



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 12, 2018 REPORT NO. HO-18-081
HEARING DATE: September 19, 2018
SUBJECT: LA JOLLA RANCHO CDP/SDP, Process Three Decision
PROJECT NUMBER: [593799](#)

OWNER/APPLICANT: J. W. Investments Trust, Owner/Brian Will, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit/Site Development Permit for the construction of a single-story-over-basement, residential dwelling unit with an attached four-car garage and an attached guest quarters located on a vacant lot between 832 and 850 La Jolla Rancho Road in the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2177046/Site Development Permit No. 2177047.

Community Planning Group Recommendation: On August 2, 2018, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to "CEQA section 15303" (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 27, 2018, and the opportunity to appeal that determination ended May 11, 2018.

BACKGROUND

The project site is a vacant 0.50-acre property and is located on the west side of La Jolla Rancho Road, between 832 and 850 La Jolla Rancho Road, and approximately a half of a mile east of the Pacific Ocean (Attachment 3). The site is surrounded by residential development to the North, South and East, with hillsides to the west and residential development further west (Attachment 1). The

project site contains Environmental Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides.

The project site is located in the RS-1-4 and RS-1-1 Base Zones, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, and is within the La Jolla Community Plan area. A Coastal Development Permit is required by the San Diego Municipal Code (SDMC) Section 126.0702 for the proposed development and construction on a property within the Coastal Overlay Zone. A Site Development Permit is required by SDMC Section 143.0110 for development on a premise containing ESL in the form of sensitive biological resources and steep hillsides. Findings must be made in the affirmative to approve these permits (Attachments 5 and 6). The project's design also includes a brush management plan for fire protection.

DISCUSSION

The project proposes to construct a 6,085-square-foot, single-story-over-basement, single-family dwelling unit with an attached, four car garage and a 420-square-foot attached guest quarters for a total of 6,505-square-feet on a 0.50-acre vacant lot. The applicant has designed the project to conform to all the applicable regulations of the RS-1-4 Zone, the applicable zone for the eastern portion of the property where the proposed development is sited, Coastal Height Limitation Overlay Zone, and Coastal Overlay Zone. The La Jolla Community Plan designates the site as Very Low Density Residential at a density of 0-5 Dwelling Units per acre (du/ac) (Attachment 2). The residential use of the property is consistent with that land use designation at 2.0 du/ac. The proposed residence was designed to comply with Hillside Development Guidelines of the La Jolla Community Plan and Local Coastal Program Land Use Plan by terracing the single-story-over-basement, residential structure to conform to the existing hillside topography and minimize the amount of grading (Attachment 11). Surface drainage run-off from the upper portion of the site will be conveyed through a new drain system directed to La Jolla Rancho Road via a sidewalk underdrain. The lower developed portion will direct flow to the western natural hillside portion of the site. This drainage design was engineered to comply with current storm water regulations. The project proposes 1,500 cubic yards of cut grading and 250 cubic yards of fill, with 1,250 cubic yards of export. The proposed residence will be approximately 26 feet in height, and in compliance with the 30-foot height limit.

The project site is located approximately a half of a mile east of the Pacific Ocean. This portion of La Jolla Rancho Road does not contain a public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 10). The project site does not contain any form of pedestrian access as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. Based on the review of the project's plans, conformance with public access and coastal public views the proposed development is in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

ENVIRONMENTAL SENSITIVE LANDS

The vacant project site contains ESL in the form of sensitive biological resources and steep hillsides in the western half of the property. The proposed development is sited in the eastern half of the property where it has previously been disturbed by grading activity. A biological survey was prepared to assess potential impacts from the project to biological resources. The biological analysis concluded that construction of the residence and associated brush management will not have an

adverse impact to biological resources since the impacts will not exceed 0.1-acre of sensitive ESL vegetation and no mitigation measures are required. As a condition of the permit the project will record a covenant of easement over the western portion of the site. This will ensure that this area containing sensitive biological resources and steep hillsides will remain protected.

CONCLUSION

This proposed project was designed to comply with the development regulations of the underlying zone, ESL regulations, and the La Jolla Community Plan and Local Coastal Program Land Use Plan and does not affect any identified public views or coastal access. Staff has reviewed the request for a Coastal Development Permit, Site Development Permit and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings to support the project. Therefore, staff recommends the Hearing Officer approve Coastal Development Permit No. 2177046 and Site Development Permit No. 2177047.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2177046/Site Development Permit No. 2177047, with modifications.
2. Deny Coastal Development Permit No. 2177046/Site Development Permit No. 2177047, if the findings required to approve the project cannot be affirmed.

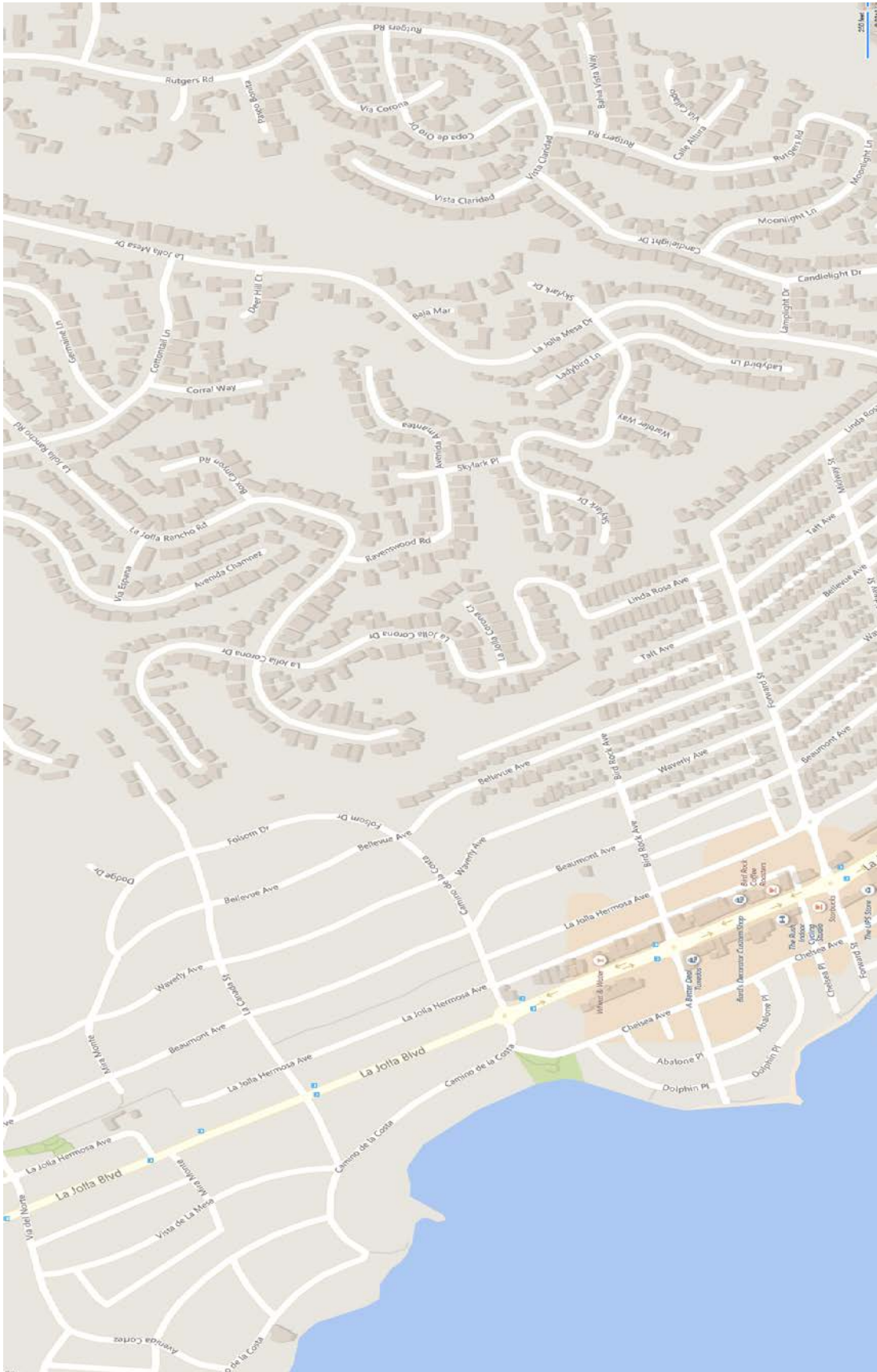
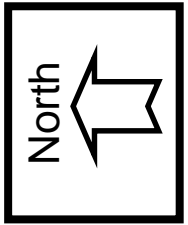
Respectfully submitted,



