETER, PRE-FINISHED, DOWNSPOUT. WHEN DOWNSPOUT ENCOUNTERS TRIM ELEMENTS, FORM FIT DOWNSPOUT AROUND TRIM. DISCHARGE PER CIVIL DRAWINGS.
224	5" HALF ROUND PRE-FINISHED GUTTER

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- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.

VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR, WHERE FIELD CONDITIONS ALLOW.

CENTER LIGHT, ADDRESS AND DOORBELL VERTICALLY



2 BUILDING TYPE 4A, LEFT ELEVATION - SITE R16 BLDG 13
1/4" = 1'-0"



1 BUILDING TYPE 4A, RIGHT ELEVATION - SITE R16 BLDG 13
1/4" = 1'-0"

ELEVATION KEYNOTES

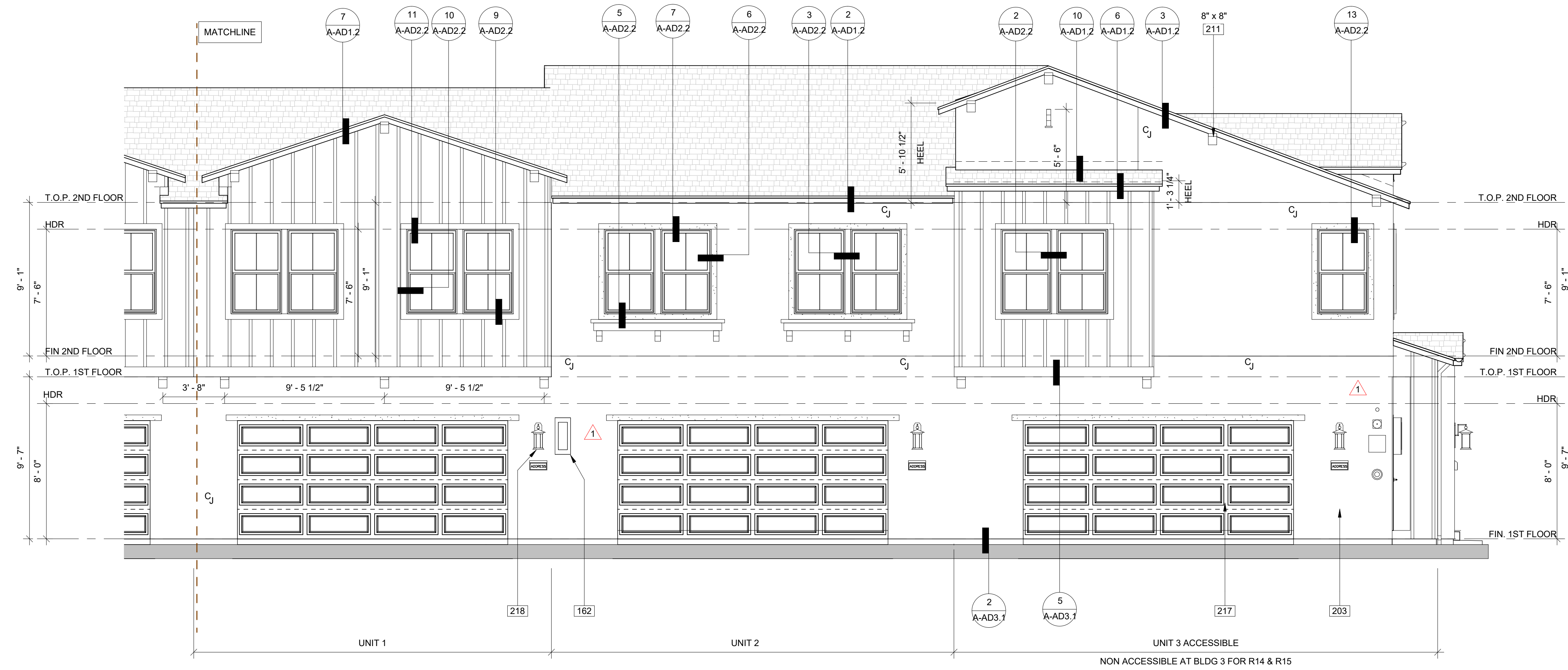
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216	TILE ACCENT. REFER TO #7/A-AD3.1 FOR DETAILS
219	CONTROL JOINT: SEE NOTES AND DETAIL 3/A-AD3.1
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2 BUILDING TYPE 4A, REAR ELEVATION - PARTIAL
1/4" = 1'-0"



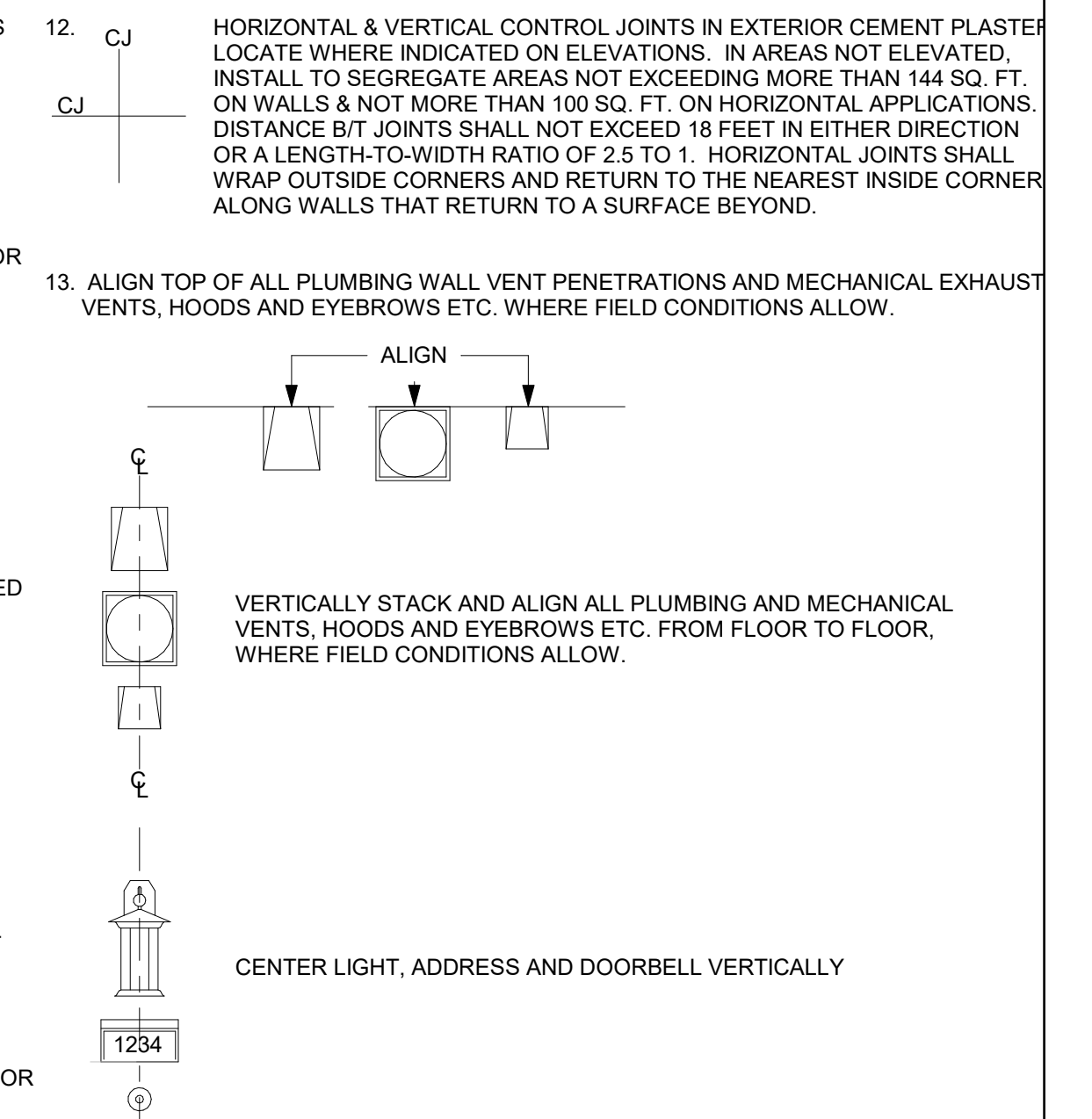
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211	WOOD OUTLOOKER: WOOD OUTLOOKER WITH METAL CAP. REFER TO EXTERIOR ELEVATIONS FOR DETAILS
215	WOOD CORBEL: SHAPED WOOD CORBEL. SEE ELEVATIONS FOR DETAILS
216	TILE ACCENT. REFER TO #7/A-AD3.1 FOR DETAILS
217	GARAGE DOOR: SECTIONAL OVERHEAD GARAGE DOOR. SEE PLANS FOR SIZES. REFER TO OWNER SPECS
218	EXTERIOR LIGHT: AS SELECTED BY OWNER
219	CONTROL JOINT: SEE NOTES AND DETAIL 3/A-AD3.1

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 - a. ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNER UNLESS OTHERWISE NOTED
 - b. PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS.





LEFT



FRONT



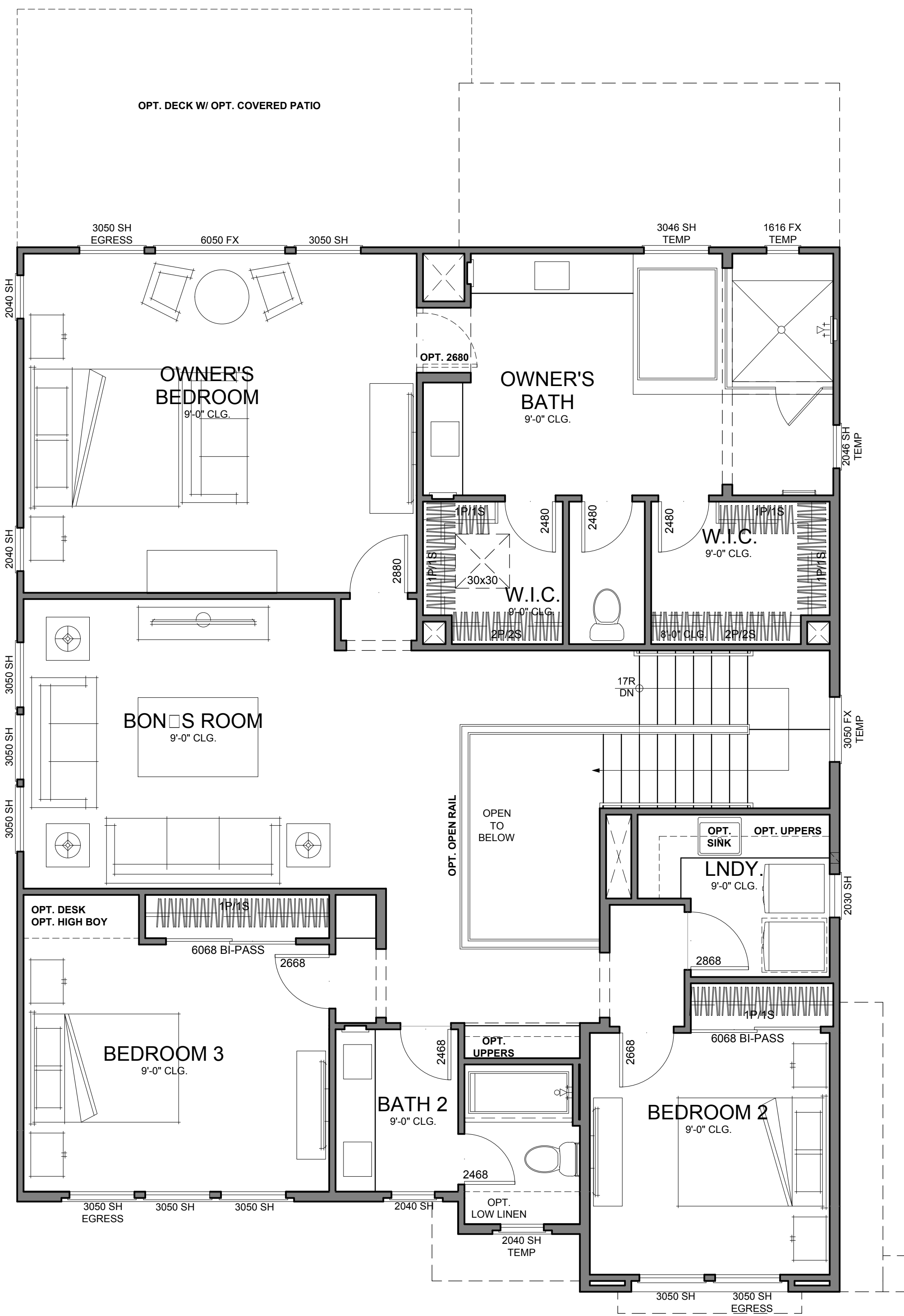
RIGHT



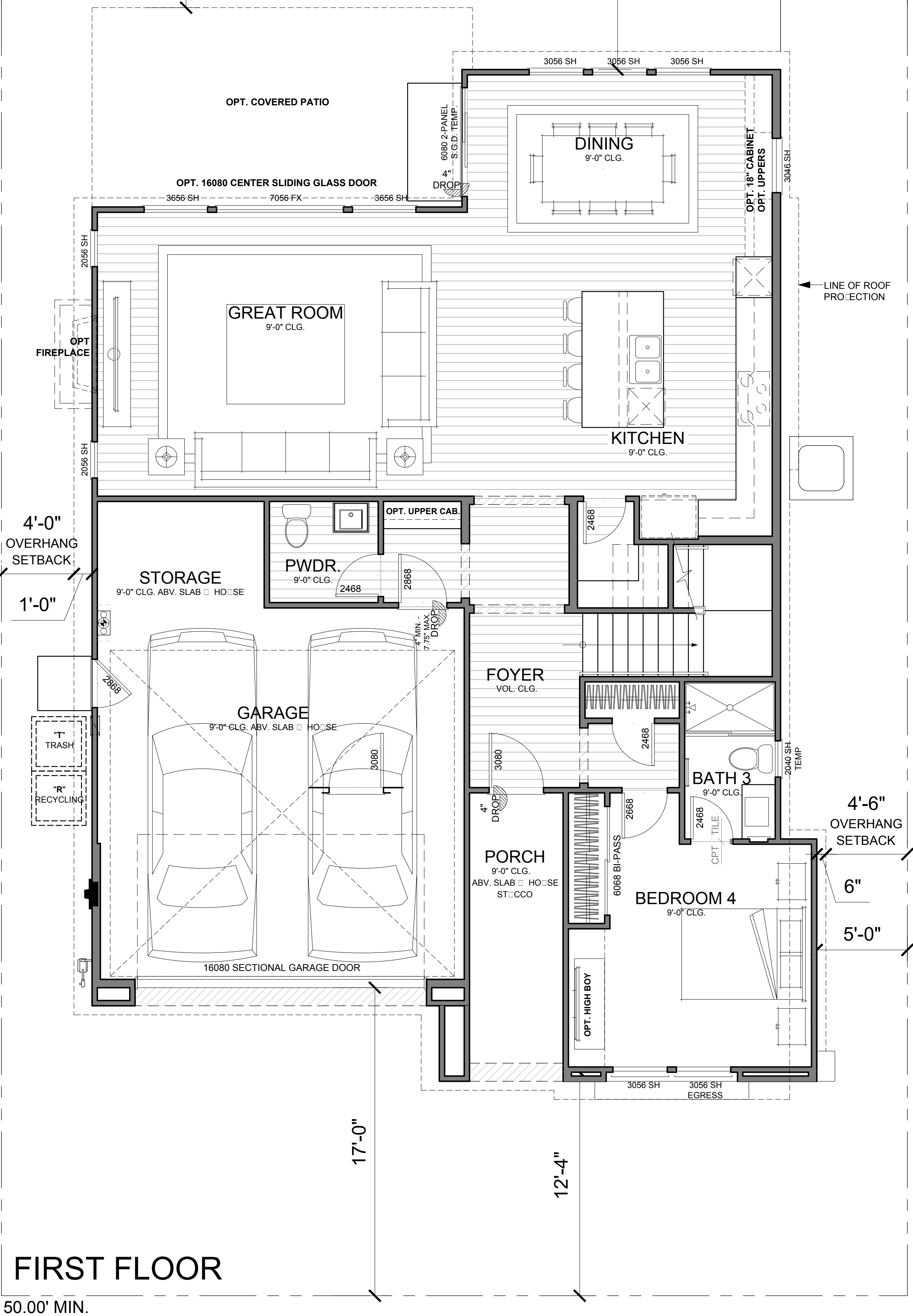
REAR

Fanita Ranch 50'x100' Plan 1 Elevations

SECOND FLOOR



FIRST FLOOR



Fanita Ranch
50'x100'
Plan 1
Floor Plan



LEFT



FRONT

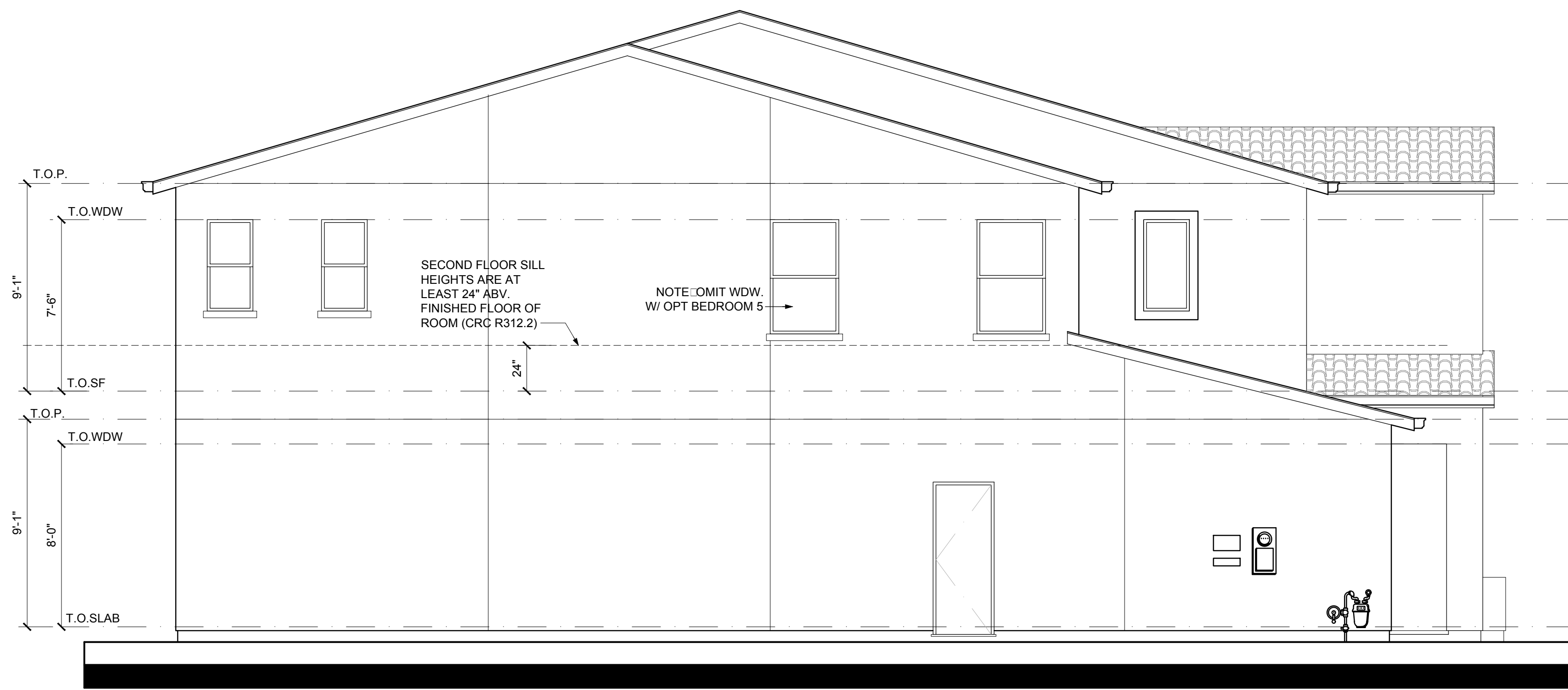


RIGHT



REAR

Fanita Ranch 50'x100' Plan 2 Elevations



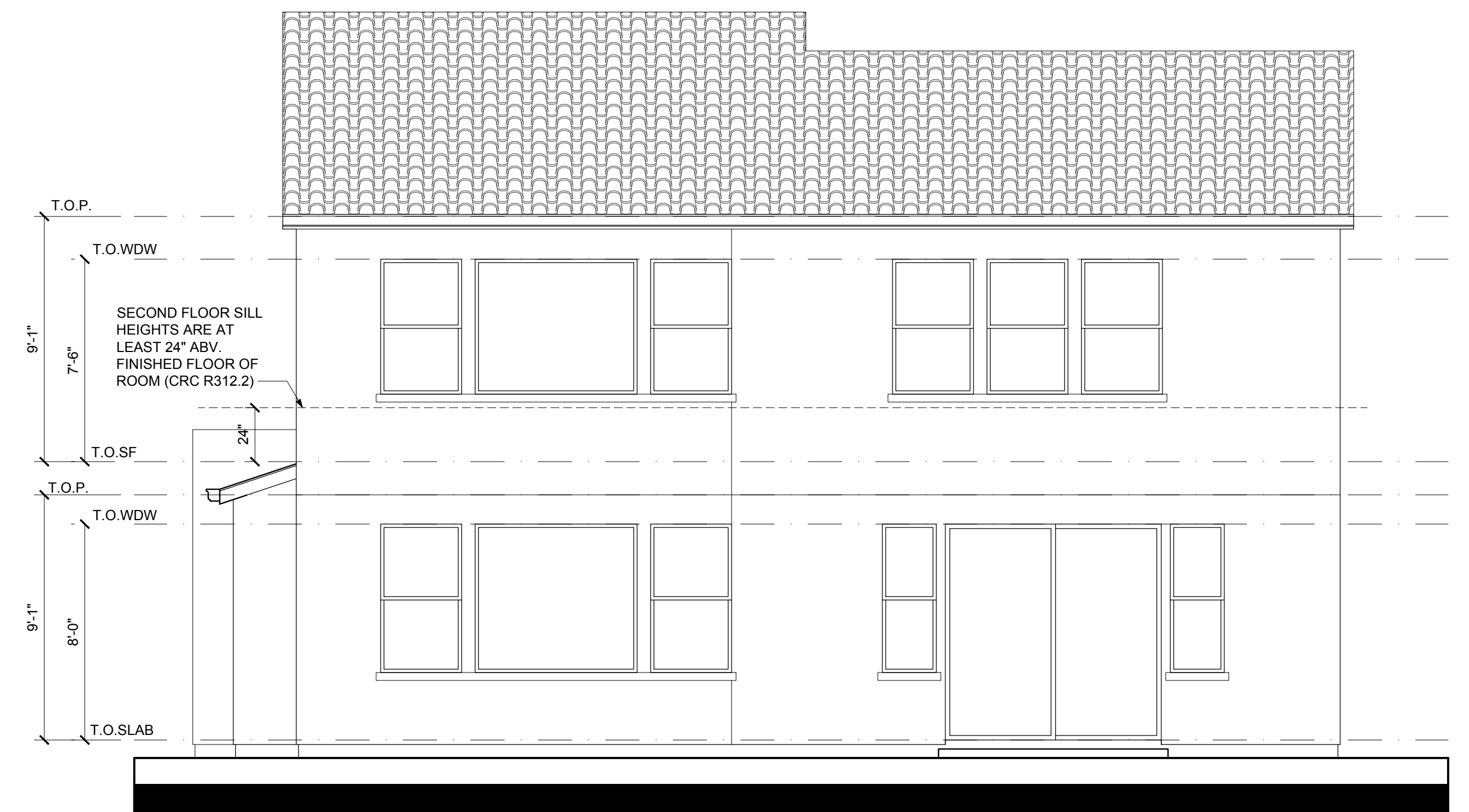
LEFT



FRONT



RIGHT



REAR

Fanita Ranch 50'x100' Plan 3 Elevations

ROOF PLAN NOTES

OVERHANG DIMENSIONS ARE AS FOLLOWS:
 ELEVATION "A"
 EAVE: 1'-0" (C.O.N.) RAKE: 6" (C.O.N.)
 ELEVATION "B"
 EAVE: 1'-0" (C.O.N.) RAKE: 6" (C.O.N.)
 ELEVATION "C"
 EAVE: 3" (C.O.N.) RAKE: 3" (C.O.N.)