Glenn Gargas, Development Project Manager

Attachments:

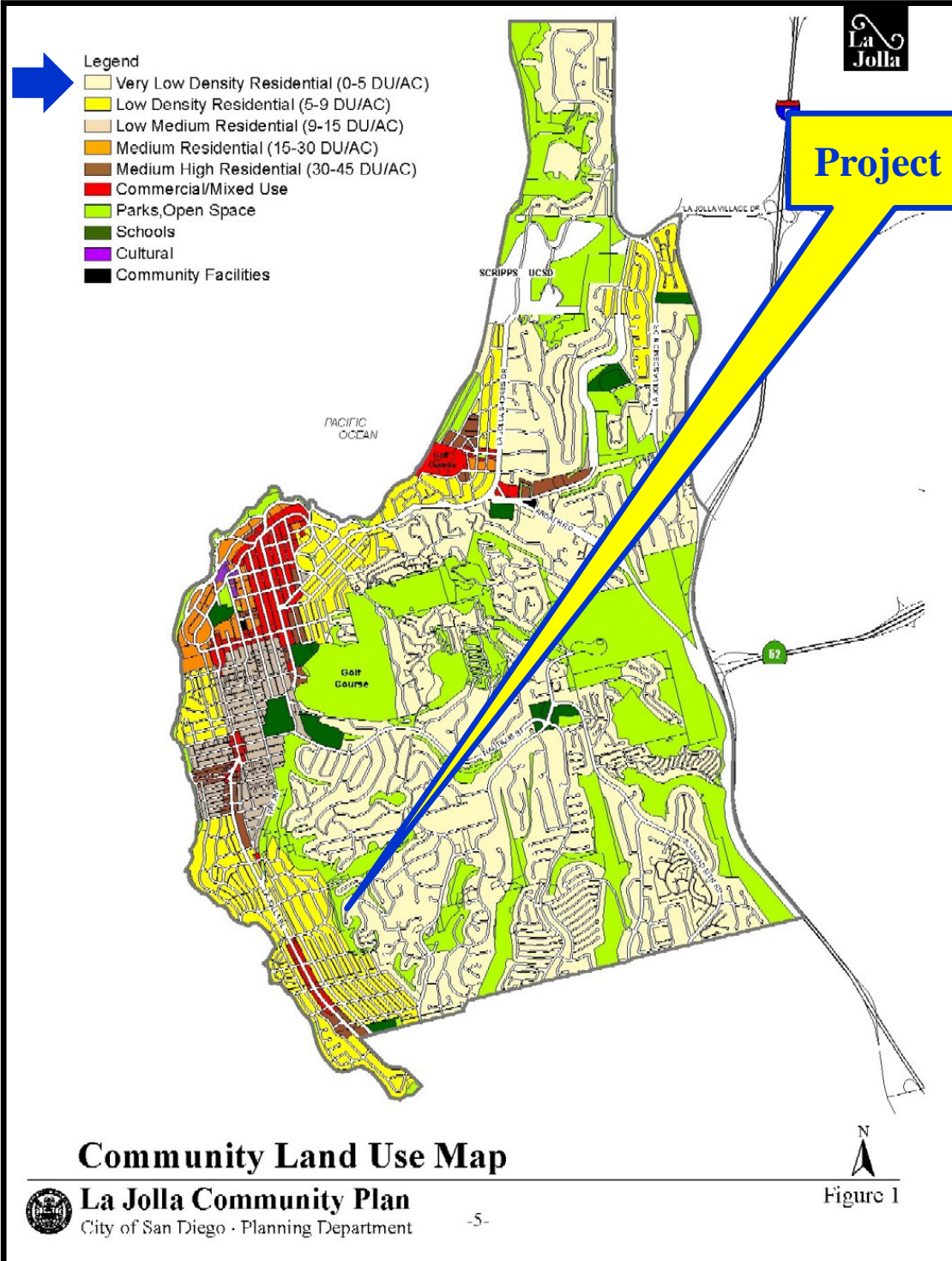
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Identified Public Vantage Points – Figure 9, La Jolla Community Plan
10. Project Plans



Project Location Map

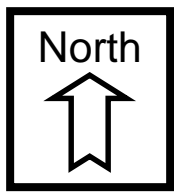
**LA JOLLA RANCHO CDP/SDP – VACANT LOT BETWEEN 832 & 850 LA JOLLA RANCHO ROAD
PROJECT NO. 593799**

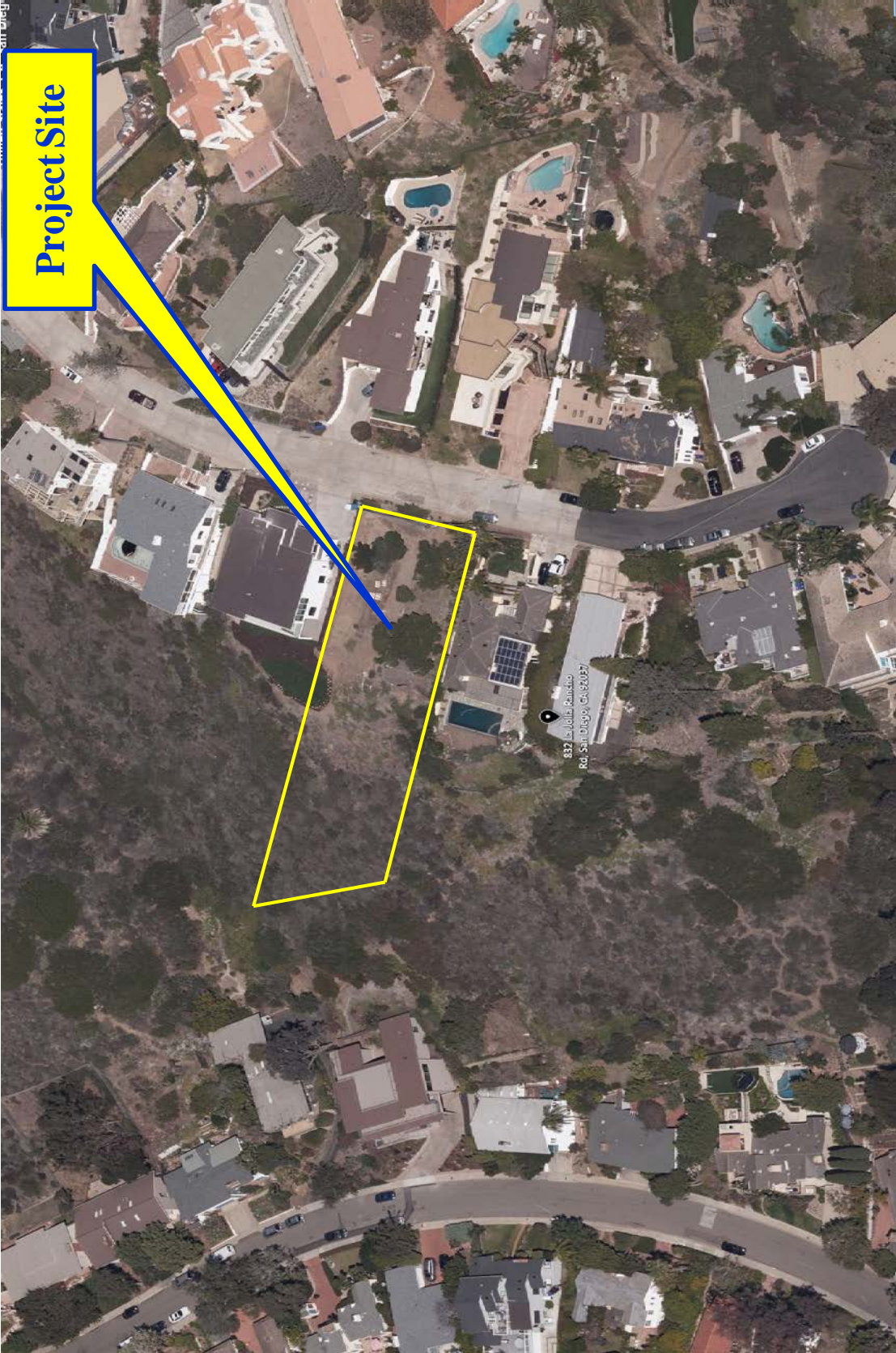




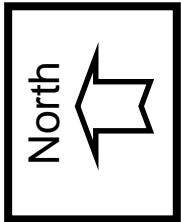
Land Use Map

LA JOLLA RANCHO CDP/SDP - VACANT LOT BETWEEN 832 & 850 LA JOLLA RANCHO ROAD
PROJECT NO. 593799 La Jolla





Project Site



Aerial Photo

LA JOLLA RANCHO CDP/SDP - VACANT LOT BETWEEN 832 & 850 LA JOLLA RANCHO ROAD
PROJECT NO. 593799



HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 2177046/SITE DEVELOPMENT PERMIT NO. 2177047
LA JOLLA RANCHO CDP/SDP - PROJECT NO. 593799

WHEREAS, J.W. Investments Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to construction of a single-family dwelling unit over basement with an attached four-car garage and detached guest quarters (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2177046 and 2177047), on portions of a 0.50-acre property;

WHEREAS, the project site is located on a vacant lot (840 La Jolla Rancho Road – pending address assignment) in the RS-1-4 and RS-1-1 Base Zones, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone of the La Jolla Community Planning area;

WHEREAS, the project site is legally described as Lot 146 of La Jolla Corona Estates, Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3702, filed in the Office of the County Recorder of San Diego, on August 23, 1957;

WHEREAS, on July 30, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New construction or conversion of small structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 19, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2177046/Site Development Permit No. 2177047, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2177046/Site Development Permit No. 2177047:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is vacant and contains Environmentally Sensitive Lands in the form of sensitive biological resources and steep hillsides. This project proposes to construct a one-story-over-basement, single-family dwelling unit with an attached four-car garage, and an attached guest quarters. The residence will be situated in the eastern portion of the site that was previously disturbed by fill material. The project site is located approximately one-half mile from the Pacific Ocean coastline. The project is proposed within the existing lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway (Camino de la Costa) and the Pacific Ocean. The site does not contain any form of pedestrian access as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The site does not contain a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed project meets all of the development standards, such as building setbacks, off-street parking, building height and floor area ratio required by the underlying zone. Thus, the proposed residential development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