ELECTRICAL NOTES

PHOTOVOLTAIC PRE-WIRING SHALL COMPLY WITH CITY OF CHULA VISTA PHOTOVOLTAIC PRE-WIRING ORDINANCE SECTION 15.24.065 (SEE FORM 4621 ON SHEET CV).

PLUMBING NOTES

SOLAR HOT WATER HEATING PRE-PLUMBING INSTALLATION SHALL COMPLY WITH CITY OF CHULA VISTA SOLAR HOT WATER HEATING PRE-PLUMBING ORDINANCE SECTION 15.28.015 (SEE FORM 4622 ON SHEET CV).
 PROJECT SHALL COMPLY WITH CITY OF CHULA VISTA RESIDENTIAL GRAYWATER SYSTEM (CLOTHES WASHER GREYWATER PRE-PLUMBING AND SYSTEM) ORDINANCE (SEE SHEET CV FOR REQUIREMENTS AND DETAIL)

PLAN 3 "A" SPANISH

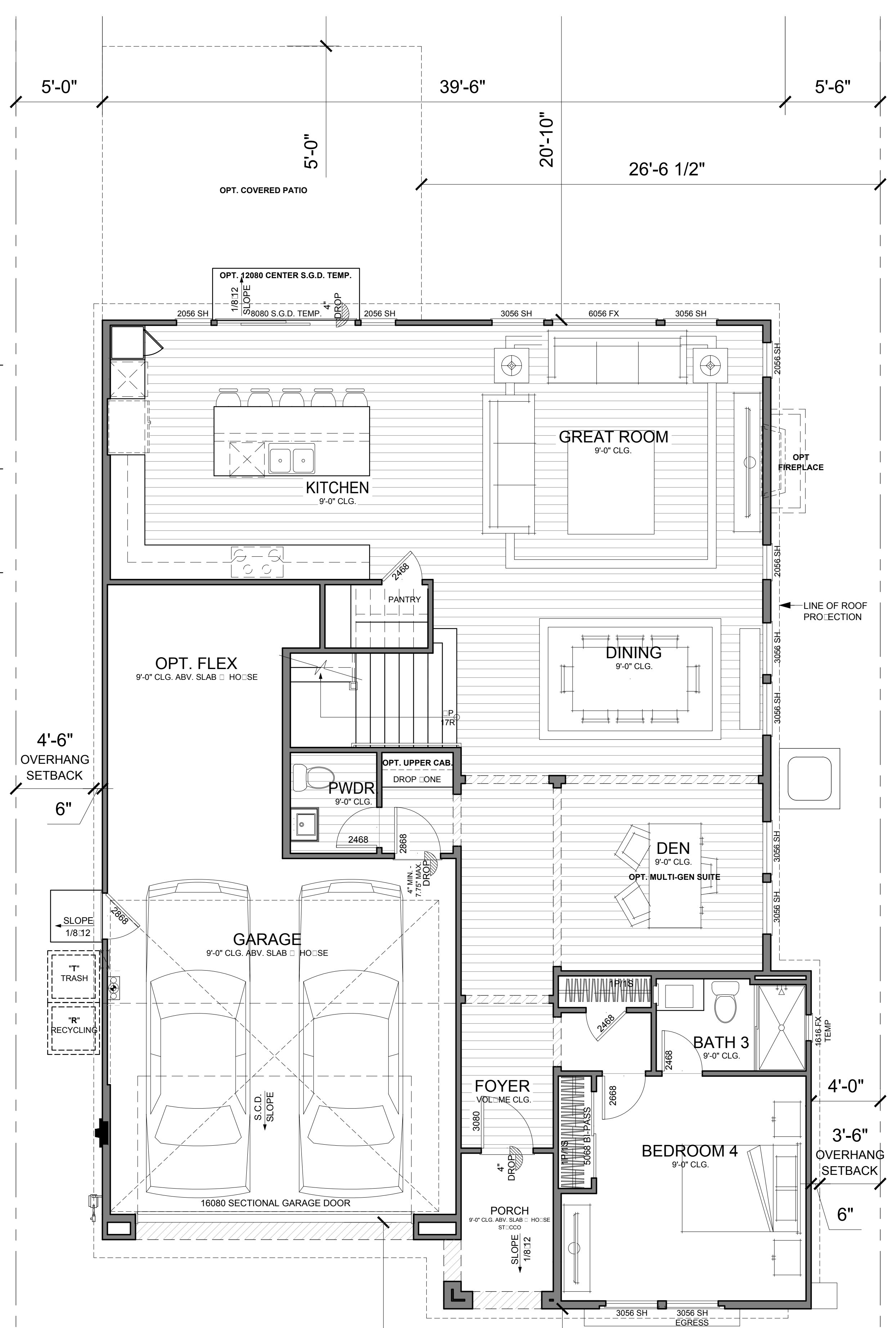
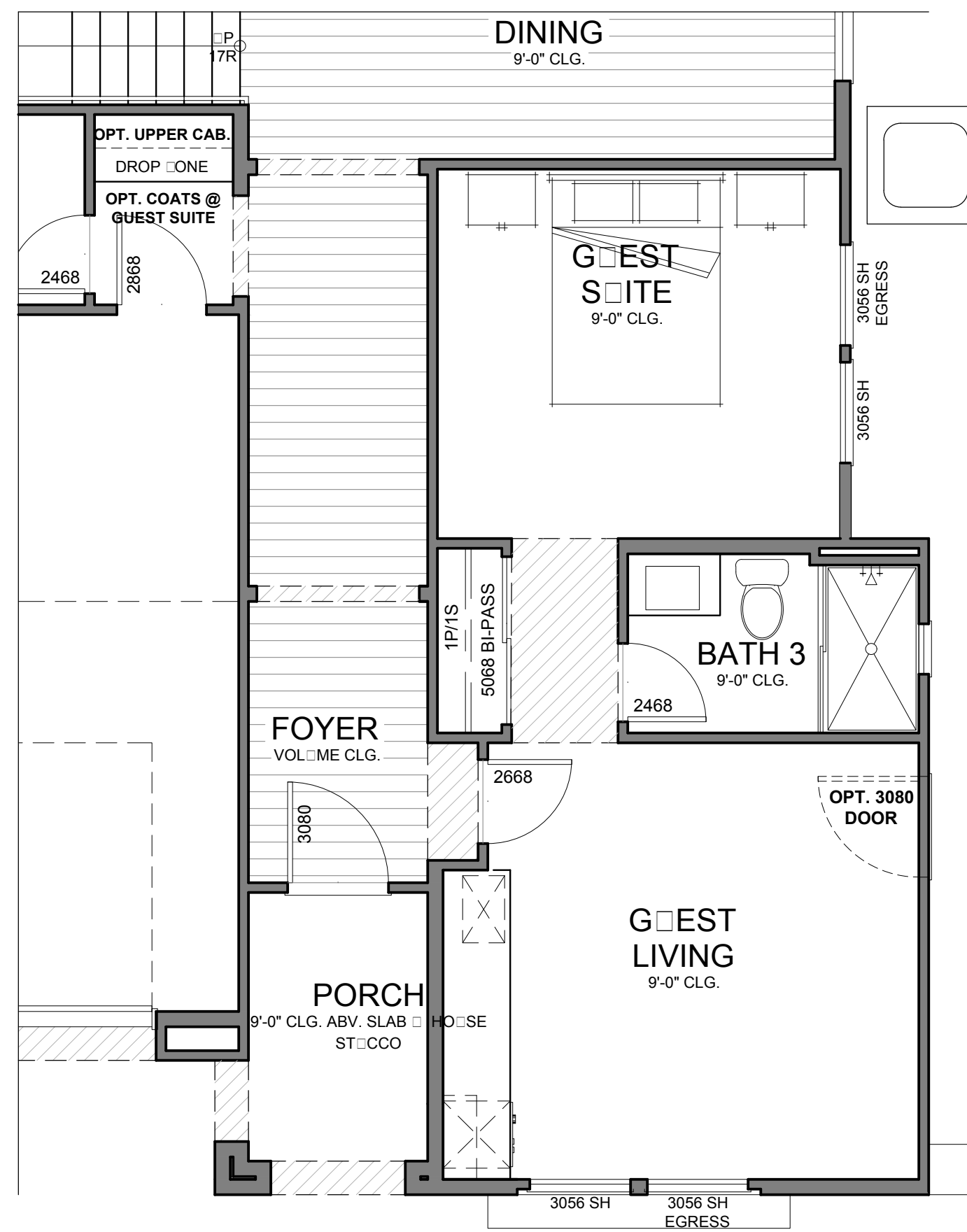
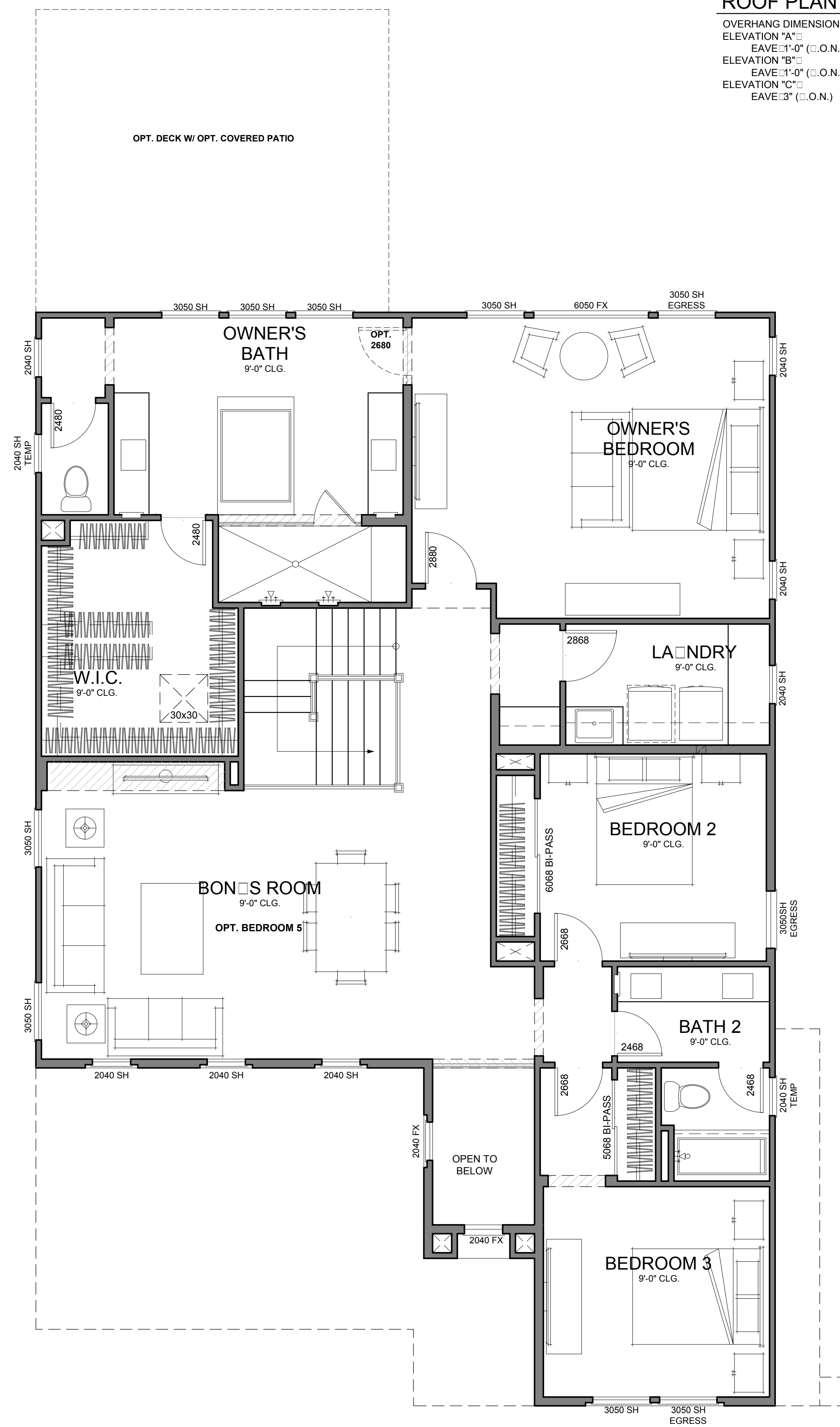
CONDITIONED SPACE (GROSS S.F.) UNCONDITIONED SPACE
 FIRST FLOOR 1,500 S.F. GARAGE 605 S.F.
 SECOND FLOOR 1,676 S.F. PORCH 52 S.F.
 TOTAL 3,176 S.F. OPT. COV. PATIO 292 S.F.

PLAN 3 "B" RANCH

CONDITIONED SPACE (GROSS S.F.) UNCONDITIONED SPACE
 FIRST FLOOR 1,500 S.F. GARAGE 605 S.F.
 SECOND FLOOR 1,676 S.F. PORCH 27 S.F.
 TOTAL 3,176 S.F. DECK 284 S.F.
 OPT. COV. PATIO 292 S.F.

PLAN 3 "C" FARMHOUSE

CONDITIONED SPACE (GROSS S.F.) UNCONDITIONED SPACE
 FIRST FLOOR 1,500 S.F. GARAGE 605 S.F.
 SECOND FLOOR 1,676 S.F. PORCH 194 S.F.
 TOTAL 3,176 S.F. OPT. COV. PATIO 292 S.F.



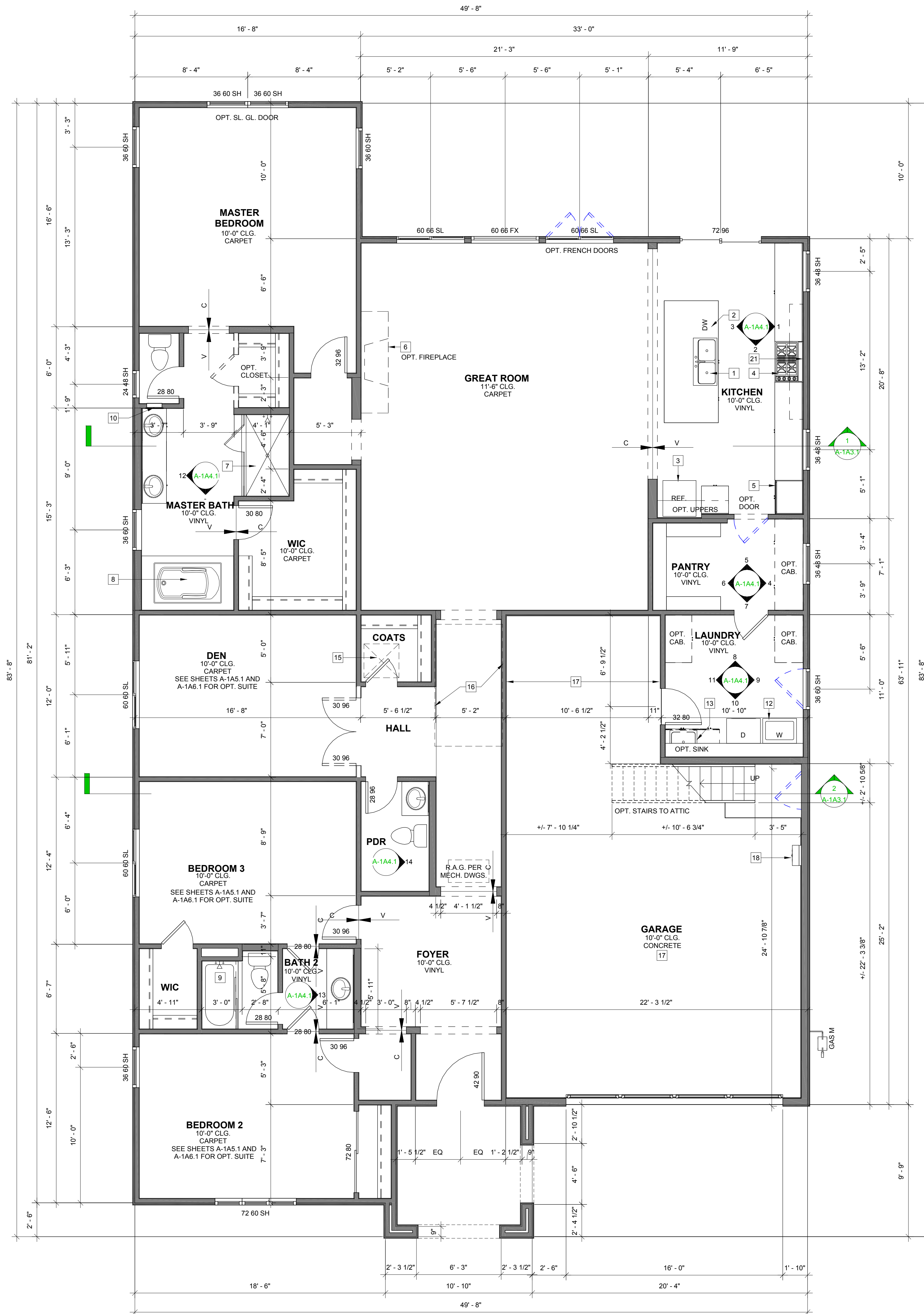
SECOND FLOOR

Fanita Ranch 50'x100' Plan 3 Floor Plan

90.00' MIN.

FIRST FLOOR

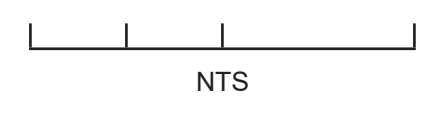
50.00' MIN.



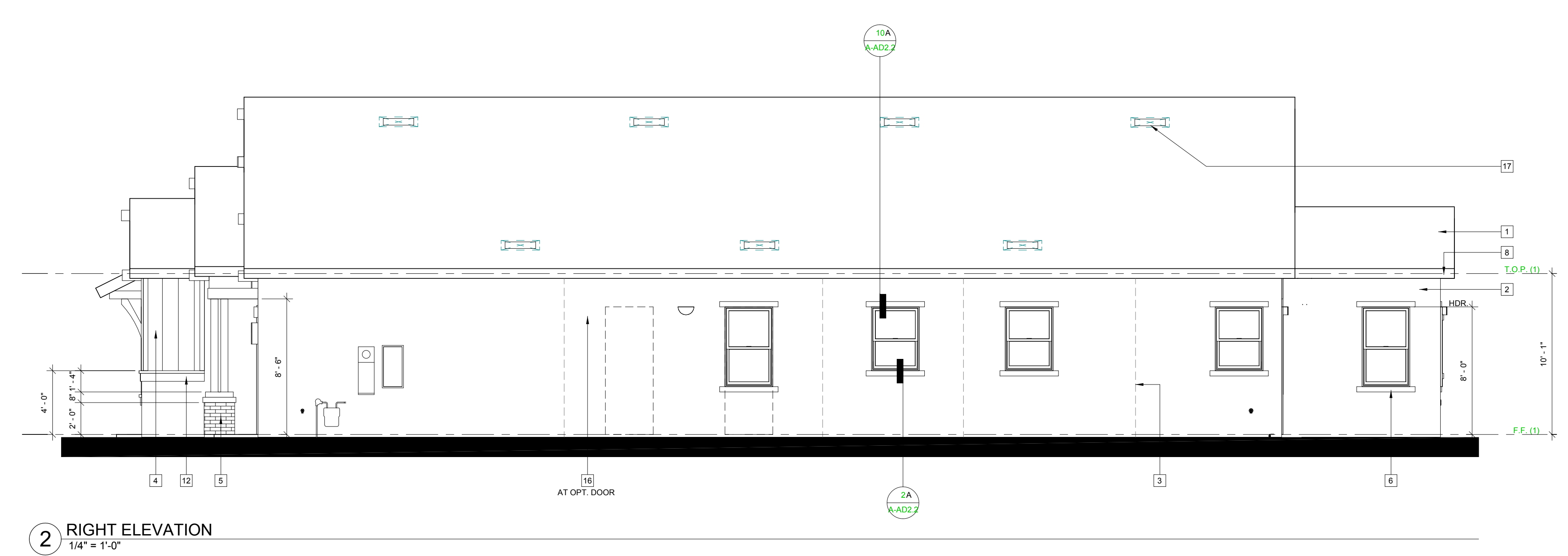
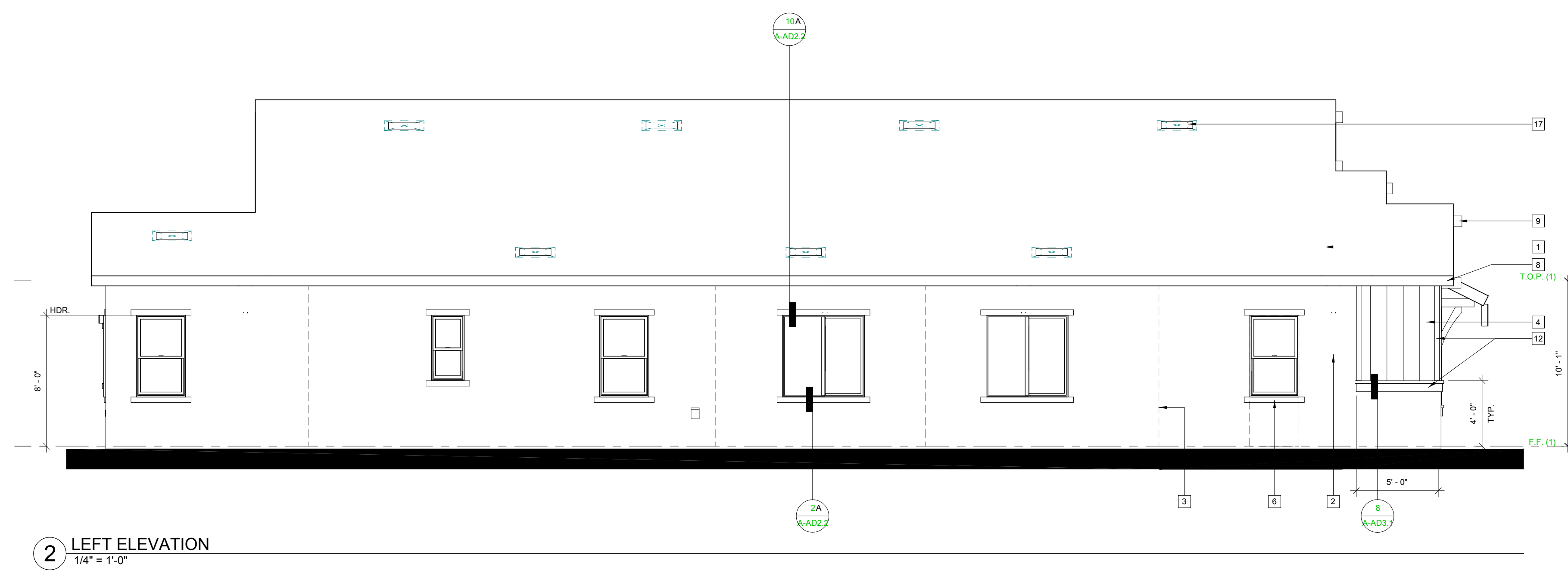
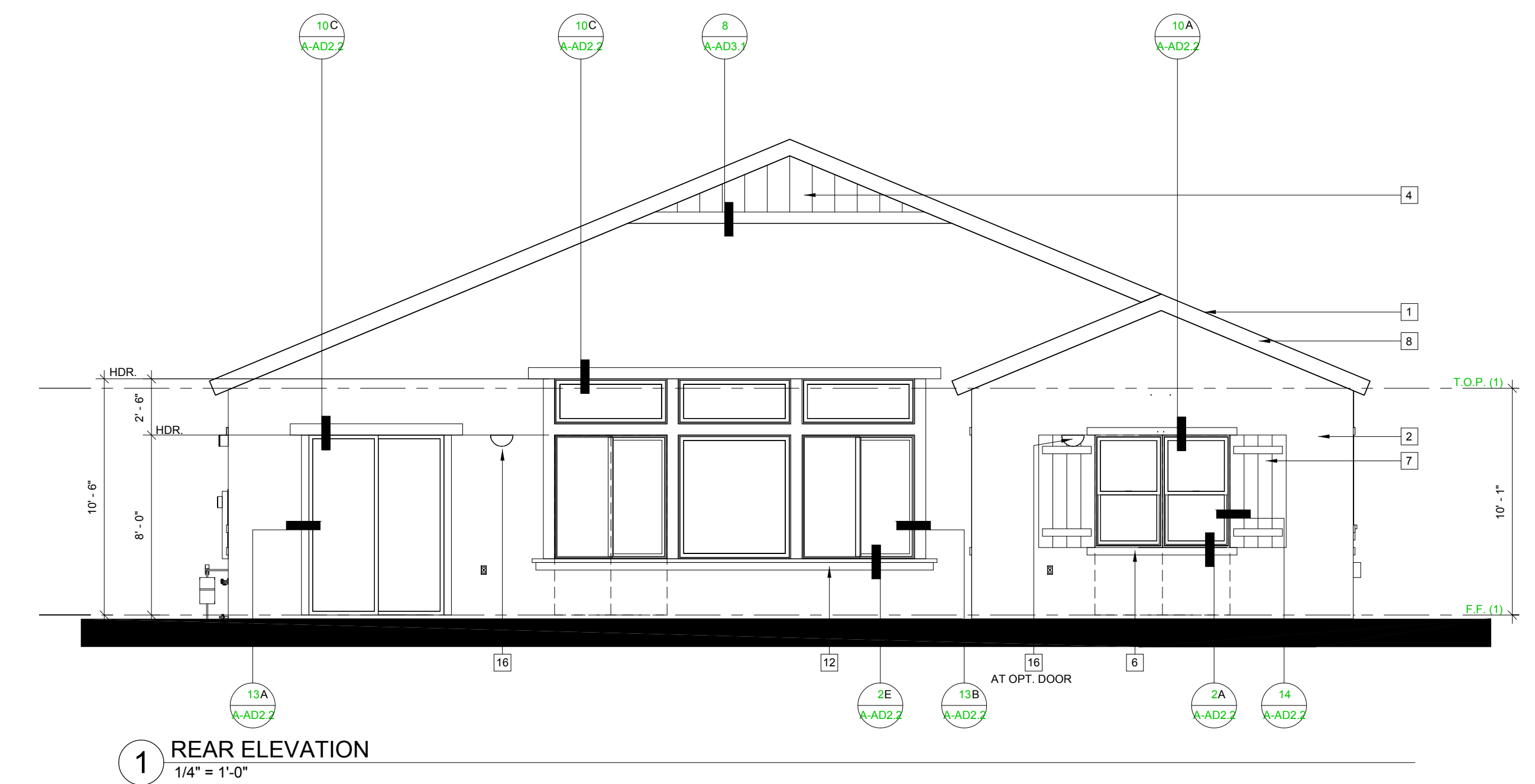
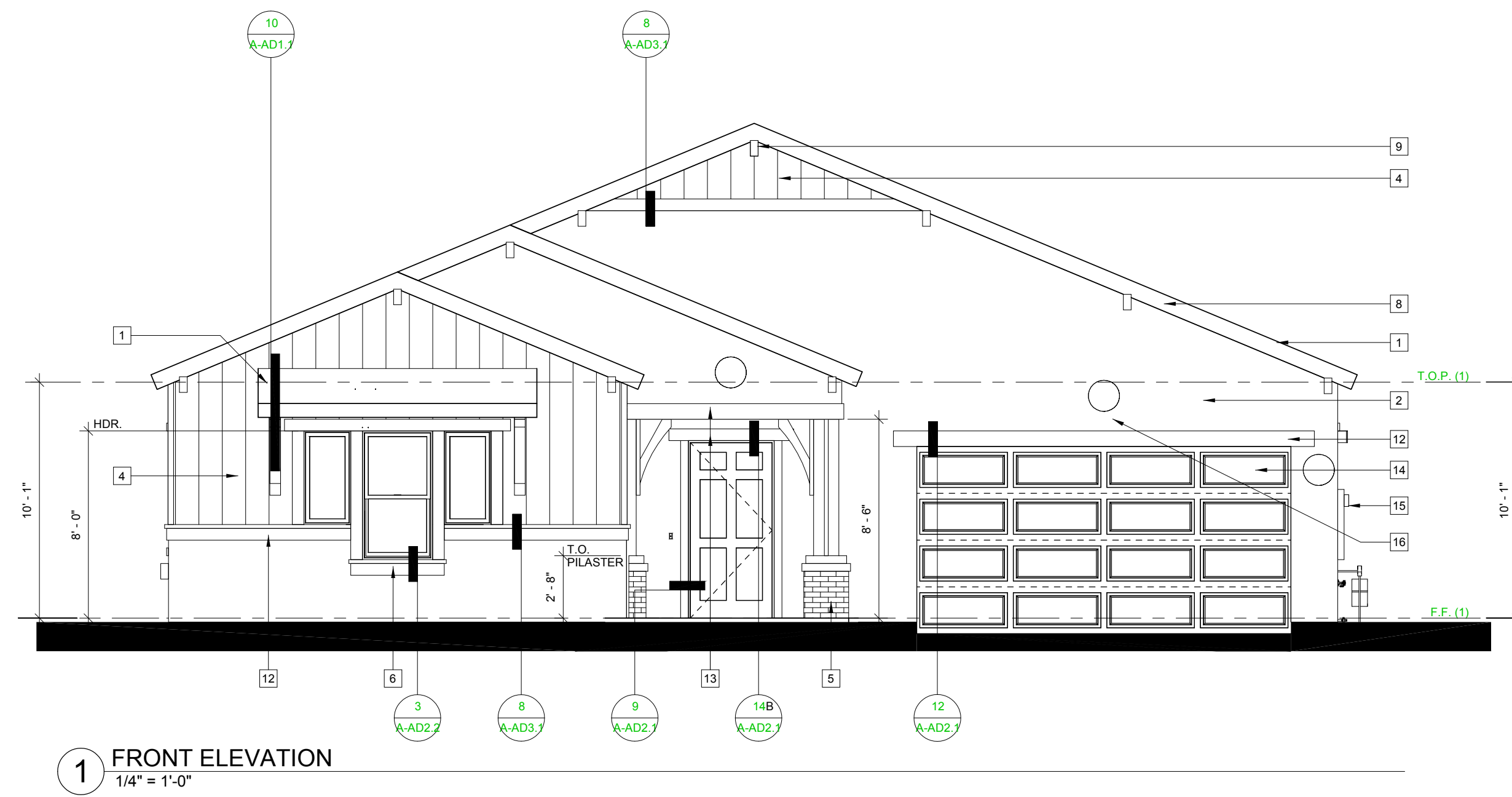
2 FIRST FLOOR
1/4" = 1'-0"



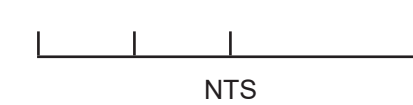
Architecture + Planning
888.456.5849
ktgy.com



Fanita Ranch Single Family 60'x100' Plan 1 Floor plan



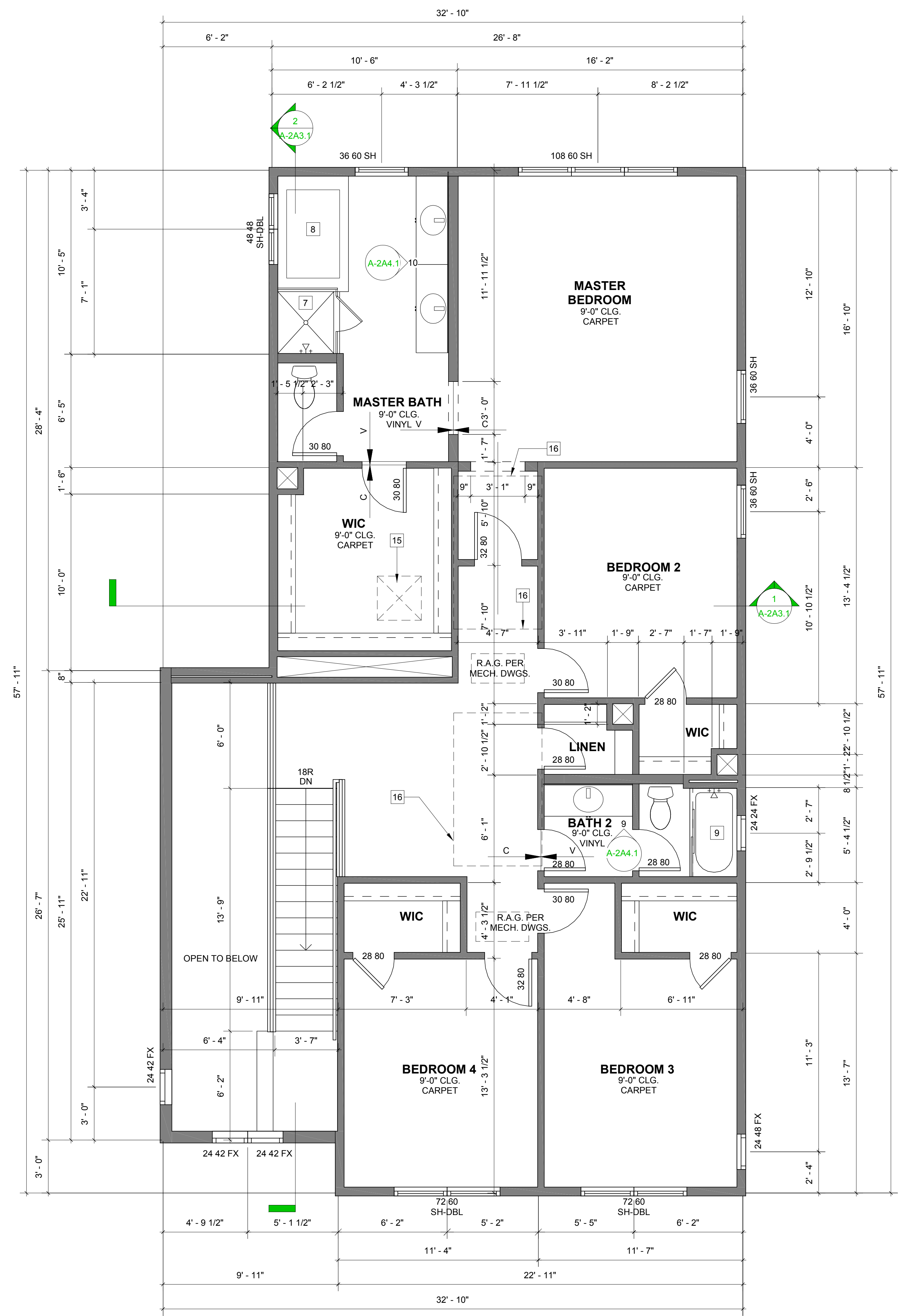
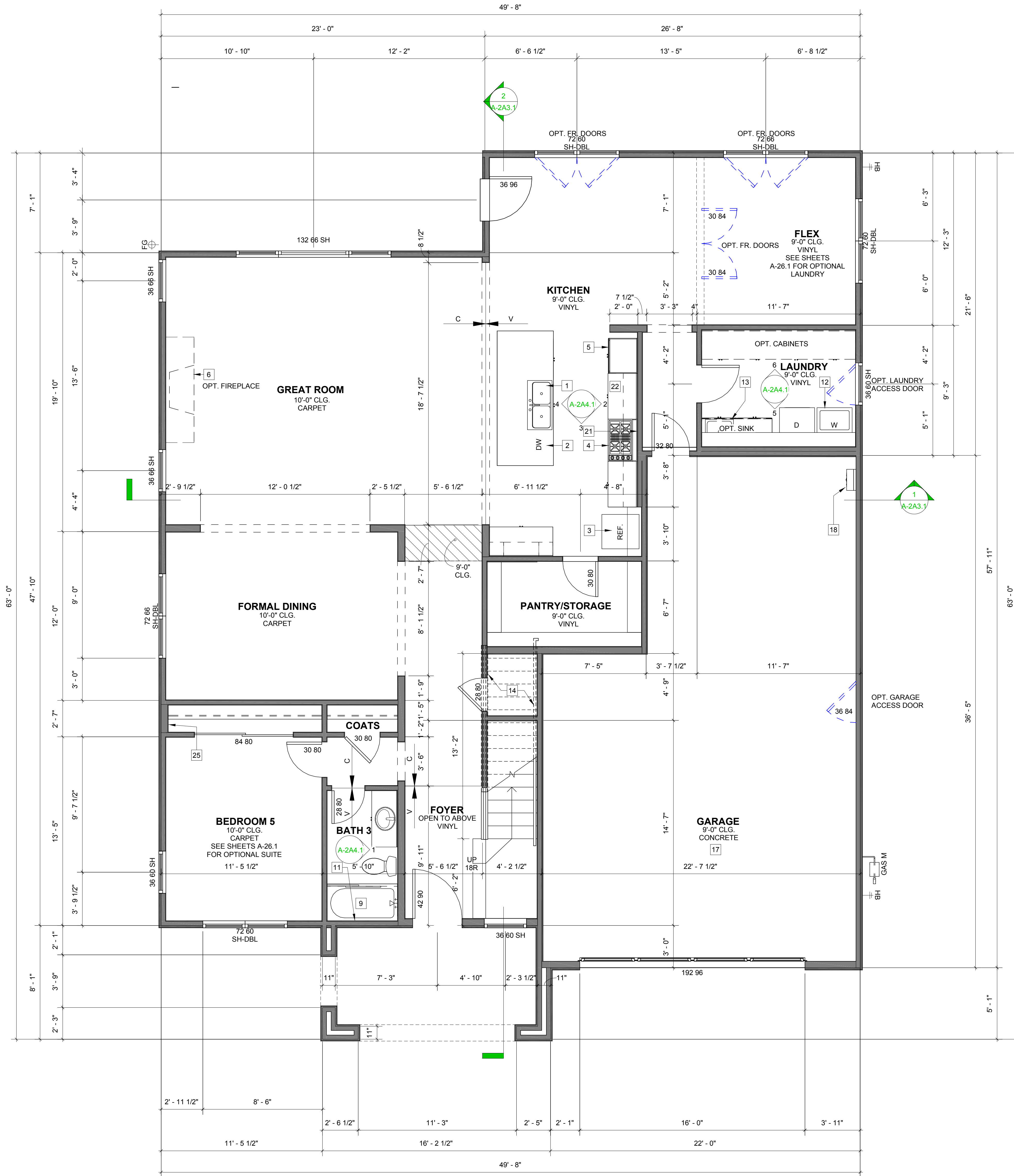
Architecture + Planning
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ktgy.com



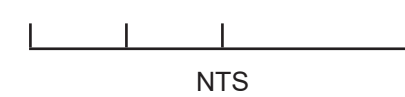
Fanita Ranch

Single Family 60'x100'

Plan 1 Elevations



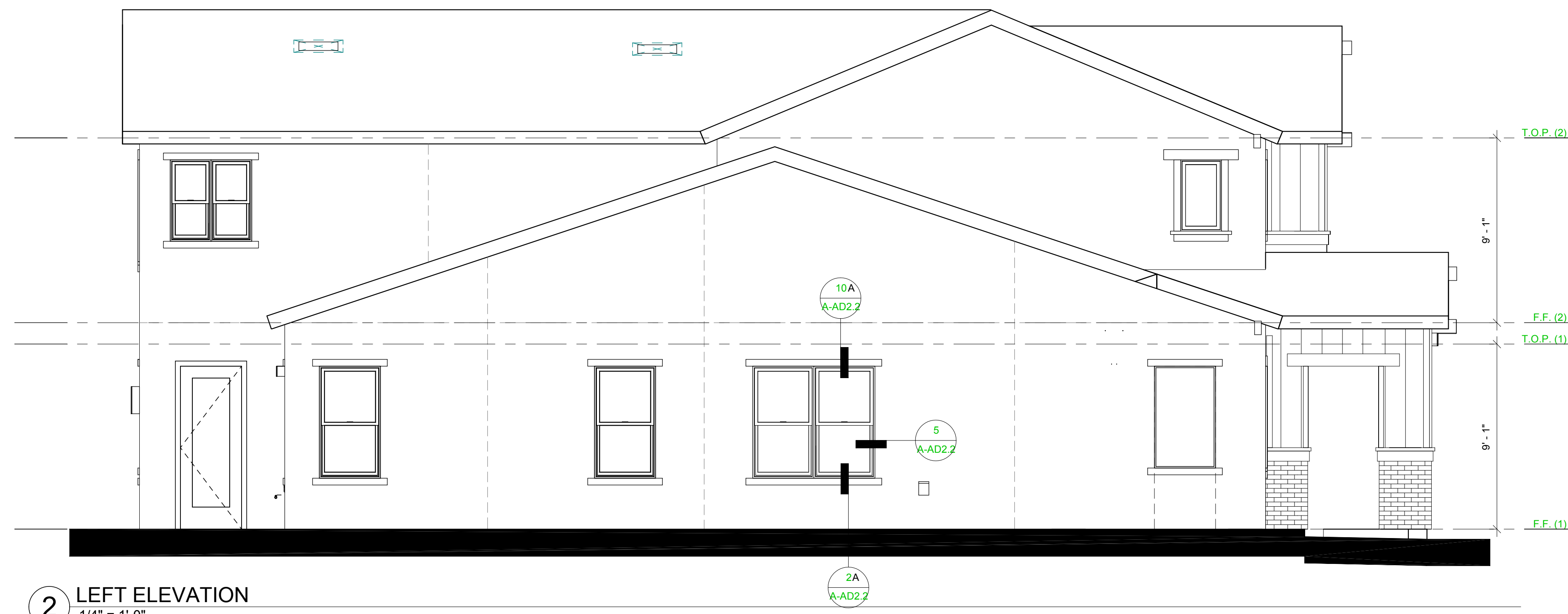
Architecture + Planning
888.456.5849
ktgy.com



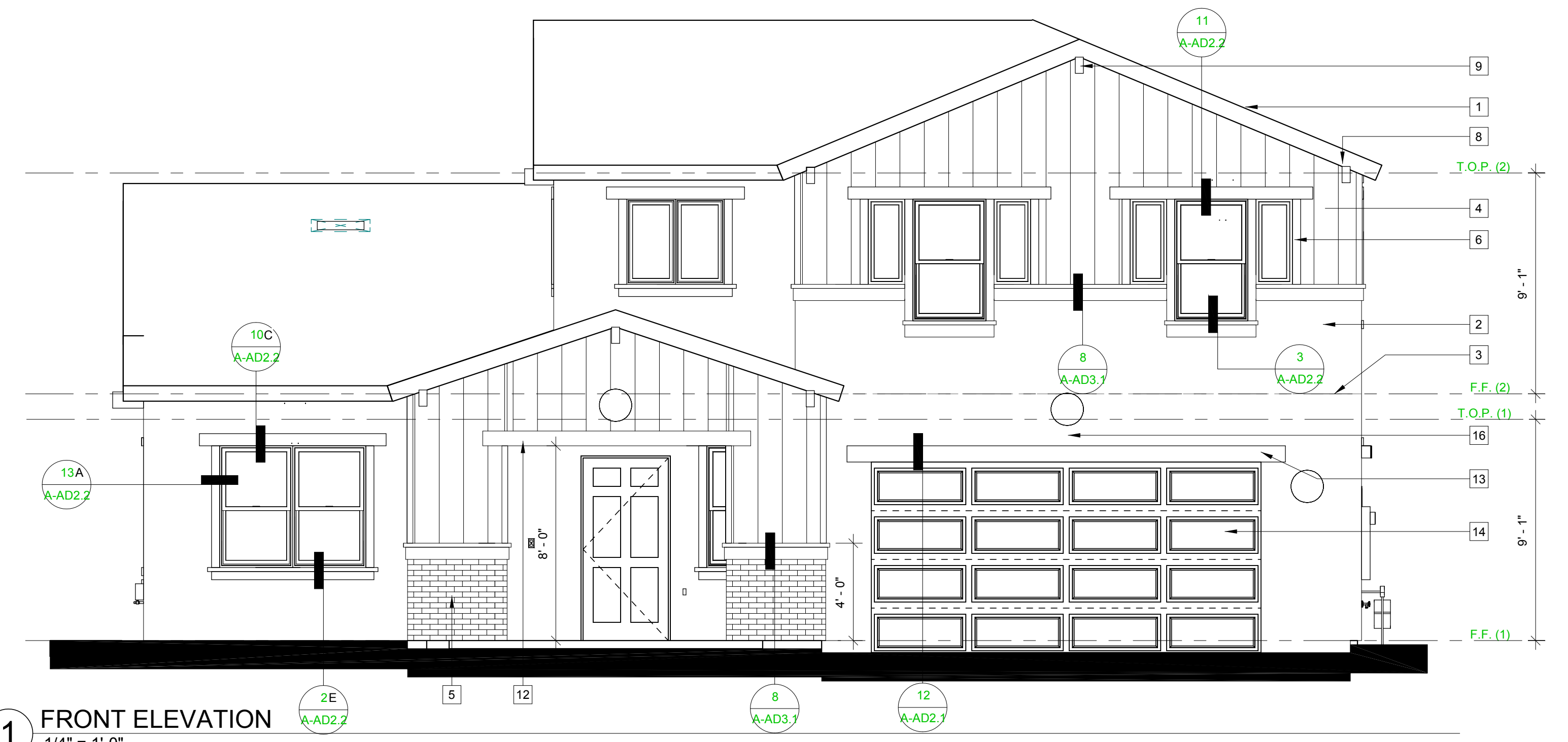
Fanita Ranch

Single Family 60'x100'