- 2. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.**

The project site is vacant and contains Environmentally Sensitive Land (ESL) in the form of sensitive biological resources and steep hillsides. A biological survey was prepared for the project to assess potential impacts from the project to biological resources. The biological survey concluded that construction of the residence and associated brush management will not have an adverse impact to biological resources since the impacts will not exceed 0.1-acre of sensitive ESL vegetation and therefore, no mitigation measures are required. This project proposes to construct a one-story-over-basement, single-family dwelling unit with an attached four-car garage, and an attached guest quarters. The western portion of the site contains sensitive biological resources and steep hillsides. As a condition of the permit the project will record a covenant of easement over the western portion of the site. This will ensure that this area containing sensitive biological resources and steep slopes will remain

protected. Surface drainage run-off from the upper portion of the site will be conveyed through a new drain system directed to La Jolla Rancho Road via a sidewalk underdrain. The lower developed portion will direct flow to the western natural hillside portion of the site. This drainage design was engineered to comply with current storm water regulations. The project proposes 1,500 cubic yards of cut grading and 250 cubic yards of fill, with 1,250 cubic yards of export. Based on the above, this proposed development of a single-family residence will not adversely affect ESL.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The project proposes to construct of a new 6,085-square-foot one-story single-family dwelling unit over a basement with an attached four car garage, guest quarters, and is located in an area identified as Very Low Density Residential, 0 to 5 dwelling units/per acre (du/ac) within the La Jolla Community Plan (LJCP). The proposed residential use of the property is consistent with the land use designation at approximately 2 du/ac and by preserving a portion of the site with the recording of a Covenant of Easement to protect the remaining steep slopes. The proposed residence is designed to comply with Hillside Development Guidelines of the La Jolla Community Plan and Local Coastal Program Land Use Plan by terracing the one-story-over-basement residential structure to conform to the existing hillside topography and minimize the amount of grading. The proposed development of the project is located in the eastern portion of the site, which is zoned RS-1-4. The project is designed to comply with all applicable development regulations of the RS-1-4 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone and Environmentally Sensitive Lands Regulations. The proposed residence will be approximately 26 feet in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 17 feet, the required side setbacks of five and four and a half feet, the rear setback of 13 feet and the maximum floor area ratio of 0.45.

La Jolla Rancho Road adjacent to this site does not contain a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed project is sited within the private property, fully contained within the existing legal lot area, within the allowed building envelope and will not negatively affect any public views. The project site is not located in an area identified as containing pedestrian access to coastal resources. Therefore, the proposed project has been found to be in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the project is in compliance with Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The project proposes to construct of a new 6,085-square-foot one-story single-family dwelling unit over basement with an attached four car garage, guest quarters and is located in an area identified as Very Low Density Residential 0 to 5 dwelling units/per acre (du/ac) within the La Jolla Community Plan (LJCP). The proposed residential use of the property is consistent with the land use designation at approximately 2 du/ac and by preserving a portion of the site with the recording of a Covenant of Easement to protect the remaining sensitive biological resources and steep hillsides. La Jolla Rancho Road adjacent to this site is does not contain a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project is proposed within the allowed building envelope and will not negatively affect any identified public views. The project site is not located in an area identified as containing pedestrian access to coastal resources. The proposed development of the project is located in the eastern portion of the site, which is zoned RS-1-4 The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Program Land Use Plan, and the RS-1-4 Zone development regulations, ESL regulations, allowed density and design recommendations. Thus, this residential dwelling unit development will not adversely affect the La Jolla Community Plan.

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

The proposed construction of a new 6,085-square-foot, one-story-over-basement, residential dwelling unit with an attached four-car garage and guest quarters has been designed to comply with all of the applicable development regulations, including those of the RS-1-4 Zone, the applicable base zone for the eastern portion of the site, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, brush management regulations and the Environmentally Sensitive Lands regulations. A portion of the site will be preserved with the recording of a Covenant of Easement to protect the remaining sensitive biological resources and steep hillsides. The project will not have any impact on the provision of essential public services. The project will make public health and safety improvements such as constructing a new driveway on La Jolla Rancho Road, add a new curb outlet, replace damaged portions of existing curb and provide brush management for fire protection. The permit controlling the

development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes to construct a new 6,085-square-foot one-story over basement single-family dwelling unit with an attached four car garage and guest quarters. The project as proposed will comply with the development regulations of the RS-1-4 Zone, the applicable base zone for the eastern portion of the site, Coastal Overlay Zone, ESL regulations and Local Coastal Program for the La Jolla Community Plan area. The proposed residence will be approximately 26 feet in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 17 feet, the required side setback of five and four and a half feet, the rear setback of 13 feet and the proposed floor area ratio (FAR) of 0.27 is less than the maximum allowed FAR of 0.45. There are no proposed variances or deviations to the development regulations of the Land Development Code. The building setbacks, drainage, lot coverage, floor area ratio, building height, public views and public access will comply with all of the required development regulations and applicable policy documents. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

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

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep hillsides. The proposed construction of a new 6,085-square-foot single-family dwelling unit with an attached four car garage and guest quarters that will be located in approximately the same location in an area of previous disturbance. The project has been designed to comply with all of the applicable development regulations, including hillside development guidelines recommended by the La Jolla Community Plan and Local Coastal Program Land Use Plan by terracing the one-story over basement, residential structure to conform to the hillside topography. The geologic report prepared for this project indicated that the proposed site has adequate geologic stability, that the site was previously disturbed in the area of the proposed residential structure, resulting in a minimum disturbance to the steep hillsides. The western portion of the site, outside of the development footprint, contains sensitive biological resources and steep hillsides, which will remain and be

protected with the recording of a covenant of easement as a condition of the permit. Surface drainage run-off from the upper level portion of the site will be conveyed through a new drain system directed to La Jolla Rancho Road via a sidewalk underdrain. The lower level developed portion will direct flow to the western natural hillside portion of the site. This drainage design was engineered to comply with current storm water regulations. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project proposes 1,500 cubic yards of cut grading and 250 cubic yards of fill, with 1,250 cubic yards of export. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed development will be sited in the eastern portion of the site that was previously disturbed by fill material. The geologic report prepared for this project indicated that the proposed site has adequate geologic stability, that the site was previously disturbed in the area of the proposed residential structure, resulting in a minimum disturbance to the steep hillsides. To avoid erosional forces surface drainage run-off from the developed portions of the site, run-off from the upper level portion of the site will be conveyed through a new drain system directed to La Jolla Rancho Road via a sidewalk underdrain. The lower developed portion will direct flow to the western natural hillside portion of the site. This drainage design was engineered to comply with current storm water regulations. The project includes a brush management plan to reduce the risk of fire hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project site is undeveloped and contains ESL in the form of sensitive biological resources and steep hillsides. This project proposes to construct a one-story-over-basement, single-family dwelling unit with an attached four-car garage, and an attached guest quarters to be located in the eastern portion of the site that was previously disturbed. The western portion of the site, outside of the development footprint, contains sensitive biological resources and steep hillsides, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. A biological survey was prepared for the project to assess potential impacts from the project to biological resources. The biological analysis concluded that construction of the residence and associated brush management actions will not have an adverse impact to biological resources since the impacts will not exceed 0.1-acre

of sensitive ESL vegetation, no mitigation measures are required. Surface drainage run-off from the upper portion of the site will be conveyed through a new drain system directed to La Jolla Rancho Road via a sidewalk underdrain. The lower developed portion will direct flow to the western natural hillside portion of the site. This drainage design was engineered to comply with current storm water regulations. The project proposes 1,500 cubic yards of cut grading and 250 cubic yards of fill, with 1,250 cubic yards of export. Based on the above, this proposed development of a single-family residence will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

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

The project proposes to construction of a new 6,085-square-foot, one-story-over-basement, single-family residence with an attached four-car garage and guest quarters. The site is located along La Jolla Rancho Road, in the RS-1-4 zone, the applicable base zone for the eastern portion of the site, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limitation Overlay Zone and within the La Jolla Community Planning area.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and the site does not contain any form of Vernal Pool Habitat. Therefore, the subject finding does not apply to this project.