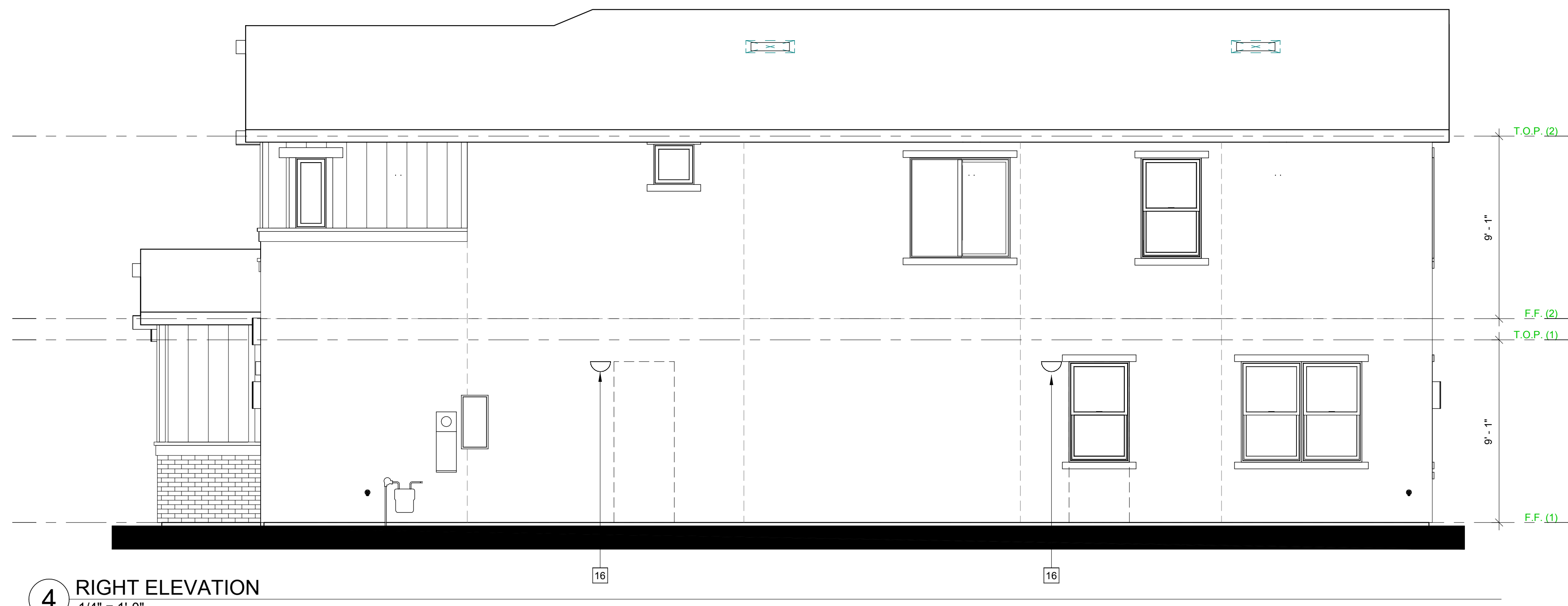
Plan 2 Floor plan



2 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



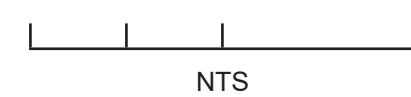
4 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



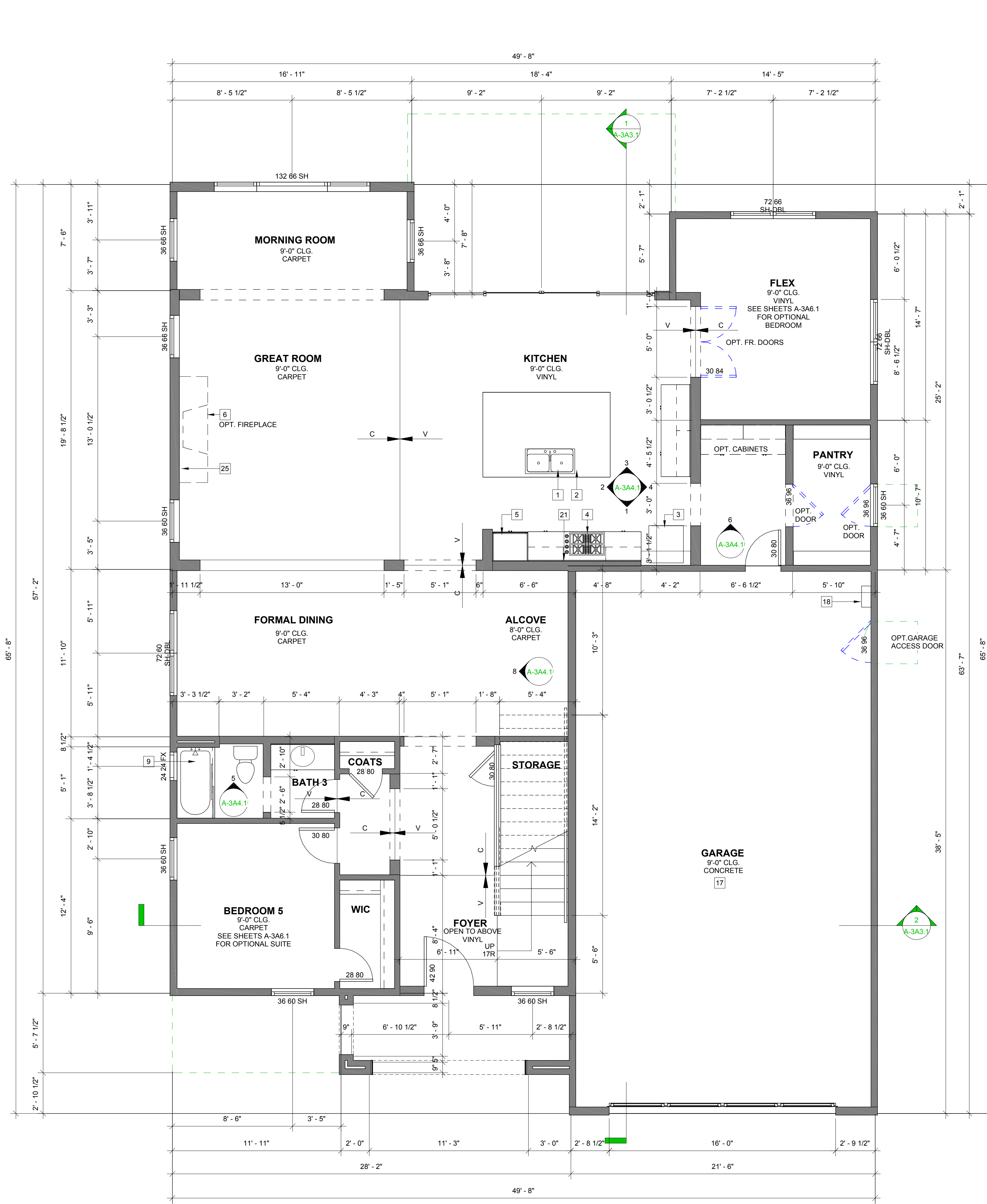
Architecture + Planning
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ktgy.com



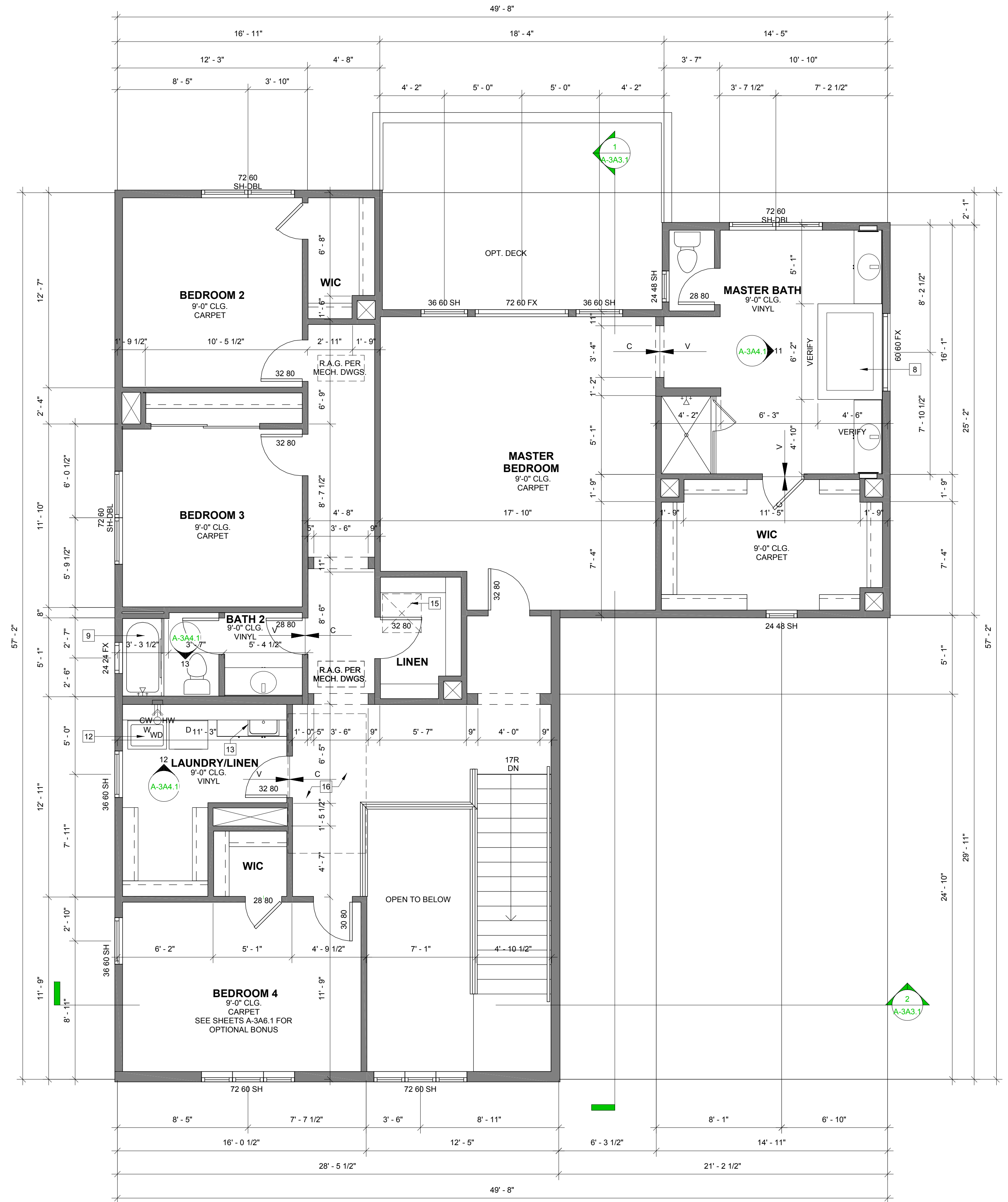
Fanita Ranch

Single Family 60'x100'

Plan 2 Elevations



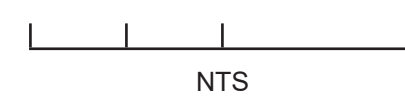
1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"



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Fanita Ranch

Single Family 60'x100'

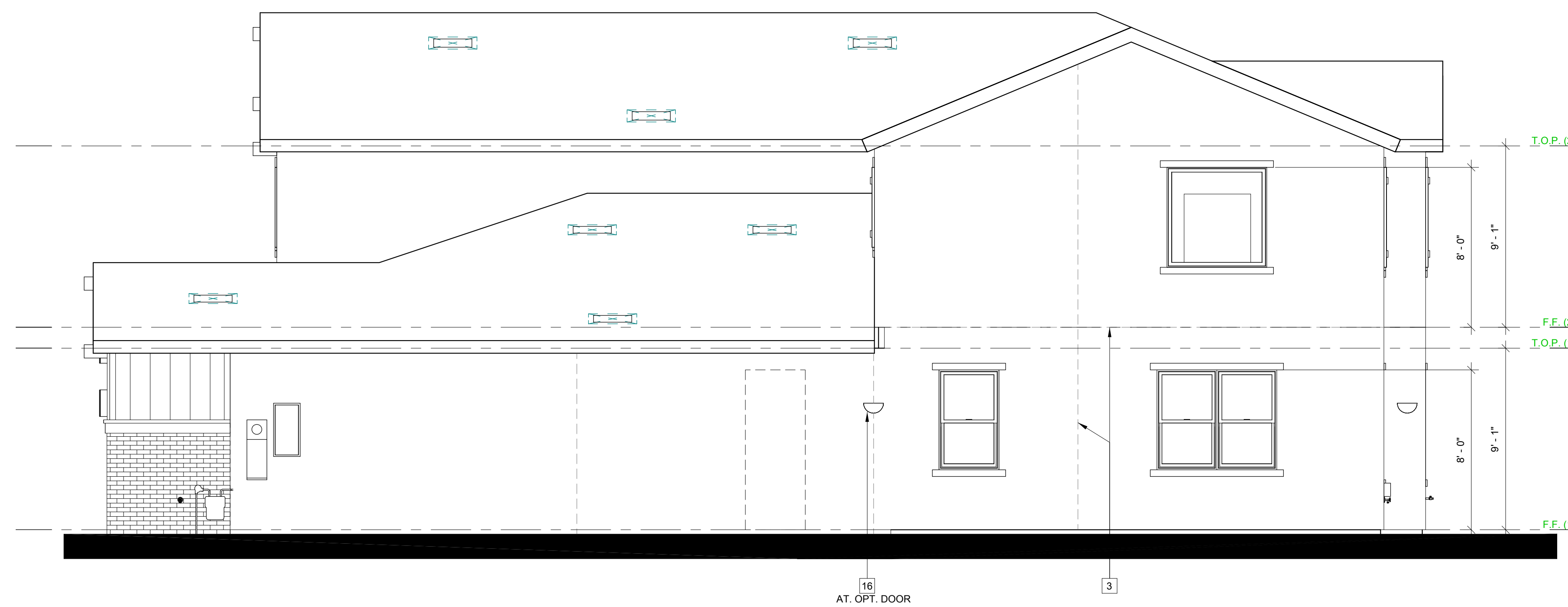
Plan 3 Floor plan



2 LEFT ELEVATION
1/4" = 1'-0"



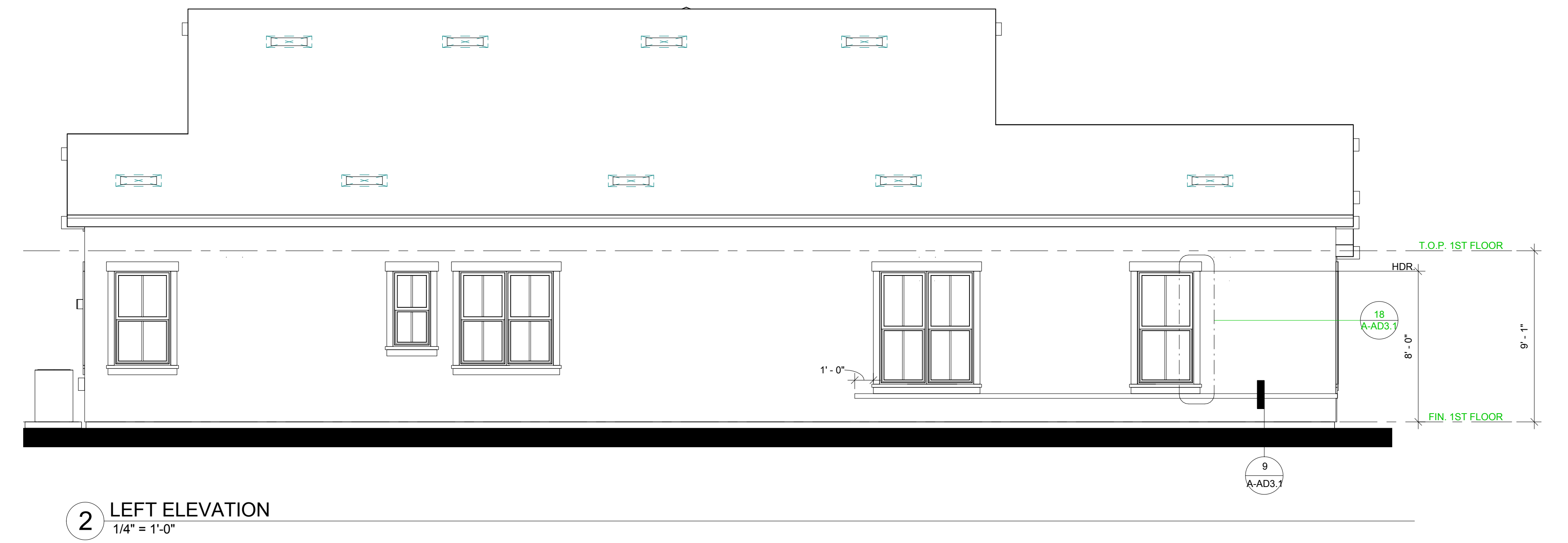
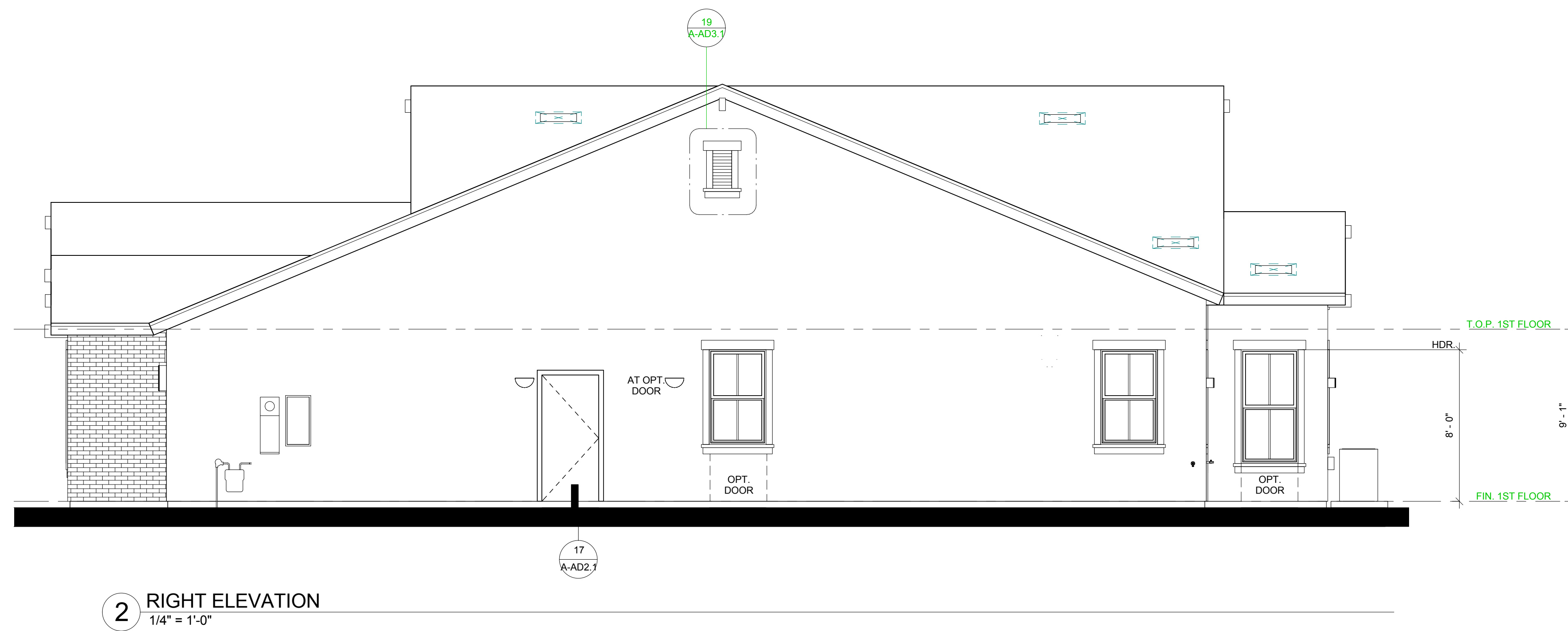
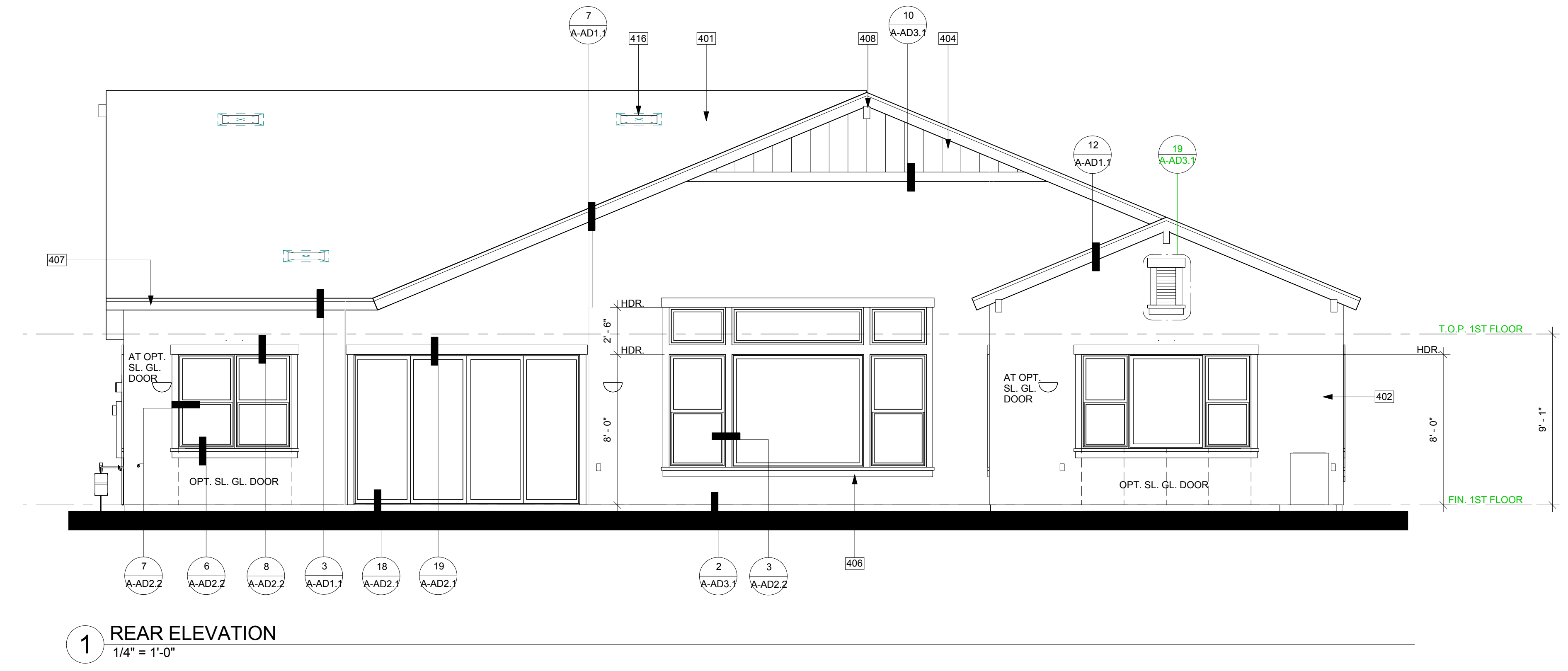
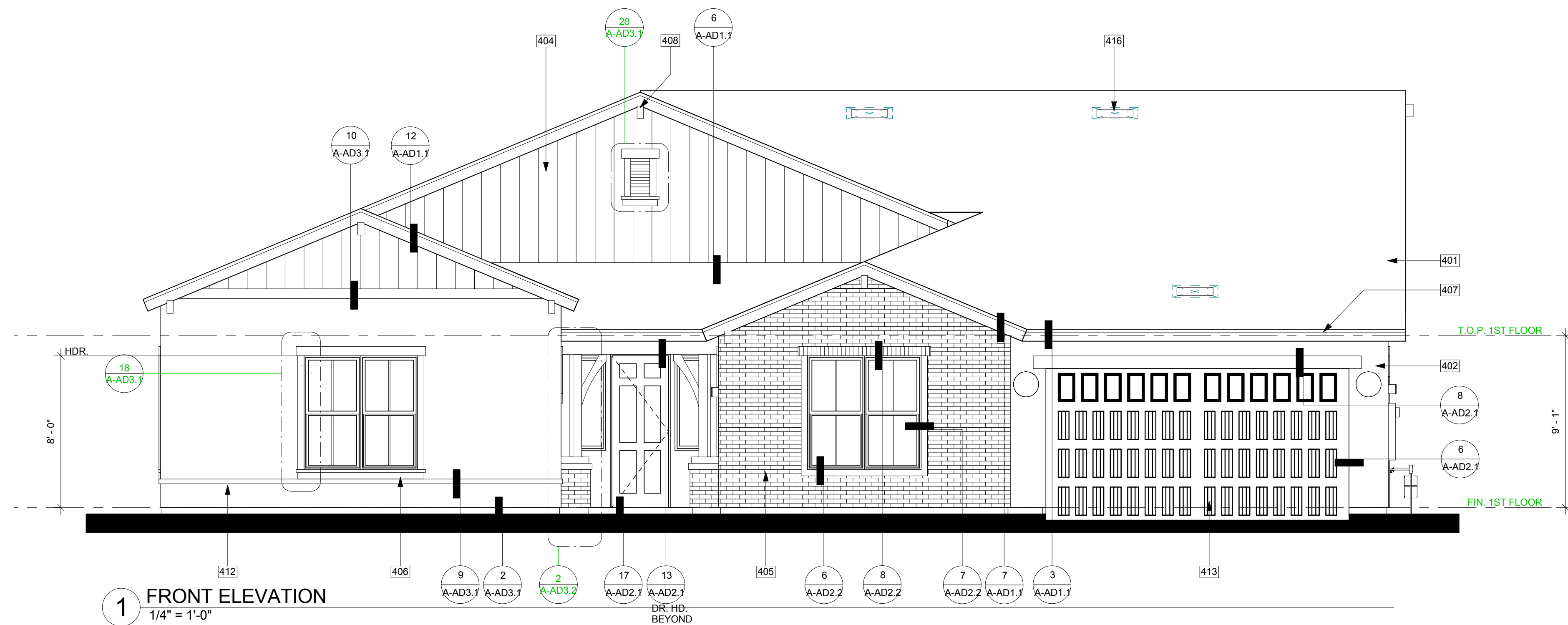
1 FRONT ELEVATION
1/4" = 1'-0"



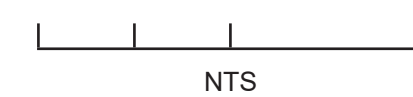
4 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



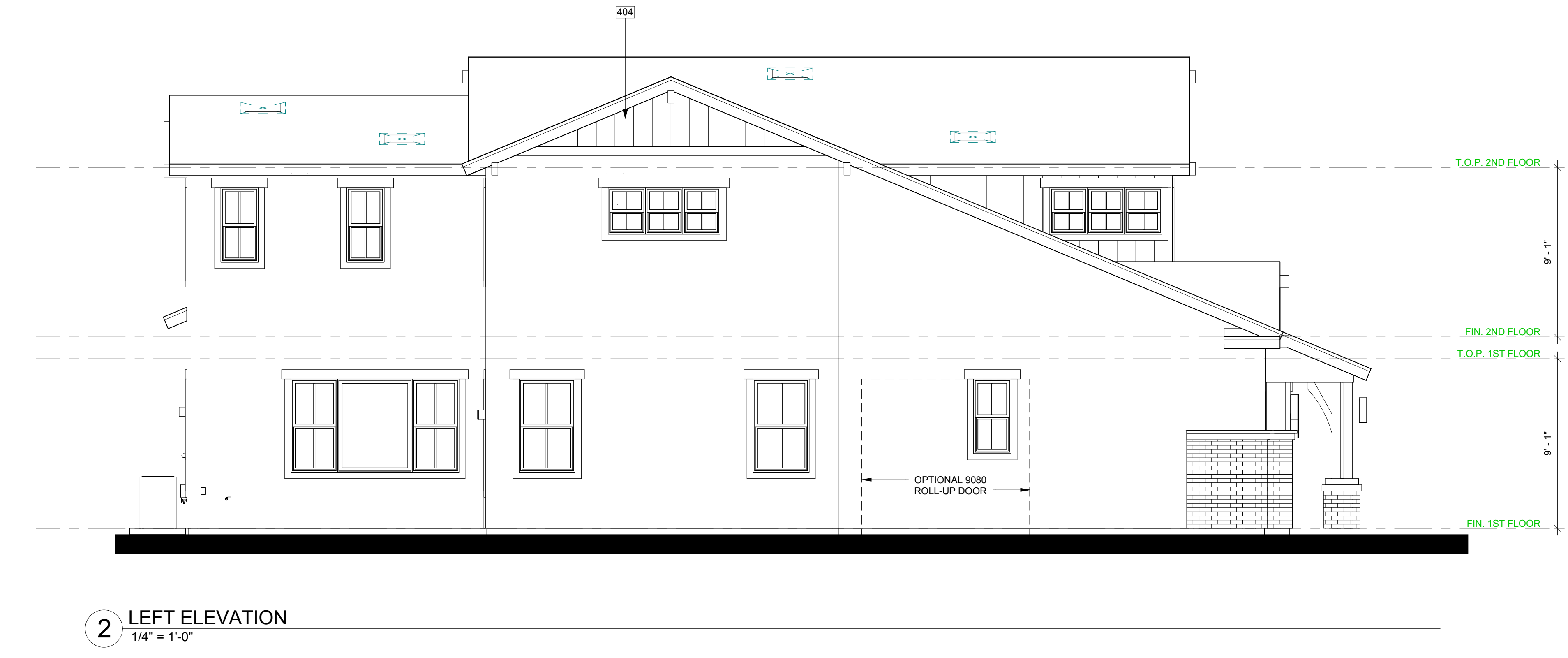
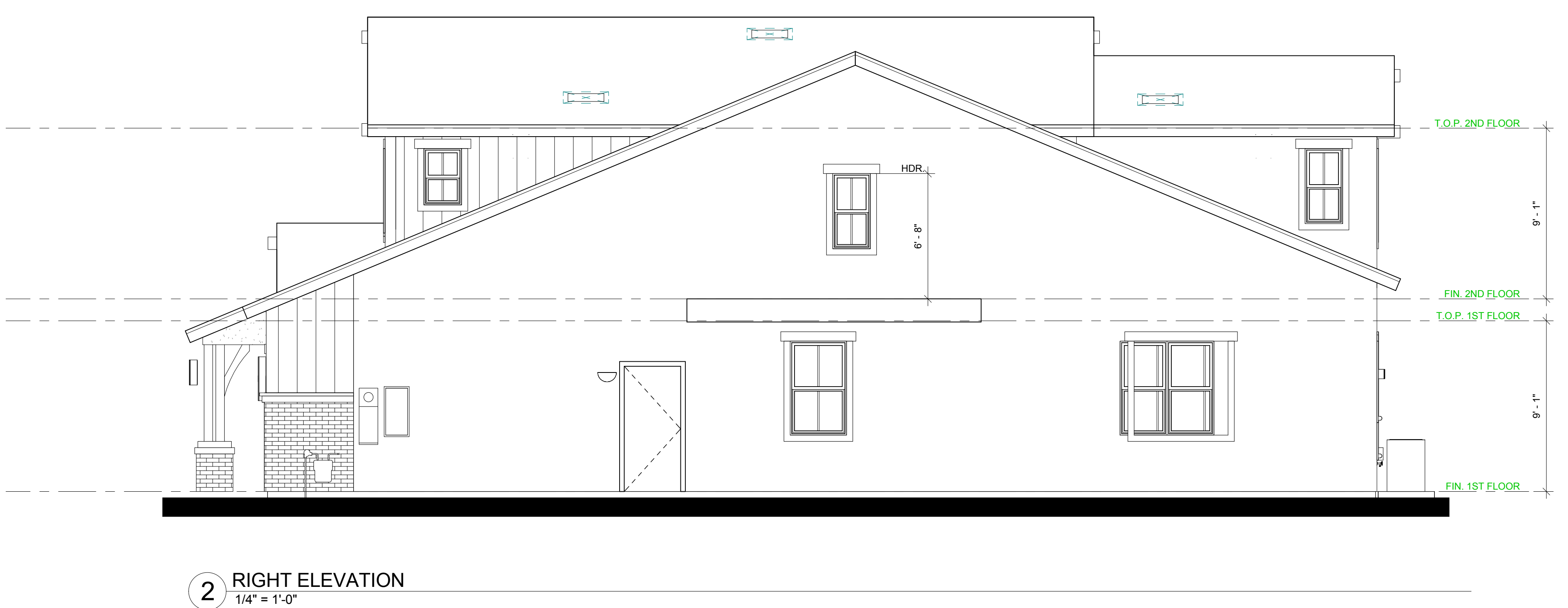
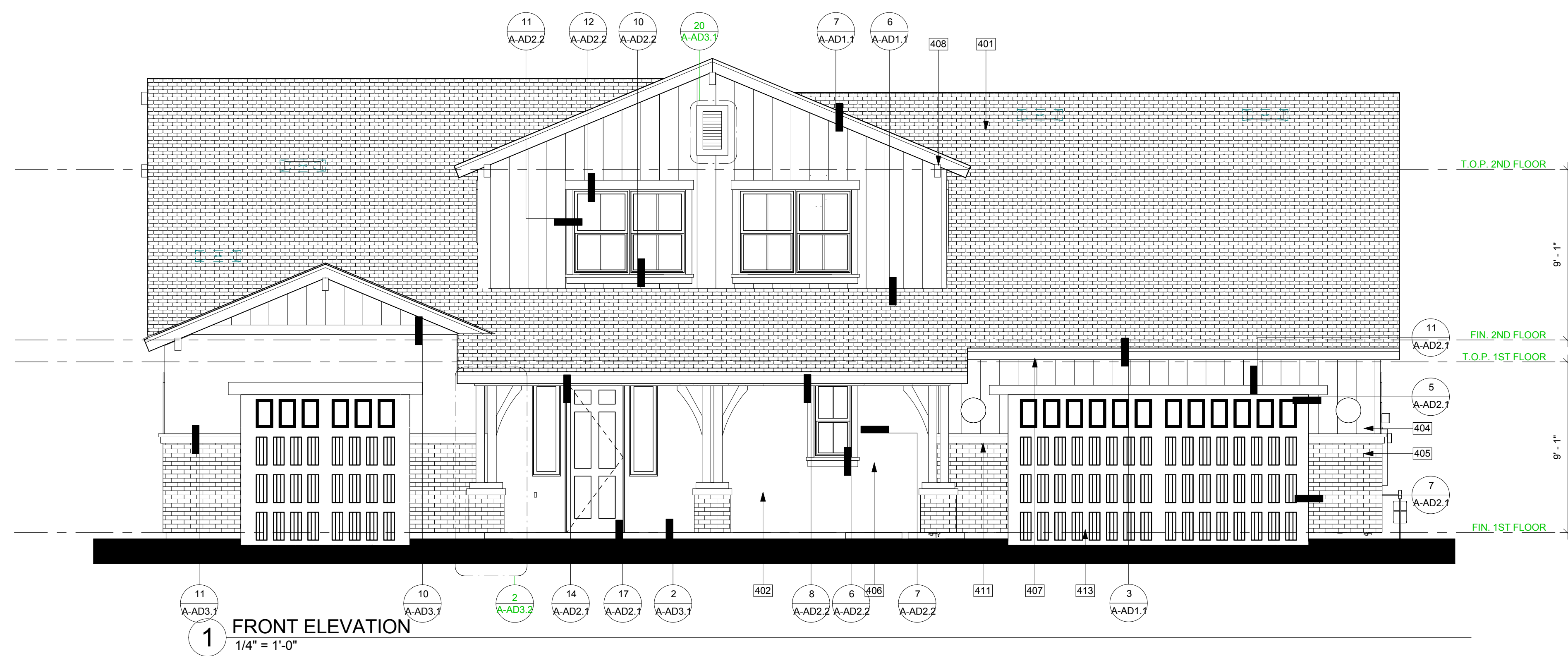
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Fanita Ranch

Single Family 80'x100'

Plan 1 Elevations



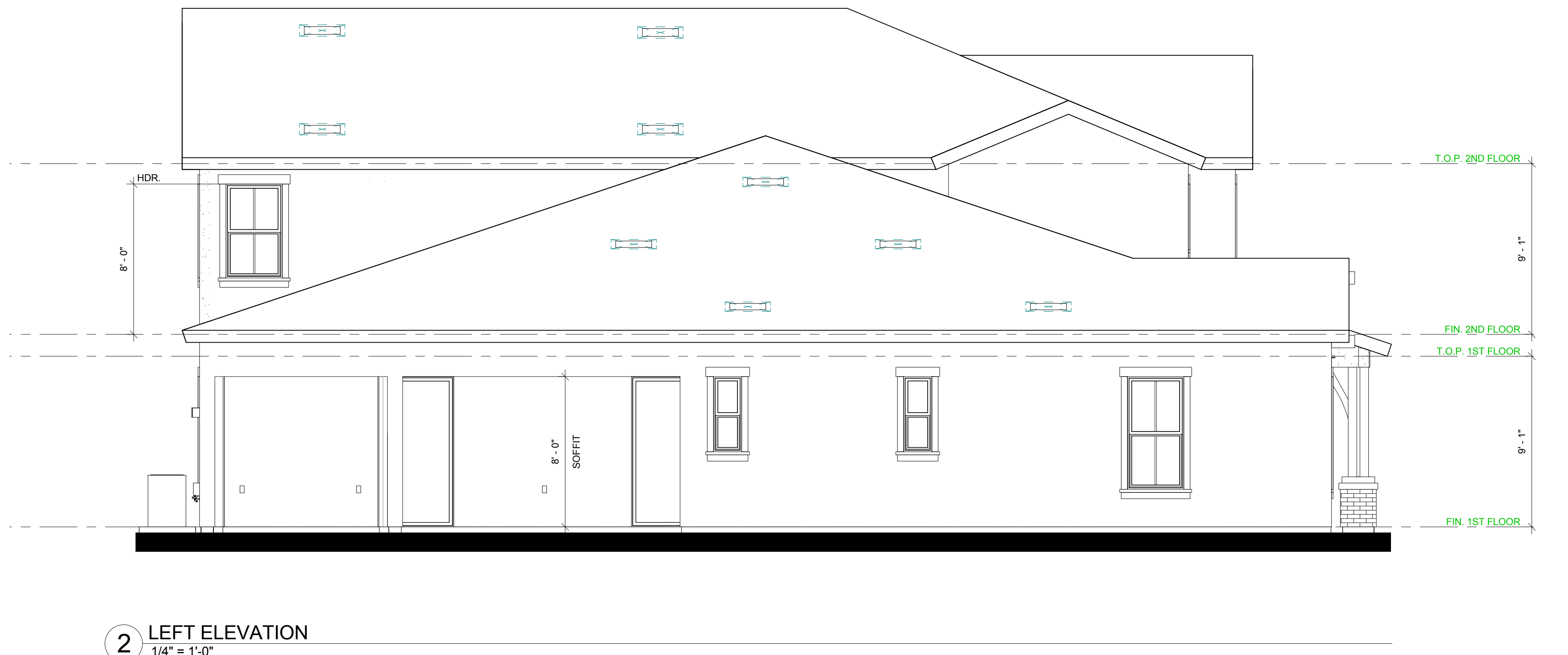
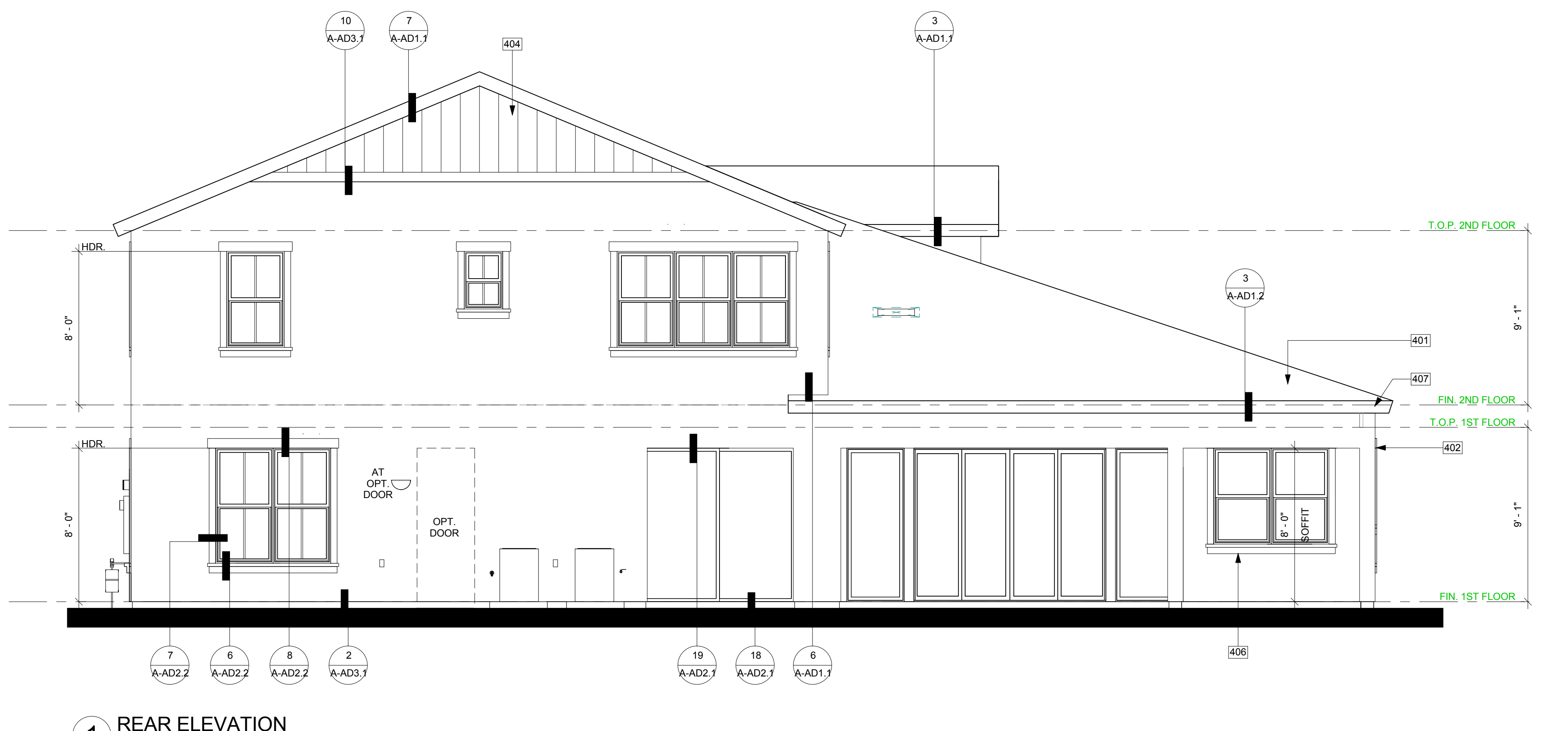
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ktgy.com



Fanita Ranch

Single Family 80'x100'

Plan 2 Elevations



1 FRONT ELEVATION
1/4" = 1'-0"

1 REAR ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"



First Floor Plan 1
Total sqft: 3,098 sqft



64'8" Wide

4 Bedroom
3.5 Bathroom

3,098 SF

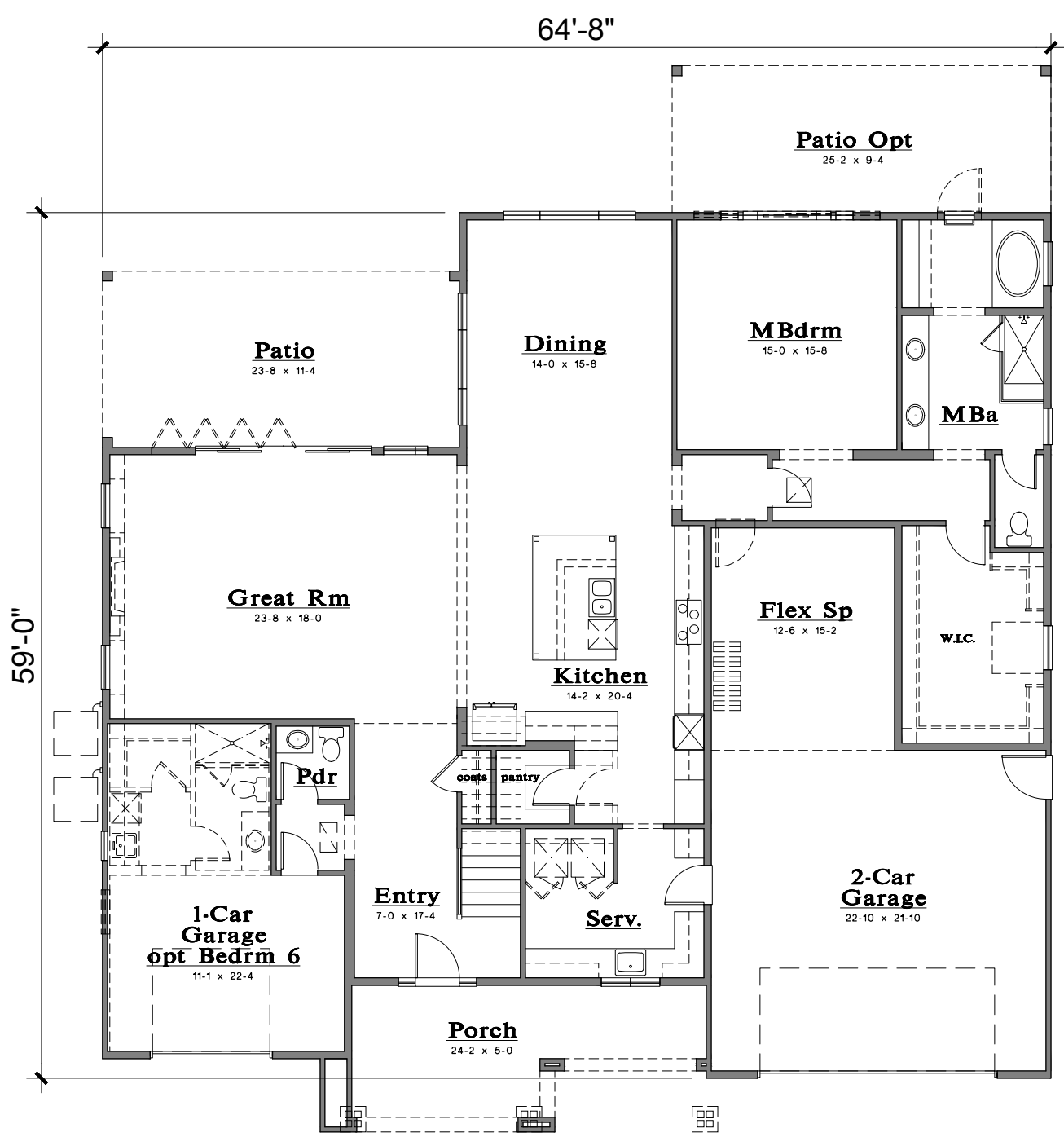
[2013-0228]