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

The proposed development takes place entirely within private property and stays within the area of previous disturbance. The project site is located approximately one-half mile from the Pacific Ocean coastline. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. Surface drainage run-off from the upper portion of the site will be conveyed through a new drain system directed to La Jolla Rancho Road via a sidewalk underdrain. The lower developed portion will direct flow to the western natural hillside portion of the site. This drainage design was engineered to comply with current storm water regulations. The project site contains sloping topography and proposed terraced structure conforms to the sloping topography minimizing the amount of grading. The grading operations for the proposed basement and foundation would entail approximately 1,500 cubic yards of cut grading and 250 cubic yards of fill, with 1,250 cubic yards of export. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

This project proposes to construct a one-story-over-basement, single-family dwelling unit with an attached four-car garage, and an attached guest quarters. The site is located on a vacant lot along the west side of La Jolla Rancho Road, in the RS-1-4 zone, the applicable base zone for the eastern portion of the site, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limitation Overlay Zone and within the La Jolla Community Planning area. The project site contains ESL in the form of sensitive biological resources and steep hillsides. This project was determined to be categorically exempt under CEQA Guidelines and no mitigation measures were required. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2177046/Site Development Permit No. 2177047, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2177046/2177047, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: September 19, 2018

IO#: 24007696

fm 7-17-17

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007696

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2177046/SITE DEVELOPMENT PERMIT NO. 2177047
LA JOLLA RANCHO CDP/SDP - PROJECT NO. 593799 MMRP
HEARING OFFICER

This Coastal Development Permit No. 2177046/Site Development Permit No. 2177047 is granted by the Hearing Officer of the City of San Diego to J.W. Investments Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0703. The 0.50-acre site is located on a vacant lot between 832 and 850 La Jolla Rancho Road in the RS-1-4 and RS-1-1 Base Zones, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone of the La Jolla Community Planning area. The project site is legally described as: Lot 146 of La Jolla Corona Estates, Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3702, filed in the Office of the County Recorder of San Diego, on August 23, 1957.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a single-story-over-basement, single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 19, 2018, on file in the Development Services Department. The project shall include:

- a. Construction of a 6,085-square-foot, single-story-over-basement, single dwelling unit with an attached 4-car garage and a 420-square-foot, attached guest quarters for a total of 6,505-square feet on a 0.50-acre vacant lot;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Fences, walls, retaining walls, planters, terrace, courtyard, deck, walkways, patios and pool; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 4, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the

City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

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

issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The project proposes to export 1,250-cubic-yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development is private and subject to approval by the City Engineer.

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

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for tree/landscape and irrigation in the La Jolla Rancho Road right of way.

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the new curb outlet (D-25) in the La Jolla Rancho Road right of way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the new non-standard 20-foot-wide driveway in the La Jolla Rancho Road right of way.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged portions of the existing curb with current City Standard curb and gutter, adjacent to the site on La Jolla Rancho Road, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the improvement of the damaged half width of La Jolla Rancho Road, along entire frontage, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove the existing retaining wall from the public right of way, adjacent to the site on La Jolla Rancho Road.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove the existing fence and gate from the public right of way, adjacent to the site on La Jolla Rancho Road.

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

24. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

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

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

28. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with §142.0412. Zone One shall range from 47 feet to 57 feet in width with a corresponding Zone Two of 35 feet to 47 feet in width, exercising Zone Two reduction options under §142.0412(f).

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

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

34. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

36. The guest quarters shall not be rented, leased, or sold as a separate dwelling unit. Neither the primary dwelling unit nor the guest quarters shall be sold or conveyed separately. The guest quarters shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees.

37. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on September 19, 2018, by Resolution No.

_____.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 2177046/SDP No. 2177047
Date of Approval: Sept. 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
Development Project Manager

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

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

J. W. Investments Trust
Owner/Permittee

By _____
Tom Waters
Trustee

J. W. Investments Trust
Owner/Permittee

By _____
Reza Habibi-Paydar
Trustee

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

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

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

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

Project No.: 593799

Project Title: La Jolla Rancho

PROJECT LOCATION-SPECIFIC: The project is located on a vacant lot between 832 and 850 La Jolla Rancho Road on La Jolla Rancho Road, La Jolla CA 92037 (APN# 357-334-01) within the La Jolla Community Planning Area.

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

Description of nature and Purpose of the Project: Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of single dwelling unit on a .50-acre vacant site. The development would include a 4,980 square-foot house with detached four car garage and 420 square-foot detached bedroom along with a pool, landscape and hardscape improvements. The proposed project complies with all height and bulk regulations and is located on a site that will have the public utilities in place to serve the project. The 0.50-acre site is within the Coastal (Non-Appealable) overlay zone in the RS-1-4 and RS-1-1 Base Zone of the La Jolla Community Plan Area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Brian Will-1298 Prospect Street San Diego California 92037. (619) 204-3739.

EXEMPT STATUS: (CHECK ONE)

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

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify for a CEQA exemption pursuant to CEQA Section 15303 (New Construction). The section applies to projects that consist of the construction of a limited number of new small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the of the structure. The project site is currently vacant; however, evaluations have been conducted that indicate that the single dwelling unit would not result in impacts to sensitive resources. Based upon review by City staff it was determined that a CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

ATTACHMENT 6

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

 / SENIOR PLANNER

9/5/2018

DATE

SIGNATURE/TITLE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



La Jolla Community Planning Association

August 20, 2018

To *Glen Gargas*

cc. *Brian Will*

Subject: La Jolla Community Planning Association Vote

RE: La Jolla Rancho (Project # 593799)

On August 2, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **the La Jolla Rancho Project** as an Action Item on Full Review.


Site Development Permit and Coastal Development Permit for the development of a new single dwelling unit with attached guest quarters and underground basement for a total of 6,386 square feet on a vacant lot located on Lot 146 between 832 and 850 La Jolla Rancho Road. The 0.50 acre site is within the Coastal (Non-Appealable) overlay zone in the RS-1-4 and RS-1-1 Base Zone of the La Jolla Community Plan Area on environmentally sensitive lands (ESL).

**The LJCPA made a motion to support the DPR motion that findings CAN be made for the CDP/SDP.
Vote: 11-0-2.**

Sincerely,

Robert Steck, President

La Jolla Community Planning Association

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

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


Project Title: La Jolla Rancho Residence **Project No. For City Use Only:** 593799
Project Address: N/A - A.P.N. 357-334-0100, between 850 and 832 La Jolla Rancho Road, La Jolla, CA 92037

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


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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.


Property Owner

Name of Individual: Reza Habibi-Paydar, Trustee of the JW Investments Trust (50%) Owner Tenant/Lessee Successor Agency
 Street Address: 7855 Harschel Ave. Suite 201
 City: La Jolla State: CA Zip: 92037
 Phone No.: 858-456-9201 x 1101 Fax No.: _____ Email: reza.paydar@paydarproperties.com
 Signature:  Date: 1/8/2018
 Additional pages Attached: Yes No

Applicant

Name of Individual: Brian Will - Architect Owner Tenant/Lessee Successor Agency
 Street Address: 1298 Prospect Street, Suite 2s
 City: La Jolla State: CA Zip: 92037
 Phone No.: 619-204-3739 Fax No.: _____ Email: brian@willandfotsch.com
 Signature:  Date: 1/9/2018
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Michigan RV Resort LLC (50%) Owner Tenant/Lessee Successor Agency
 Street Address: PO Box 9025
 City: La Jolla State: CA Zip: 92038
 Phone No.: 858-456-9201 x 1101 Fax No.: _____ Email: reza.paydar@paydarproperties.com
 Signature:  Date: 1/8/2018
 Additional pages Attached: Yes No

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

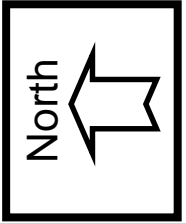
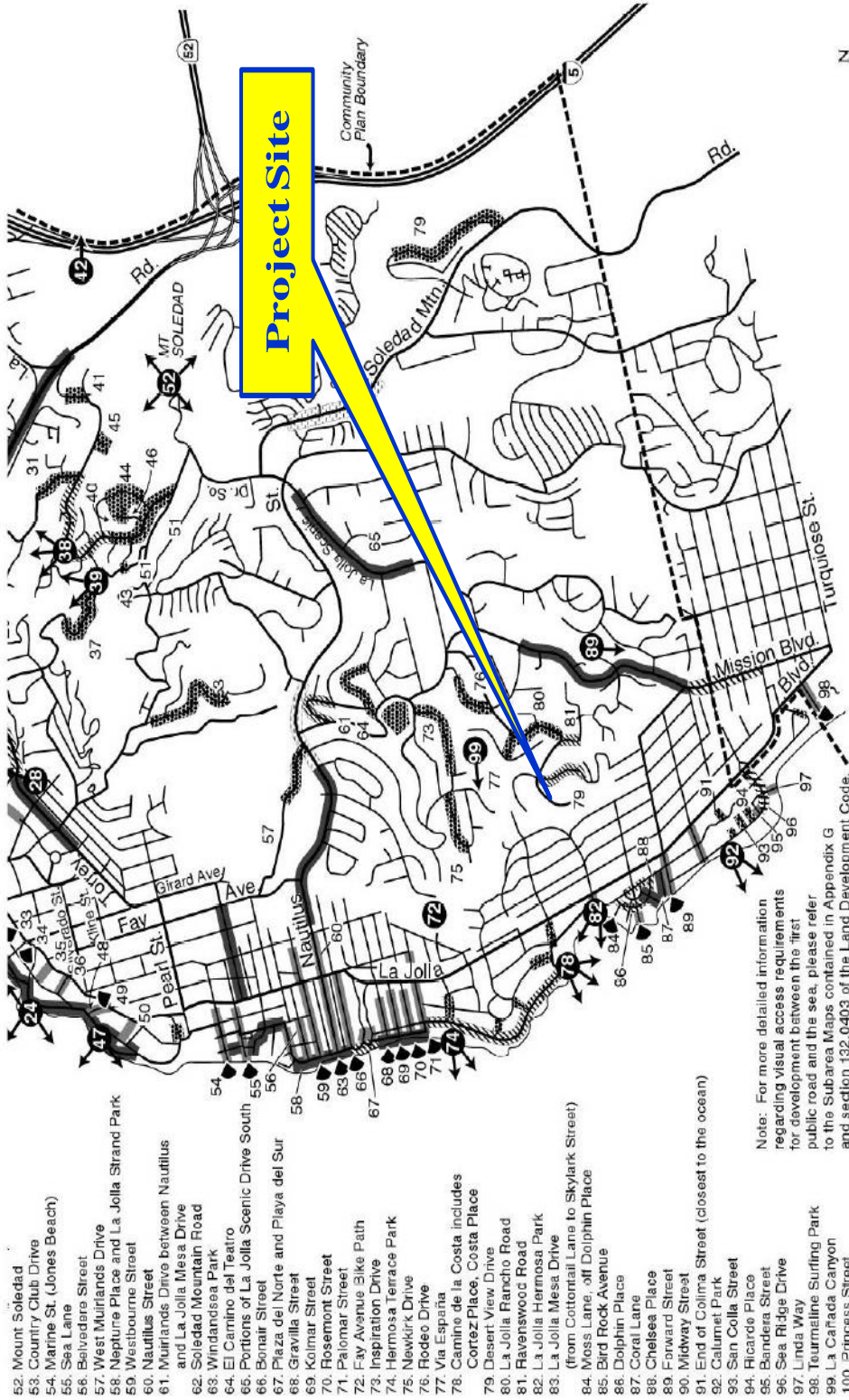


Figure 9



- 52. Mount Soledad
- 53. Country Club Drive
- 54. Marine St. (Jones Beach)
- 55. Sea Lane
- 56. Belvedere Street
- 57. West Mulrands Drive
- 58. Neptune Place and La Jolla Strand Park
- 59. Westbourne Street
- 60. Nautilus Street
- 61. Murriands Drive between Nautilus and La Jolla Mesa Drive
- 62. Soledad Mountain Road
- 63. Windandsea Park
- 64. El Camino del Teatro
- 66. Portions of La Jolla Scenic Drive South
- 66. Bonair Street
- 67. Plaza del Norte and Playa del Sur
- 68. Gravilla Street
- 69. Kolimar Street
- 70. Rosemont Street
- 71. Palomar Street
- 72. Fay Avenue Bike Path
- 73. Inspiration Drive
- 74. Hermosa Terrace Park
- 75. Rodeo Drive
- 76. Newkirk Drive
- 77. Via España
- 78. Camino de la Costa includes Cortez Place, Costa Place
- 79. Desert View Drive
- 80. La Jolla Rancho Road
- 81. Ravenswood Road
- 82. La Jolla Hermosa Park
- 83. La Jolla Mesa Drive (from Cottontail Lane to Skylark Street)
- 84. Moss Lane, off Dolphin Place
- 85. Bird Rock Avenue
- 86. Dolphin Place
- 87. Coral Lane
- 88. Chelsea Place
- 89. Forward Street
- 90. Midway Street
- 91. End of Colima Street (closest to the ocean)
- 92. Calumet Park
- 93. San Colla Street
- 94. Ricardo Place
- 95. Bandera Street
- 96. Sea Ridge Drive
- 97. Linda Way
- 98. Teurimline Surfing Park
- 99. La Cañada Canyon
- 100. Princess Street