KTGY Group, Inc.
Architecture+Planning

888.456.□□□□
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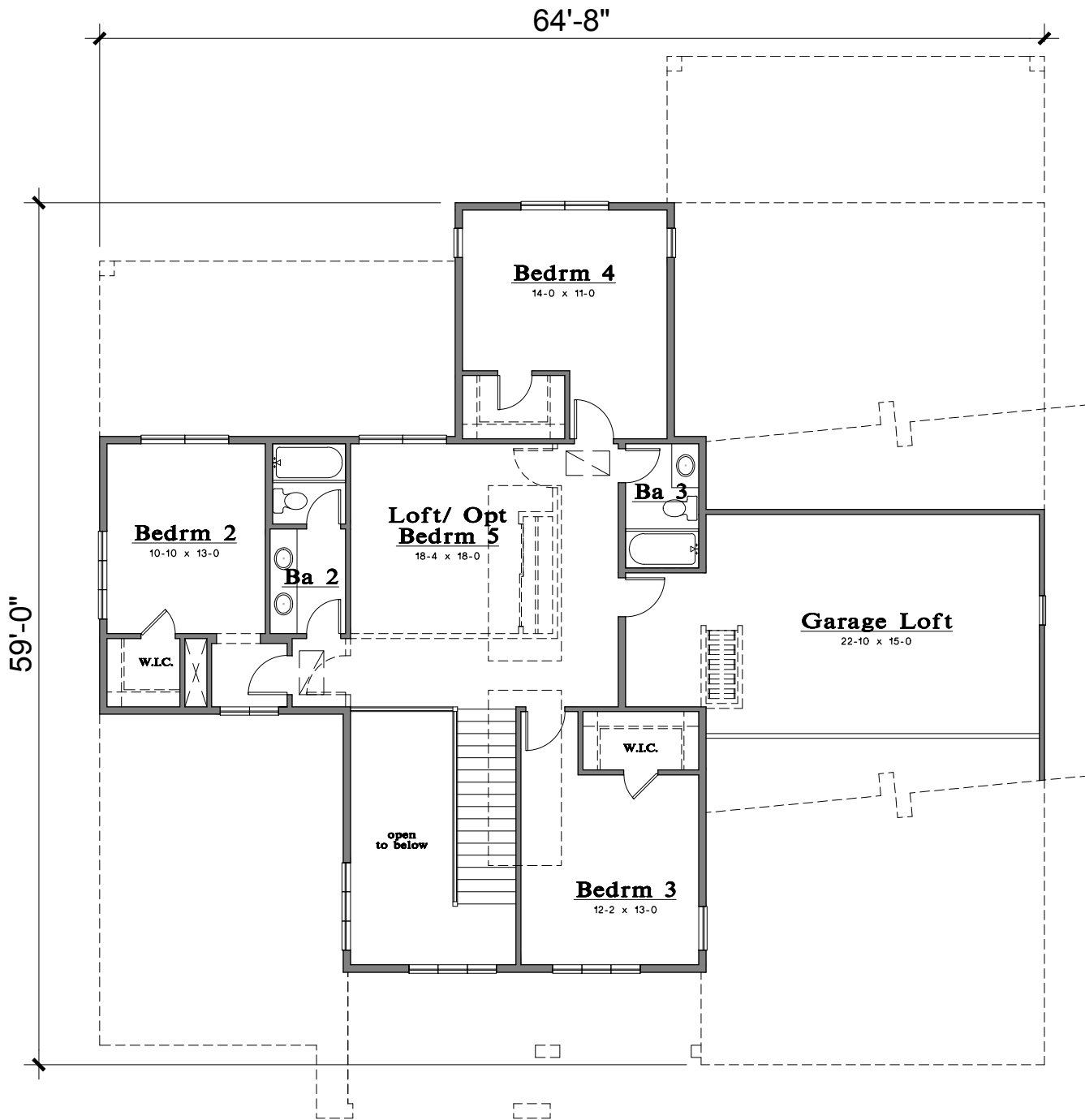
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First Floor Plan 2
Total sqft: 2,214 sqft



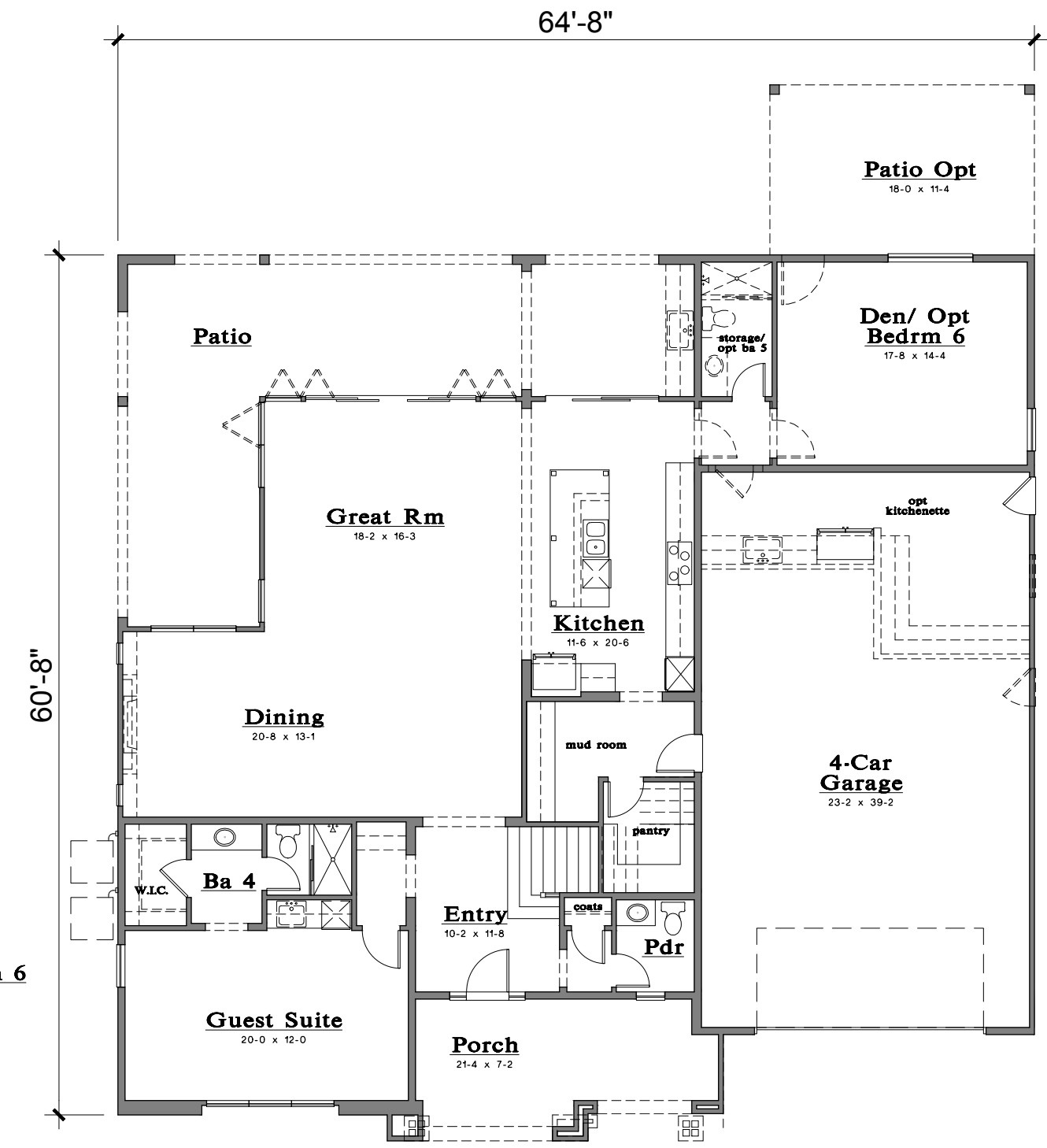
64'8" Wide	4 Bedroom 3.5 Bathroom	3,467 SF	[2013-0228]	KTGY Group, Inc. Architecture+Planning	888.456.□□□□ □□□□CO□	
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Second Floor Plan 2
Total sqft: 1,253 sqft



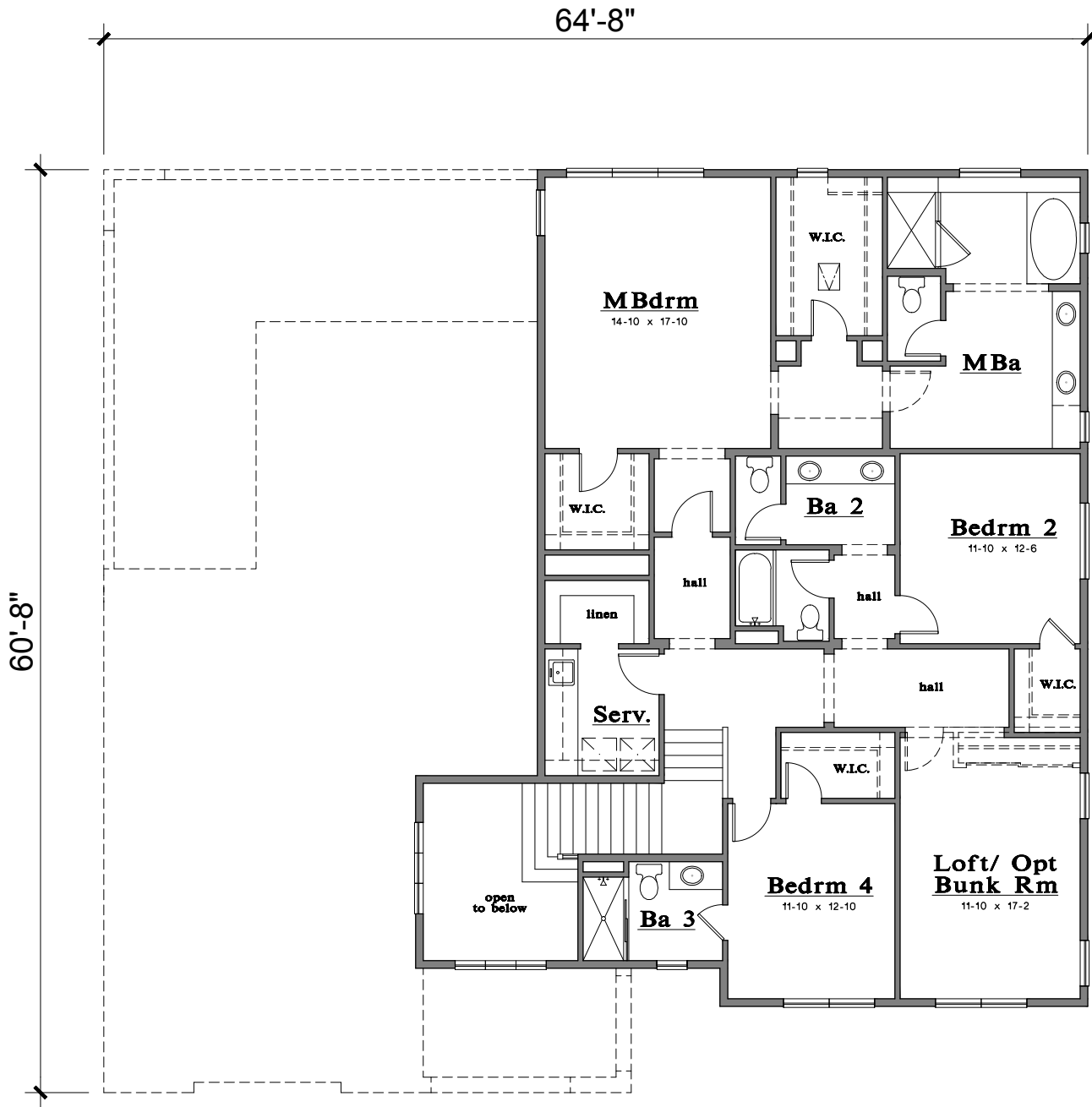
64'8" Wide	4 Bedroom 3.5 Bathroom	3,467 SF	[2013-0228]	KTGY Group, Inc. Architecture+Planning	888.456.□□□□ □□□□.CO□	
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First Floor Plan 3
Total sqft: 2,110 sqft



64'8" Wide	4 Bedroom 4.5 Bathroom	3,995 SF	[2013-0228]	KTGY Group, Inc. Architecture+Planning	888.456.□□□□ □□□□CO□	
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Second Floor Plan 3
 Total sqft: 1,885 sqft



<p>64'8" Wide</p>	<p>4 Bedroom 4.5 Bathroom</p>	<p>3,995 SF</p>	<p>[2013-0228] KTGy Group, Inc. Architecture+Planning 888.456.□□□□ □□□□CO□□</p>	
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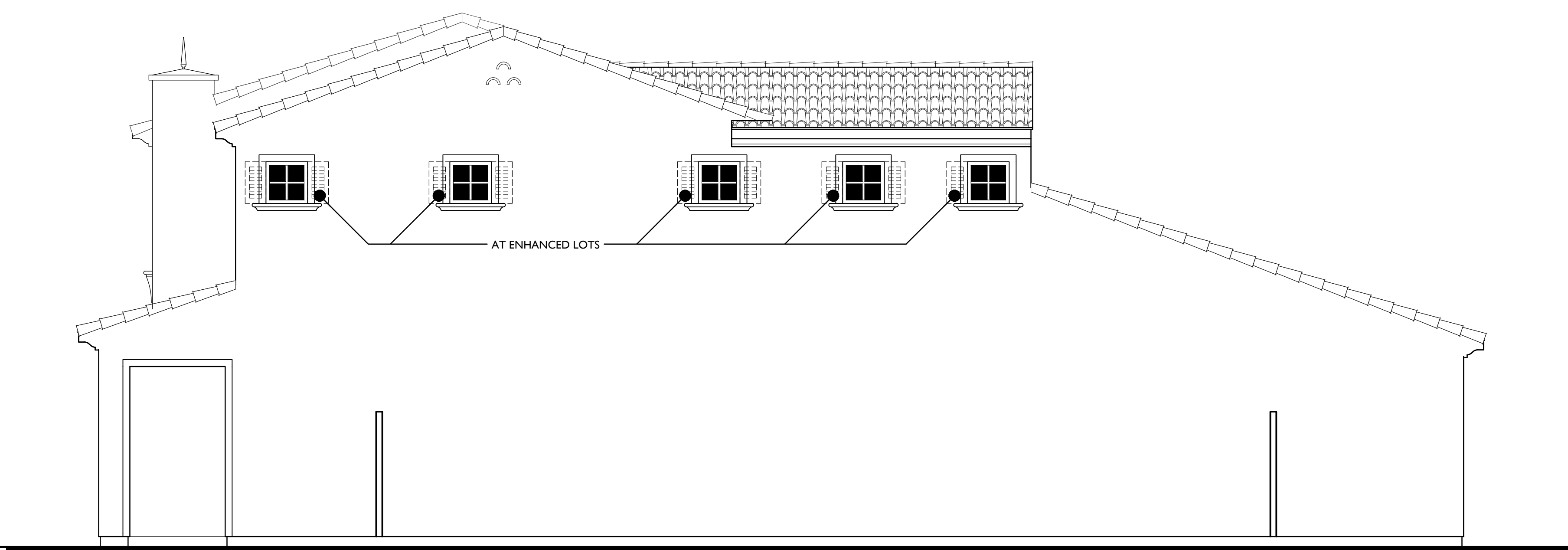