Note: For more detailed information regarding visual access requirements for development between the first public road and the sea, please refer to the Subarea Maps contained in Appendix G and section 132.0403 of the Land Development Code.

Identified Public Vantage Points

La Jolla Community Plan
City of San Diego • Planning Department

Visual Access

LA JOLLA RANCHO CDP/SDP – VACANT LOT BETWEEN 832 & 850 LA JOLLA RANCHO ROAD
PROJECT NO. 593799



LA JOLLA RANCHO RESIDENCE

CDP/SDP SUBMITTAL SET



PROJECT DATA

SITE: LA JOLLA RANCHO ROAD, LA JOLLA, CA 92037
 A.P.N. 357-334-01
 LEGAL DESCRIPTION: Lot 146 of La Jolla Corona Estates Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 3702, filed August 23, 1957 in the Office of the Recorder of said San Diego County.

YEAR BUILT (EXIST'G): NONE

SCOPE OF WORK:
 NEW SINGLE STORY OVER BASEMENT, SINGLE FAMILY HOME ON VACANT LOT TO INCLUDE

- 4,980 SF MAIN HOUSE
- 985 SF ATTACHED GARAGE
- 420 SF ATTACHED GUEST BEDROOM
- POOL, TERRACE, LANDSCAPE, AND HARDSCAPE PER PLAN

ZONE: RS-1-4 (AT ALL DEVELOPABLE PORTIONS OF LOT)
 RS-1-1 (AT BOTTOM OF STEEP SLOPE PORTION OF LOT)

GROSS SITE: 22,000 SF (.50 AC)
 NUMBER OF STORIES: 1 OVER BASEMENT
 BUILDING HEIGHT: 26'-0" (FROM LOW DATUM AT EXCAVATED BASEMENT)

DENSITY: ALLOWED: 1
 PROPOSED: 1

SETBACKS

STREET: REQUIRED: 20'-0"
 PROPOSED: 20'-0"

SIDE: REQUIRED: 6'-0" / 4'-0"
 PROPOSED: 6'-0" / 4'-0"

REAR: REQUIRED: 20'-0"
 PROPOSED: 143'-0"

PARKING: REQUIRED: 2
 PROPOSED: 2

DRAWING INDEX

TITLE SHEETS
 T1 TITLE SHEET

CIVIL
 C1 SURVEY
 C2 GRADING PLAN
 C3 CIVIL DETAILS

ARCHITECTURAL
 A0.0 SITE PLAN
 A0.1 ENLARGED SITE PLAN
 A2.0 LOWER LEVEL PLAN
 A2.1 MAIN LEVEL PLAN
 A2.2 ROOF PLAN
 A4.1 EXTERIOR ELEVATIONS
 A4.2 EXTERIOR ELEVATIONS
 A5.1 SITE SECTIONS
 L1 LANDSCAPE PLAN



WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486

BUILDING AREA CALCULATIONS

	FAR EXEMPT	GFA	HABITABLE	TOTAL
BASEMENT LEVEL	●		●	2,415 SF
BASEMENT LEVEL		●	●	106 SF
MAIN LEVEL		●	●	2,579 SF
GARAGE		●		985 SF
GUEST HOUSE		●	●	420 SF
TOTAL	2,370 SF	4,090 SF	5,519 SF	6,505 SF

FAR ANALYSIS

ZONE: RS-1-4
 GROSS SITE: 22,000 SF (.50 AC)
 ALLOWABLE FAR: 0.45 (per 131-04J)
 ALLOWABLE GFA: 9,900 SF
 PROPOSED GFA: 4,090 SF
 PROPOSED FAR: 0.19



JOB #: 1613

PROJECT DIRECTORY

OWNER
 JW INVESTMENT TRUST, JUNE 12, 1995
 7855 HERSCHEL AVE
 LA JOLLA, CA 92037

ARCHITECT
 WILL & FOTSCH ARCHITECTS
 1298 PROSPECT ST, SUITE 2S,
 LA JOLLA, CA 92037
 PH. 858.224.2486

CONTACT: BRIAN WILL
 PH. 619.204.3739
 BRIAN@WILLANDFOTSCH.COM

SURVEYOR/CIVIL ENGINEER
 RANCHO COASTAL ENGINEERING
 310 VIA VERA CRUZ, #205
 SAN MARCOS, CA 92078
 PH. 760.510.3152

CONTACT: DOUG LOGAN

SOILS ENGINEER
 GEOTECHNICAL EXPLORATION, INC.
 7420 TRADE STREET
 SAN DIEGO, CA 92121
 PH. 858.549.7222

CONTACT: JAY HEISER

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS, AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS.
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION.
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED.
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: BRIAN ALAN WILL

SIGNATURE: DATE: 12-20-2017

CODE ANALYSIS

OCCUPANCY
 R3

TYPE OF CONSTRUCTION
 TYPE VB - SPRINKLERED

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE

THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24).

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS).

ALL REQUIRED PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA T24 CCR AS AMMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.