LEFT

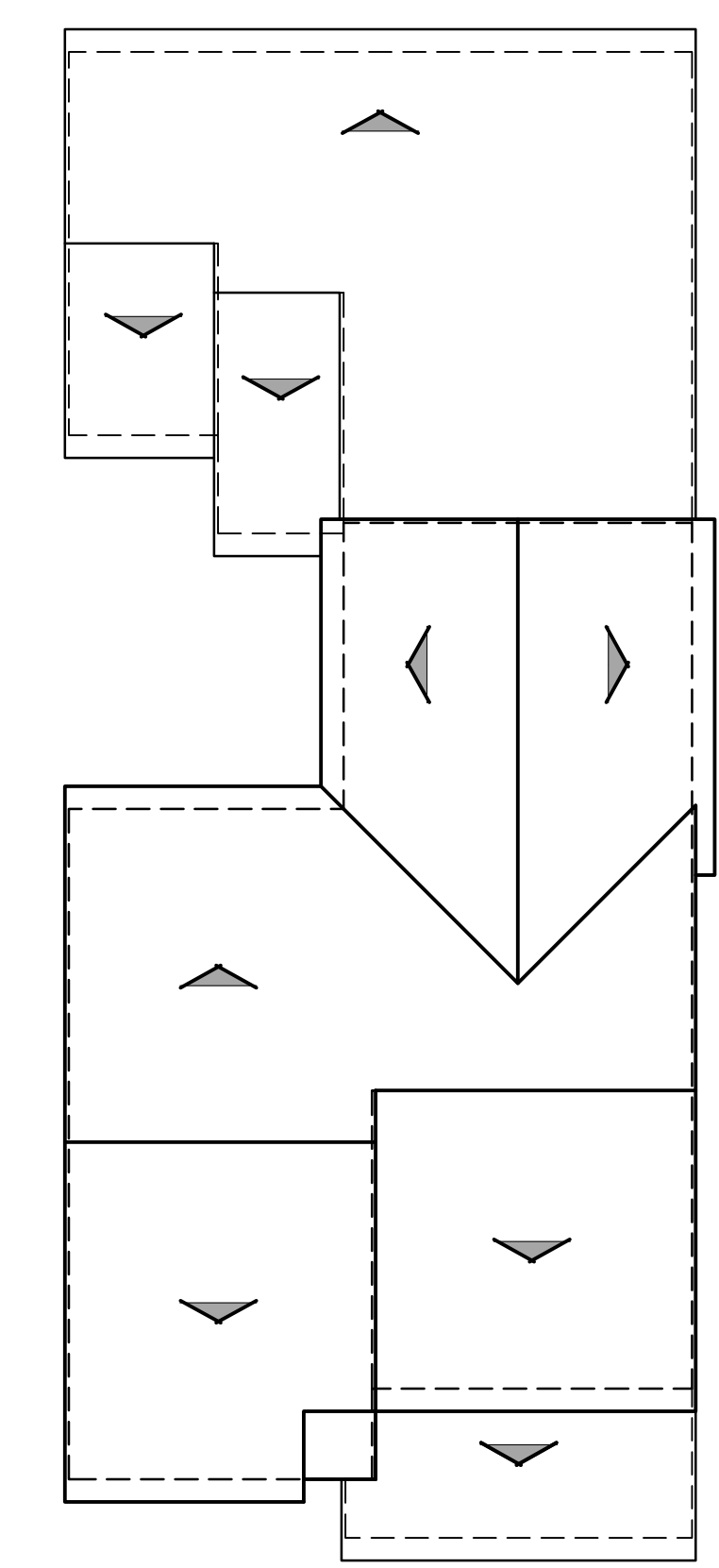


FRONT

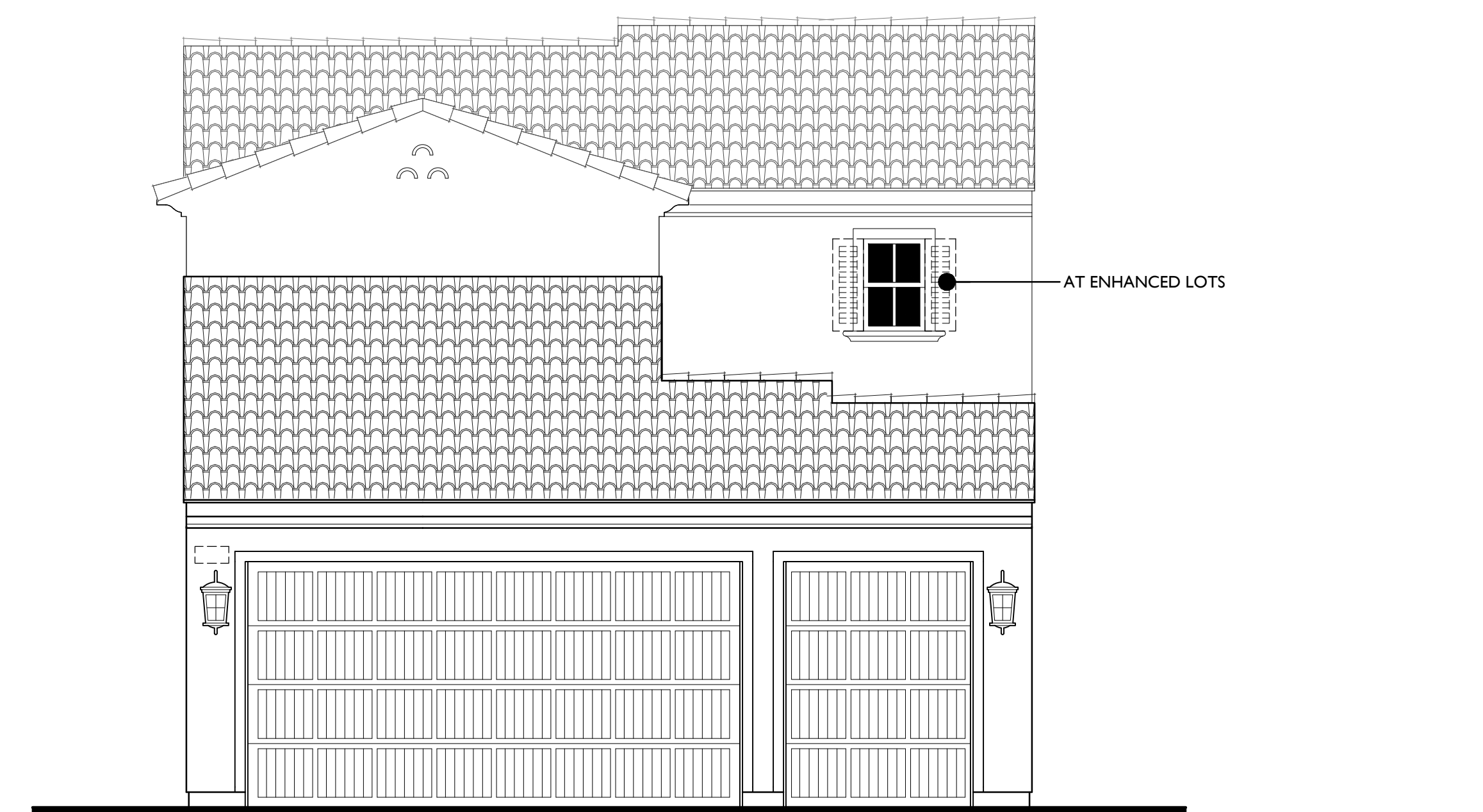
A - SPANISH



RIGHT

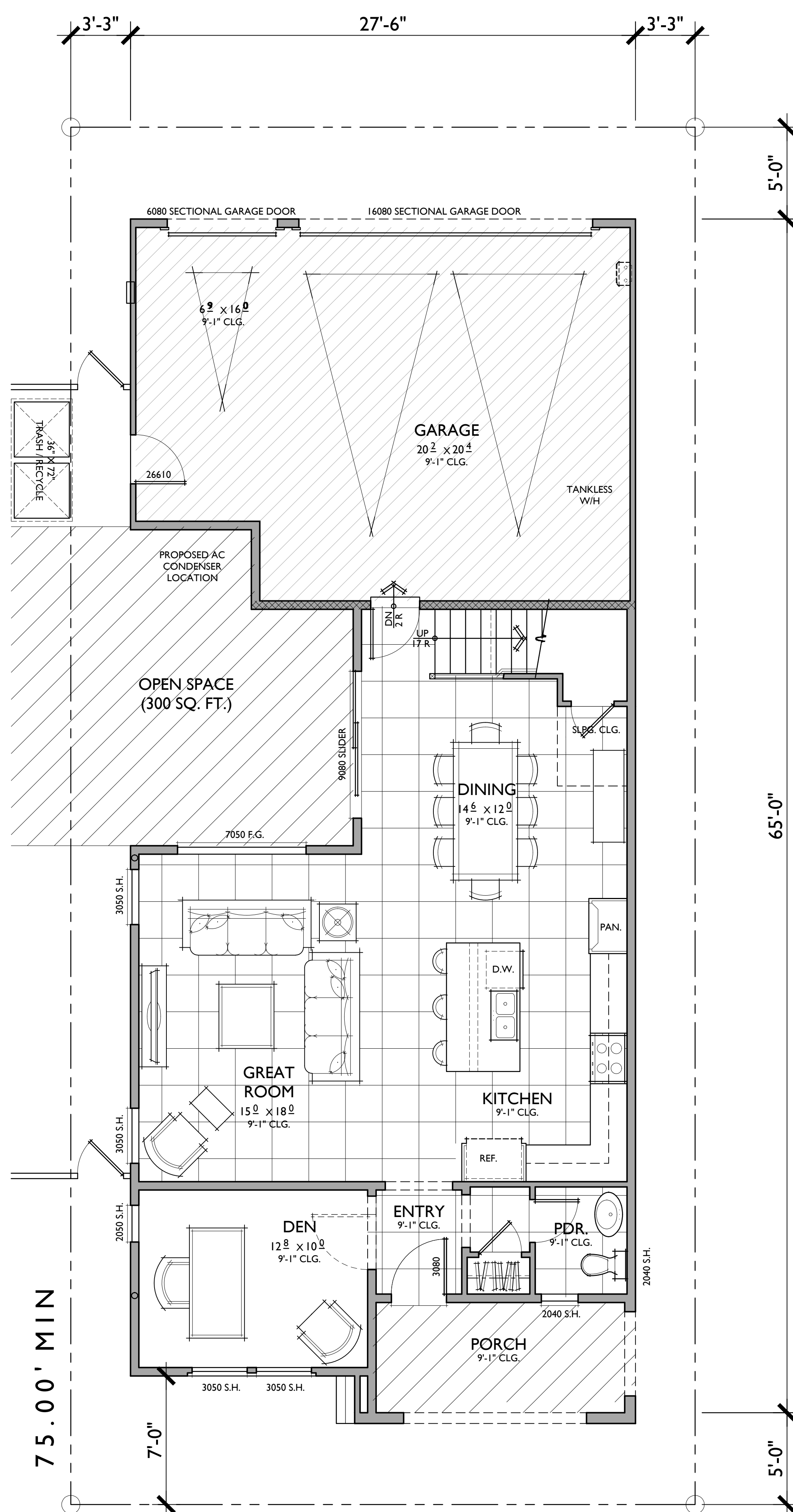
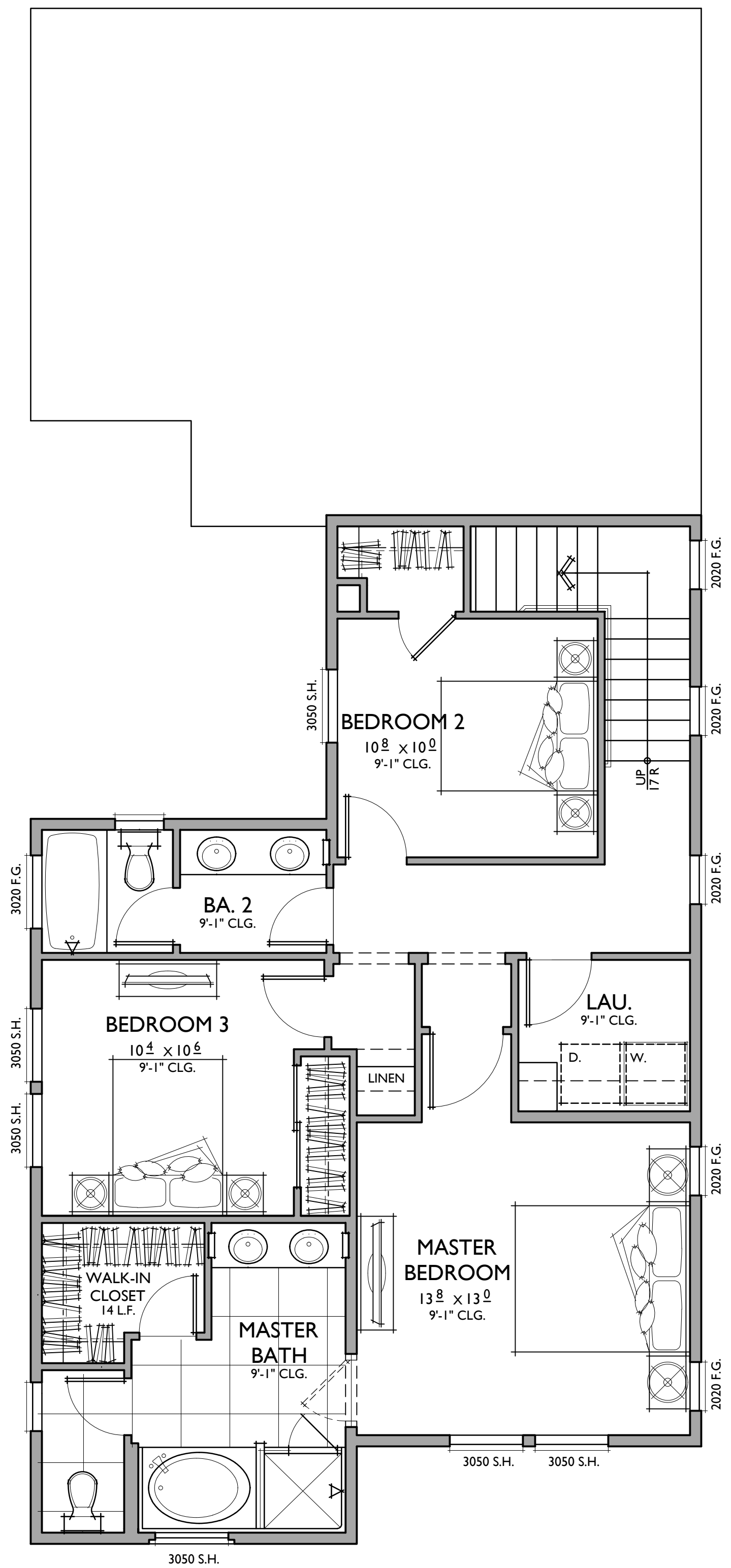


ROOF PLAN A
 PITCH: 4:12 U.N.O.
 RAKE: 1"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE



REAR

Fanita Ranch Alley 35'x85' Plan 1 Elevations



Fanita Ranch
 Alley 35'x85'
 Plan 1
 Floor plan

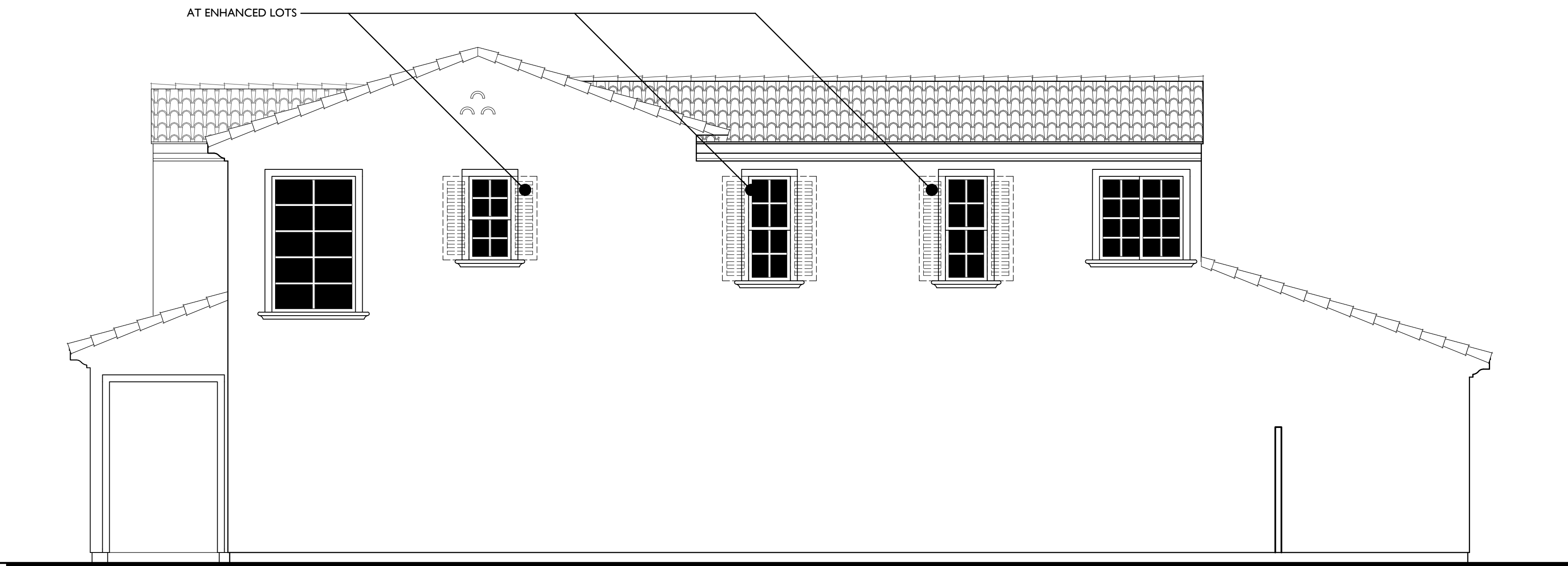


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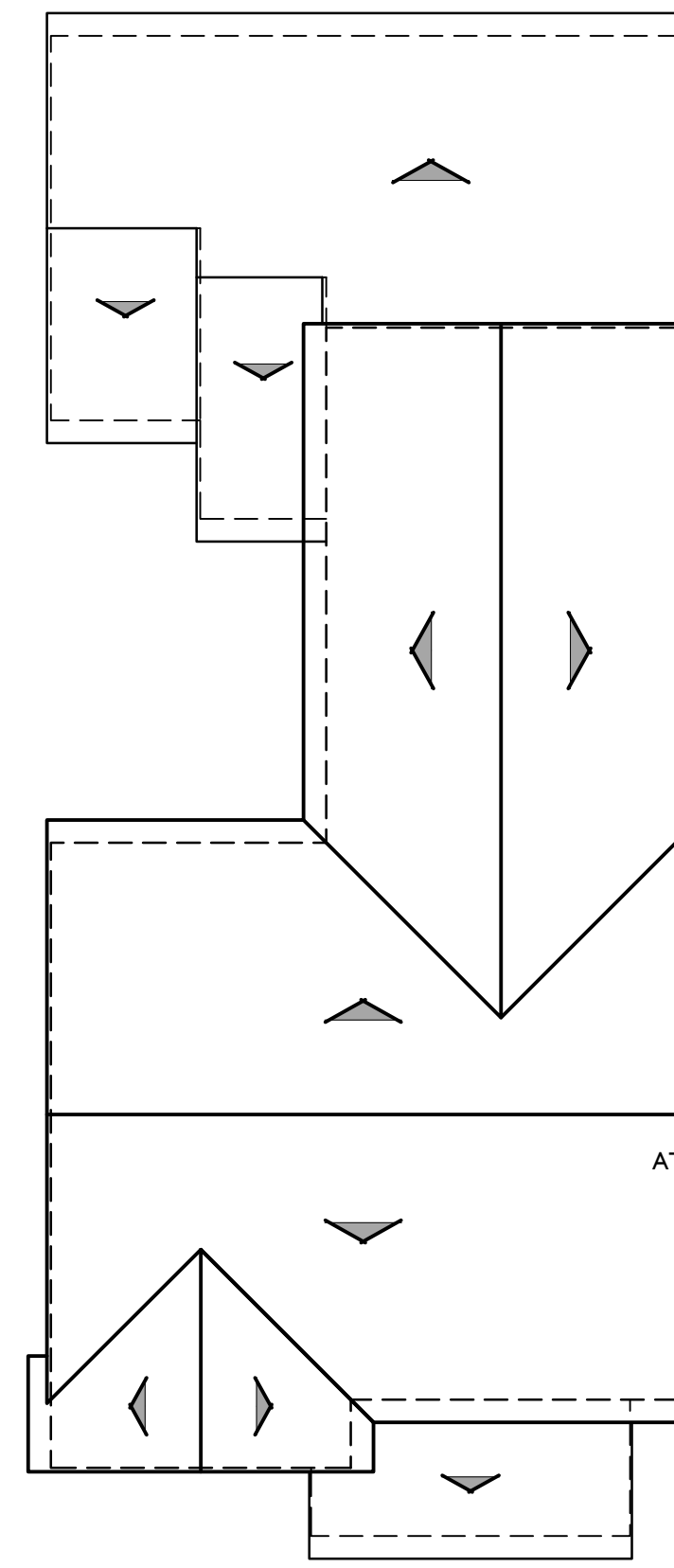


FRONT

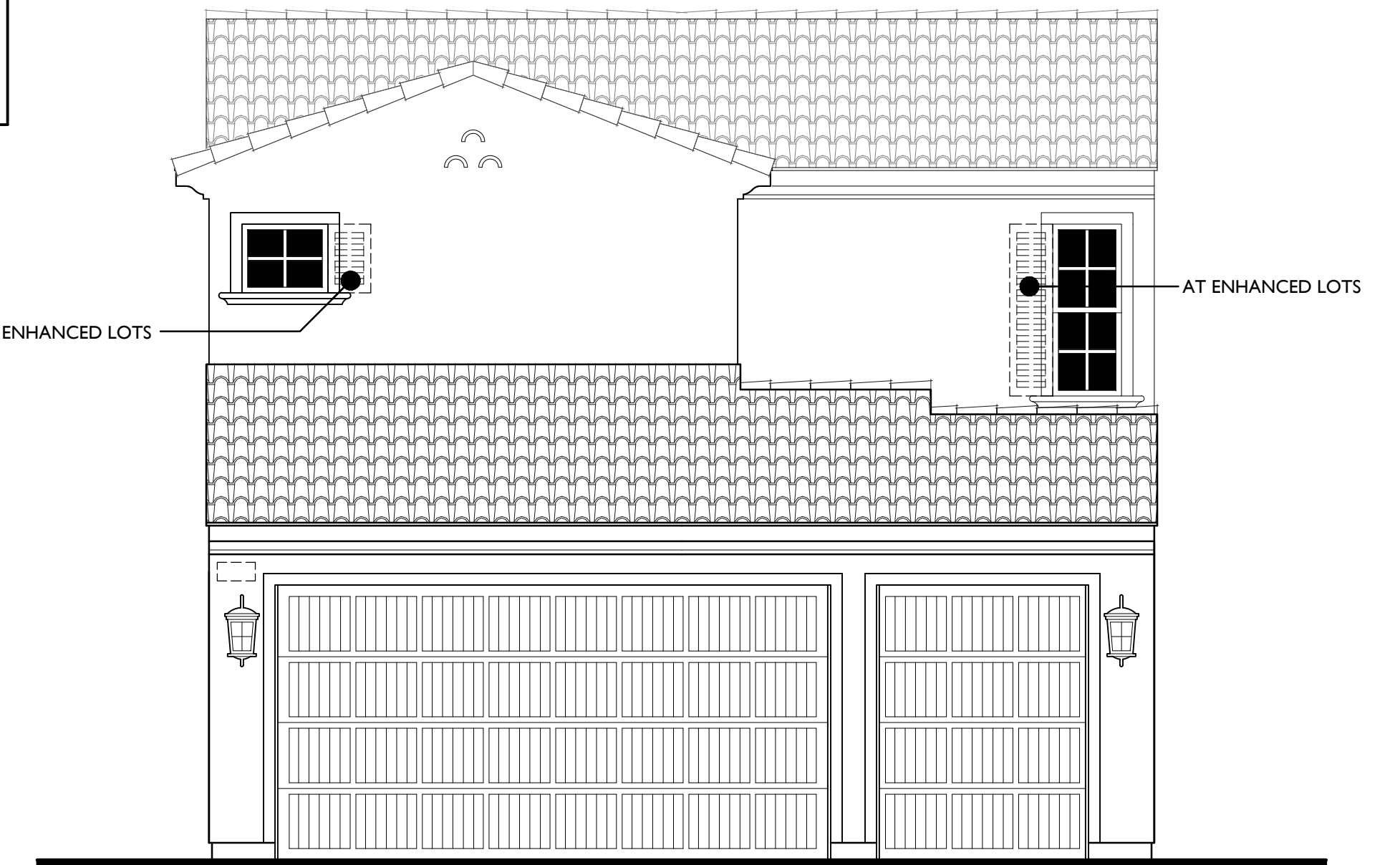
A - SPANISH
1/4"=1'-0"



RIGHT

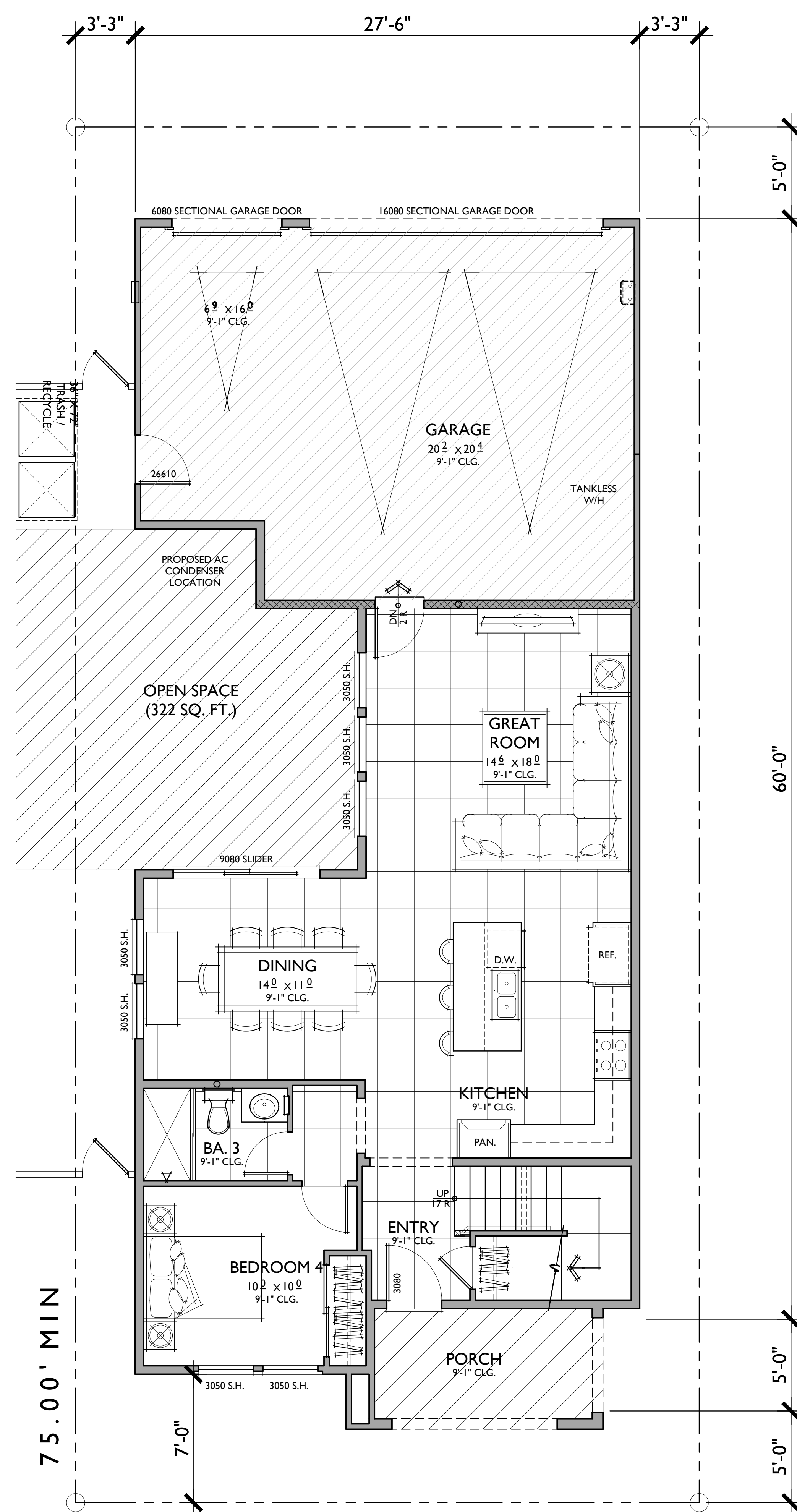
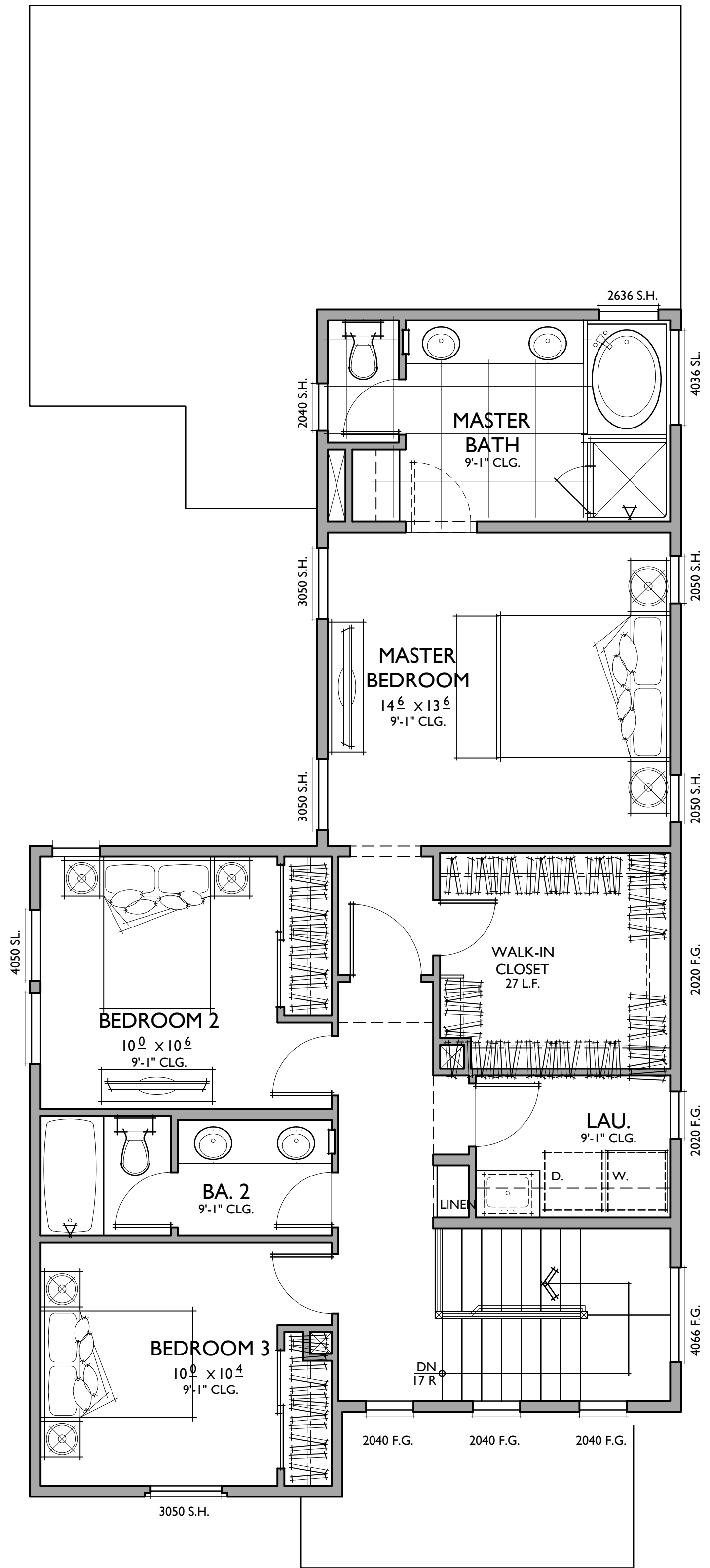


ROOF PLAN A
PITCH: 4:12
RAKE: 1"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE
1/8"=1'-0"

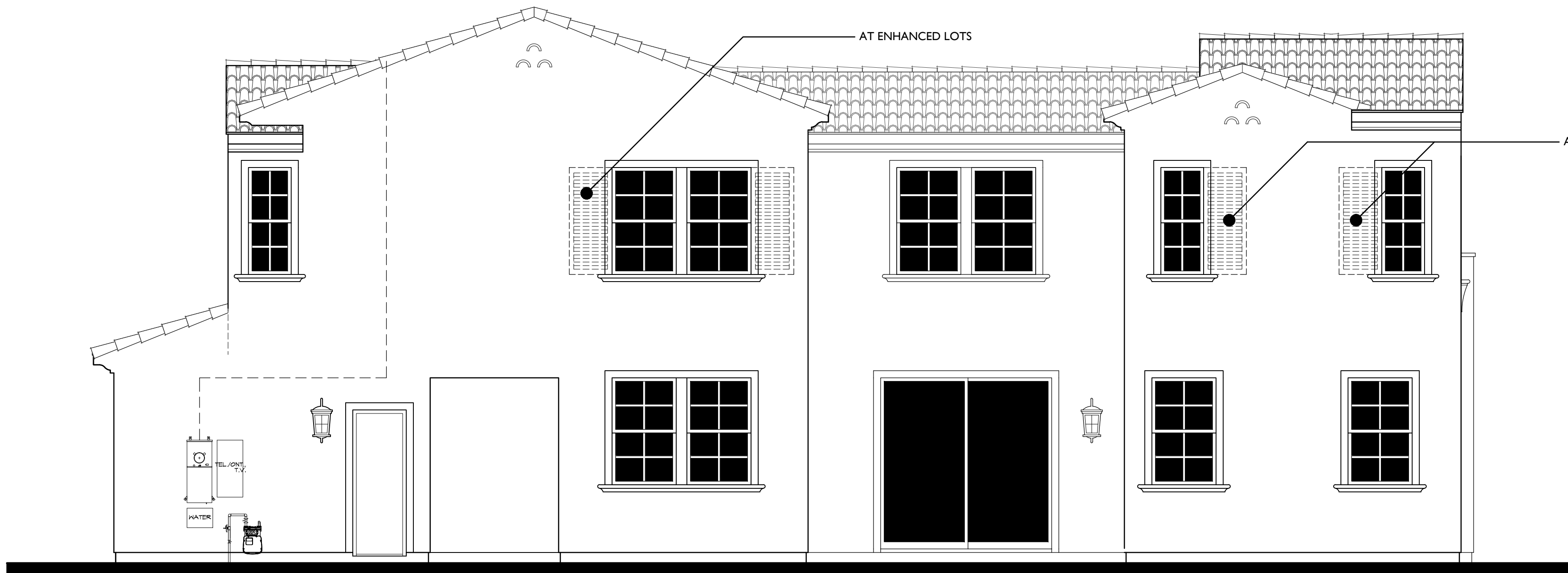


REAR

Fanita Ranch Alley 35'x85' Plan 2 Elevations



Fanita Ranch
 Alley 35'x85'
 Plan 2
 Floor plan

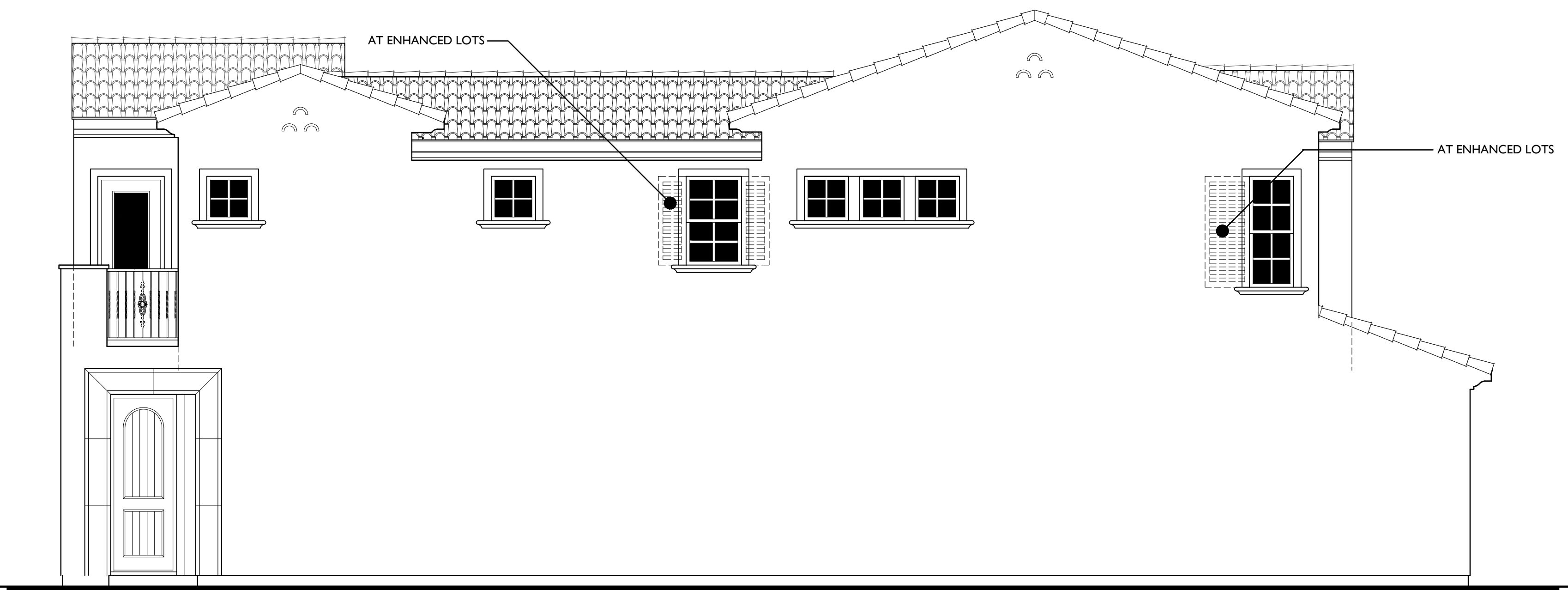


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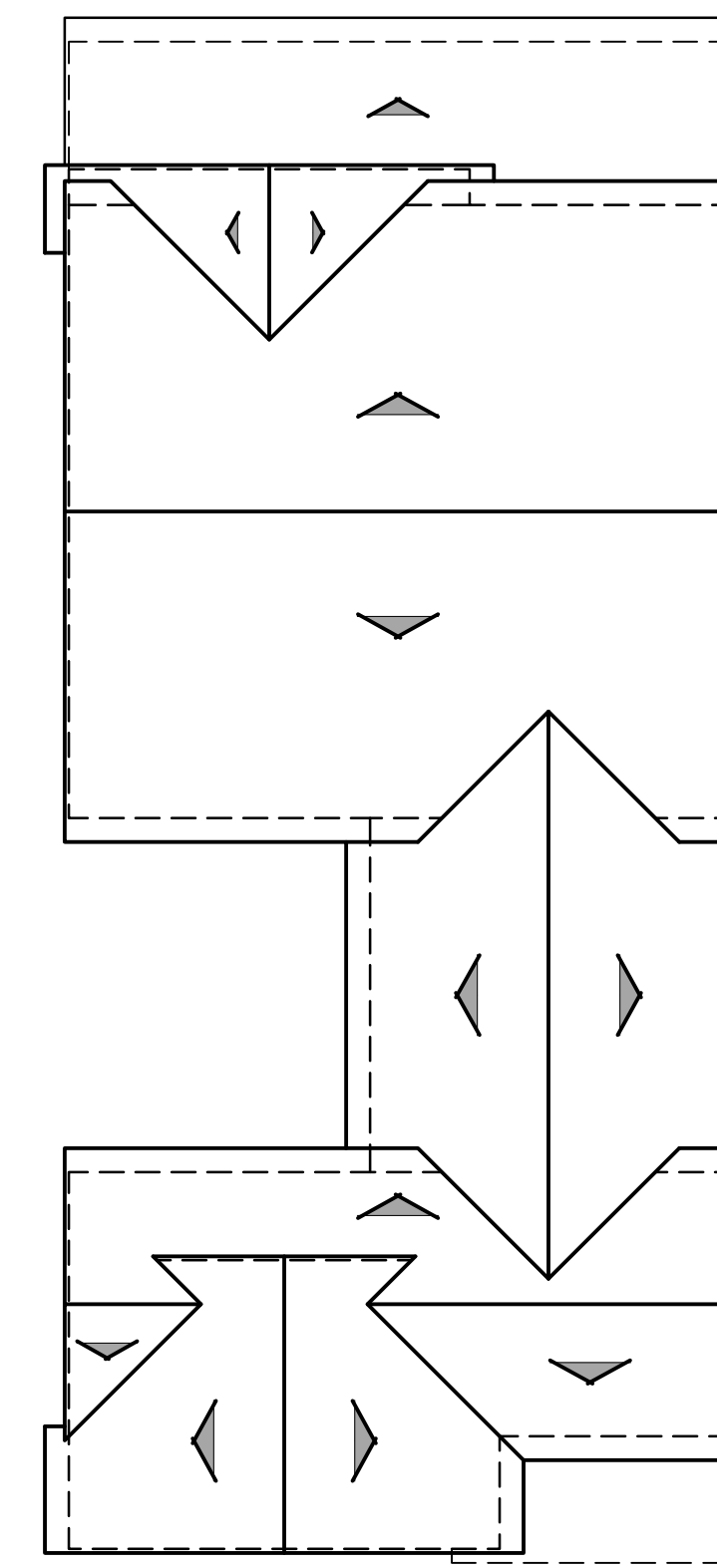


FRONT

A - SPANISH
1/4"=1'-0"



RIGHT

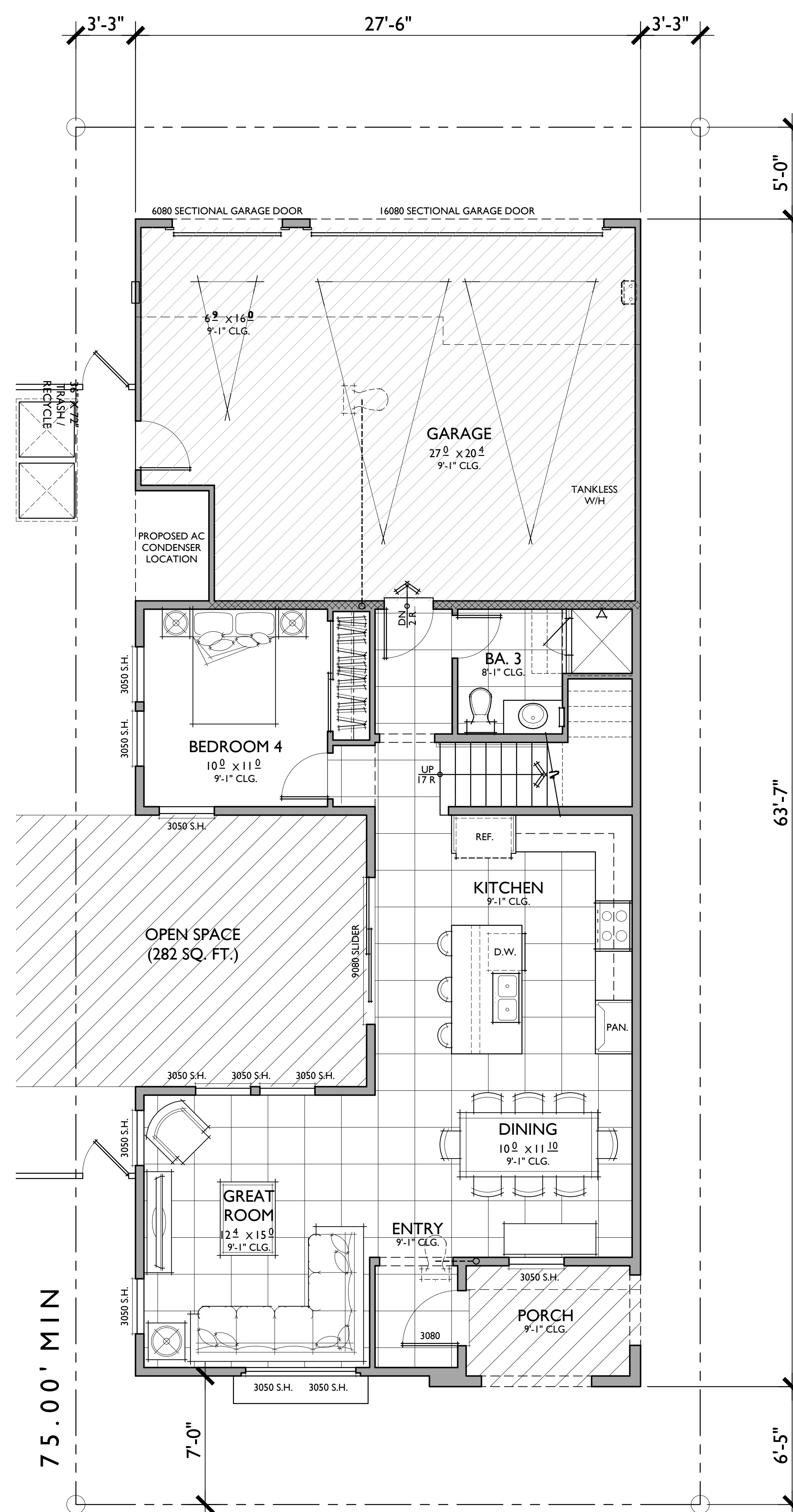
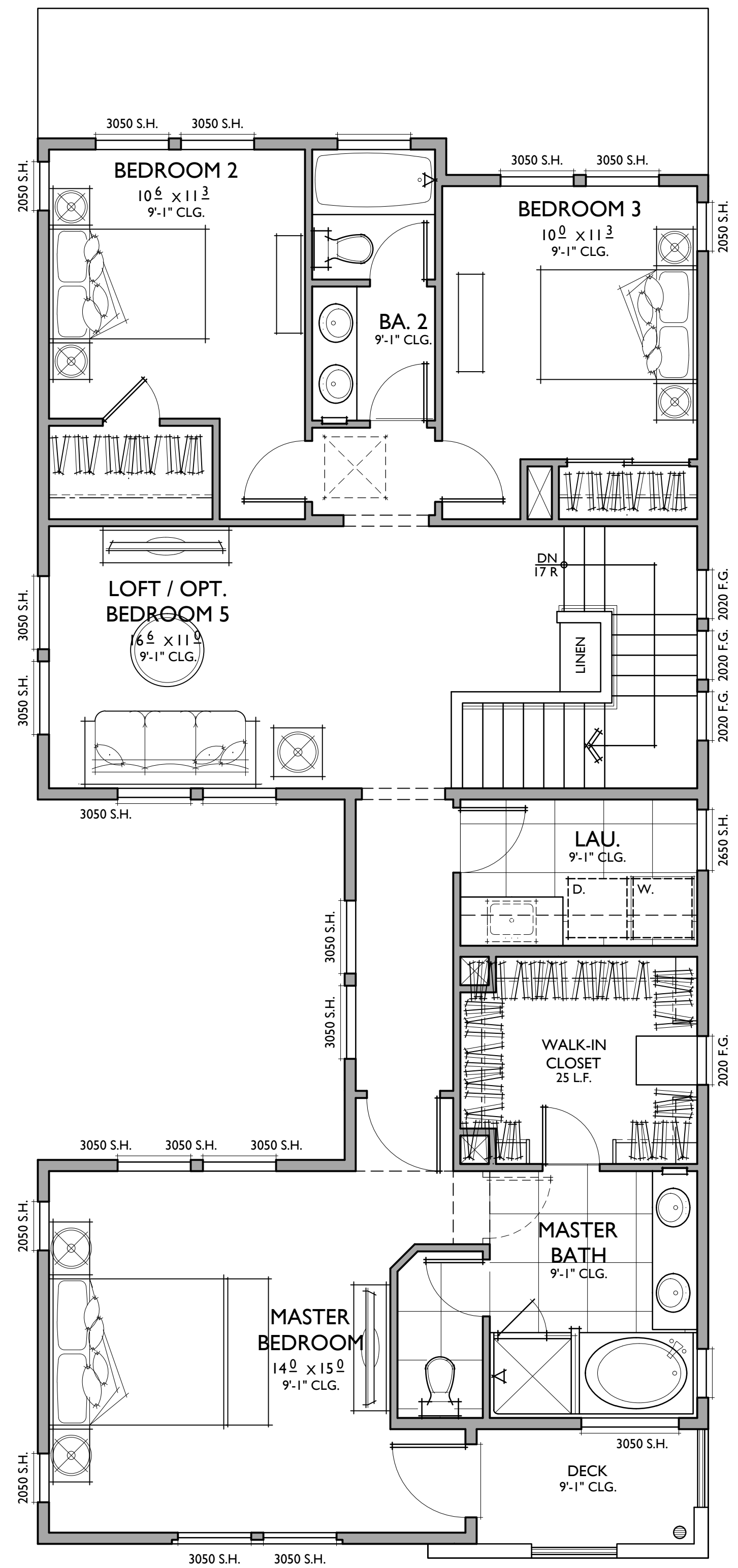


ROOF PLAN A
PITCH: 4:12
RAKE: 1"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE
1/8"=1'-0"



REAR

Fanita Ranch Alley 35'x85' Plan 3 Elevations



Fanita Ranch

Alley 35'x85'

Plan 3
Floor plan



DEPARTMENT OF DEVELOPMENT SERVICES

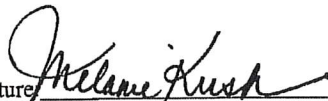
NOTICE OF EXEMPTION

<input checked="" type="checkbox"/>	TO: Office of Planning and Research ceqasubmit.opr.ca.gov	FROM: City of Santee (Public Agency) Department of Development Services
<input checked="" type="checkbox"/>	County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	Address 10601 Magnolia Avenue Building 4 Santee, CA 92071

1.	Project Title:	Fanita Ranch Essential Housing Project (EHP2021-1)
2.	Project Applicant:	City of Santee 10601 Magnolia Ave. Santee, CA 92071 (619) 258-4100
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The Fanita Ranch Project site consists of approximately 2,638 acres of land located in the northern portion of the City of Santee (City) in eastern San Diego County. The site lies north of State Route (SR) 52 and west of SR-67 and would be accessed from the future northerly extensions of Fanita Parkway and Cuyamaca Street via Mast Boulevard. The Project site is bordered by Marine Corps Air Station Miramar and Padre Dam Municipal Water District facilities to the west including Santee Lakes Recreation Preserve; open space/recreational areas including Goodan Ranch Regional Park and Sycamore Canyon Open Space Preserve to the north and west; City residential neighborhoods to the south and the unincorporated residential community of Eucalyptus Hills to the east. Please see attached map.
4.	(a) Project Location – City: Santee	(b) Project Location – County: San Diego
5.	Description of nature, purpose, and beneficiaries of Project:	This is a certification of the Fanita Ranch Project as an Essential Housing Project in accordance with Ordinance No. 592, which would boost housing production and improve housing affordability in order to achieve the goals set forth in the City's Housing Element (Sixth Cycle: 2021-2029). The Fanita Ranch Project proposes a community consisting of approximately 2,949 residential units under a preferred land use plan with school, or 3,008 units under a land use plan without school, up to 80,000 square feet of commercial uses, parks, open space, and agricultural uses. Development on the Project site would be clustered into three villages in order to designate approximately 63 percent of the site as Habitat Preserve. The natural open space outside the development areas would be dedicated to the City's Multiple Species Conservation Program for long-term protection and management as a Habitat Preserve.
6.	Name of Public Agency approving project:	City of Santee



7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Melanie Kush, Director of Development Services
8.	Exempt status: (check one)	
(a)	<input checked="" type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input type="checkbox"/> Not a project.	
(c)	<input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	<input type="checkbox"/> Categorical Exemption. State type and section number:	
(e)	<input type="checkbox"/> Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/> Statutory Exemption. State Code section number:	
(g)	<input checked="" type="checkbox"/> Other. Explanation:	See explanation No. 9, below.
9.	Reason why project was exempt:	The determination of the Development Services Director to certify a project as an Essential Housing Project is a ministerial action that is exempt from CEQA in accordance with Public Resources Code §21080(a) and (b)(1) and CEQA Guidelines section 15061(b)(3).
10.	Lead Agency Contact Person:	Melanie Kush, Director of Development Services
	Telephone:	619-258-4100, extension 167
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13.	Was a public hearing held by the lead agency to consider the exemption? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Signature:  Date: 12/27/2021 Title: Director of Development Services

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Co

Project Location Map