VICINITY MAP



PARCEL INFORMATION CHECKLIST

Base Zone: RS-1-4 (all developable area of lot)
 RS-1-1 (at bottom of slope only) Planned District (if Applicable):

Overlays (check all that apply):
 Airport Influence Area (AIA) First Public R.O.W.
 Coastal City Parking Impact
 Coastal Height Limit Residential Tandem Parking
 Fire Brush Zones 300' Buffer Transit Area
 Fire Hazard Severity Zone Sensitive Coastal

Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.01039?
 Yes No Sensitive Biologic Resources Yes No Sensitive Coastal Bluffs
 Yes No Steep Hillsides Yes No 100-Year Floodplain
 Yes No Coastal Beaches

Historic District: Yes No (If Yes) Name: _____ N/A
 Designated Historic Yes No

Geologic Hazard Categories: _____ 53 Earthquake Fault Buffer? Yes No

Airports:
 FAA Part 77 Notification Area Yes No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

CITY STANDARD TITLE BLOCK

PREPARED BY: _____ Revision 14:
 Name: WILL & FOTSCH ARCHITECTS Revision 13:
 Contact: Brian Will Revision 12:
 1298 Prospect Street, Ste. 2S Revision 11:
 La Jolla, CA 92037 Revision 10:
 Revision 09:
 Phone: (619) 204-3739 Revision 08:
 Revision 07:
 Street Address: Revision 06:
 Unaddressed Lot Southwest Revision 05:
 of 850 La Jolla Rancho Rd Revision 04: 07-09-2018
 APN: 357-334-0100 Revision 03: 06-28-2018
 Project Name: Revision 02: 05-31-2018
 La Jolla Rancho Residence Revision 01: 04-10-2018
 Sheet Title: Original Date: 12-20-2017
 GENERAL NOTES Sheet: 1 of 13

La Jolla Rancho Residence

APN: 357-334-0100
 LA JOLLA RANCHO ROAD VACANT PROPERTY

DATE:	ISSUE:
12/20/2017	CDP SUBMITTAL
04/10/2018	REVISION 1
05/31/2018	REVISION 2
06/28/2018	REVISION 3
07/09/2018	REVISION 4

T1
 TITLE SHEET

EXISTING TOPOGRAPHY AND DEMOLITION PLAN

FOR: TOM WATERS, LA JOLLA RANCHO ROAD
LA JOLLA, CALIFORNIA 92037

LEGEND

	BOUNDARY
	EDGE OF CONCRETE
	FLOW LINE
	TEMPORARY CHAINLINK FENCE
	CHAINLINK FENCE
	WIRE FENCE
	GATE
	RETAINING CMU WALL

①	SEWER MANHOLE
②	WATER VALVE
③	FIRE HYDRANT
④	POWERPOLE

EASEMENT LEGEND

[A] EASEMENT FOR SEWER, WATER, DRAINAGE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER MAP NO. 3702.

[B] EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED OCTOBER 16, 1957, IN BOOK 6795, PAGE 31 OF OFFICIAL RECORDS.

[C] EASEMENT FOR GUY POLES AND/OR ANCHORS GRANTED TO SD&E PER DOCUMENT RECORDED FEBRUARY 24, 1958, IN BOOK 6964, PAGE 522 OF OFFICIAL RECORDS.

NOTE: NO PERMANENT STRUCTURE ALLOWED WITHIN THE EASEMENT LIMITS.

LEGAL DESCRIPTION

LOT 146 OF LA JOLLA CORONA ESTATES, UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3702, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 23, 1957.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN SUBDIVISION MAP NO. 3702.
- THIS IS NOT A PRECISE BOUNDARY SURVEY.**

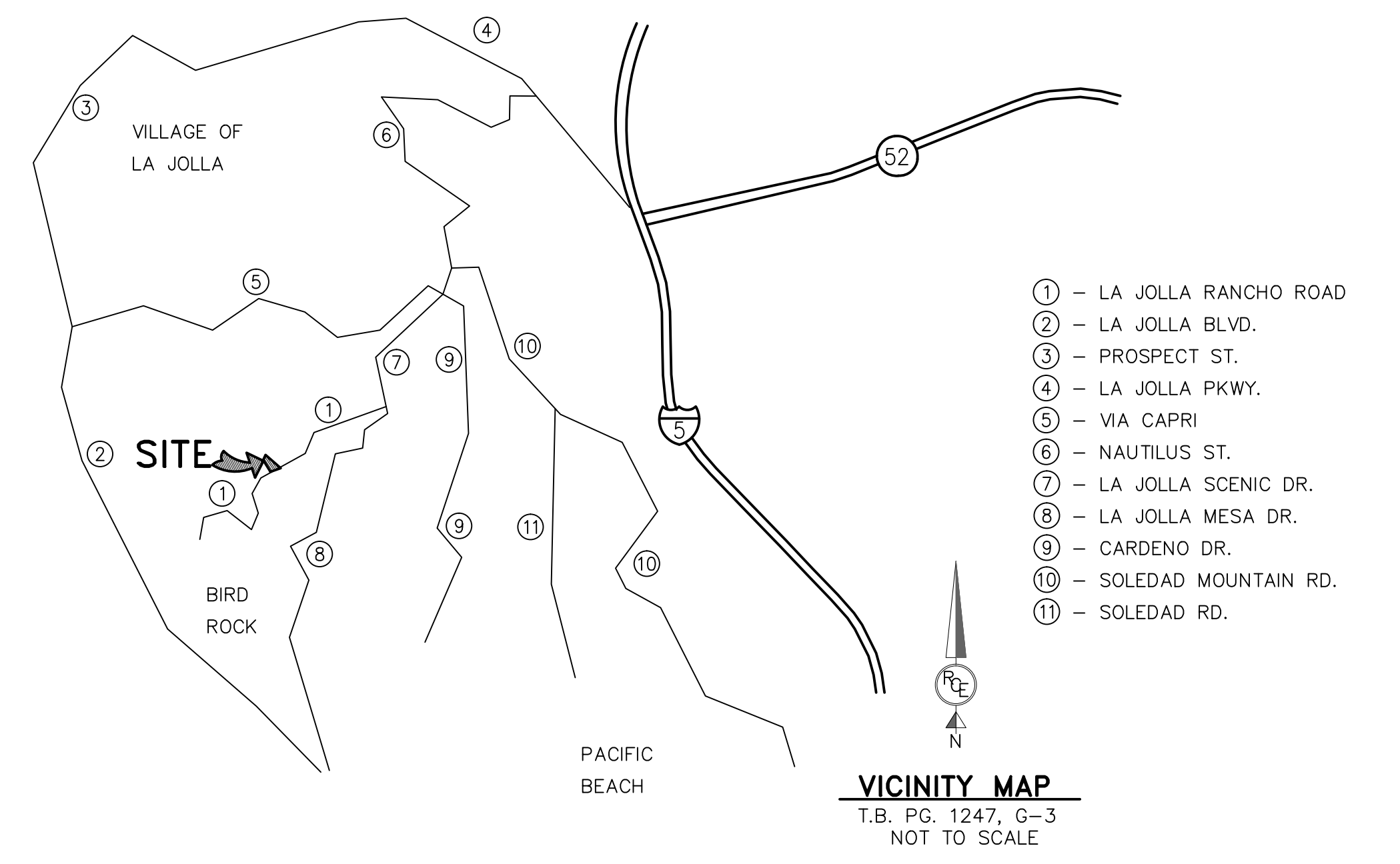
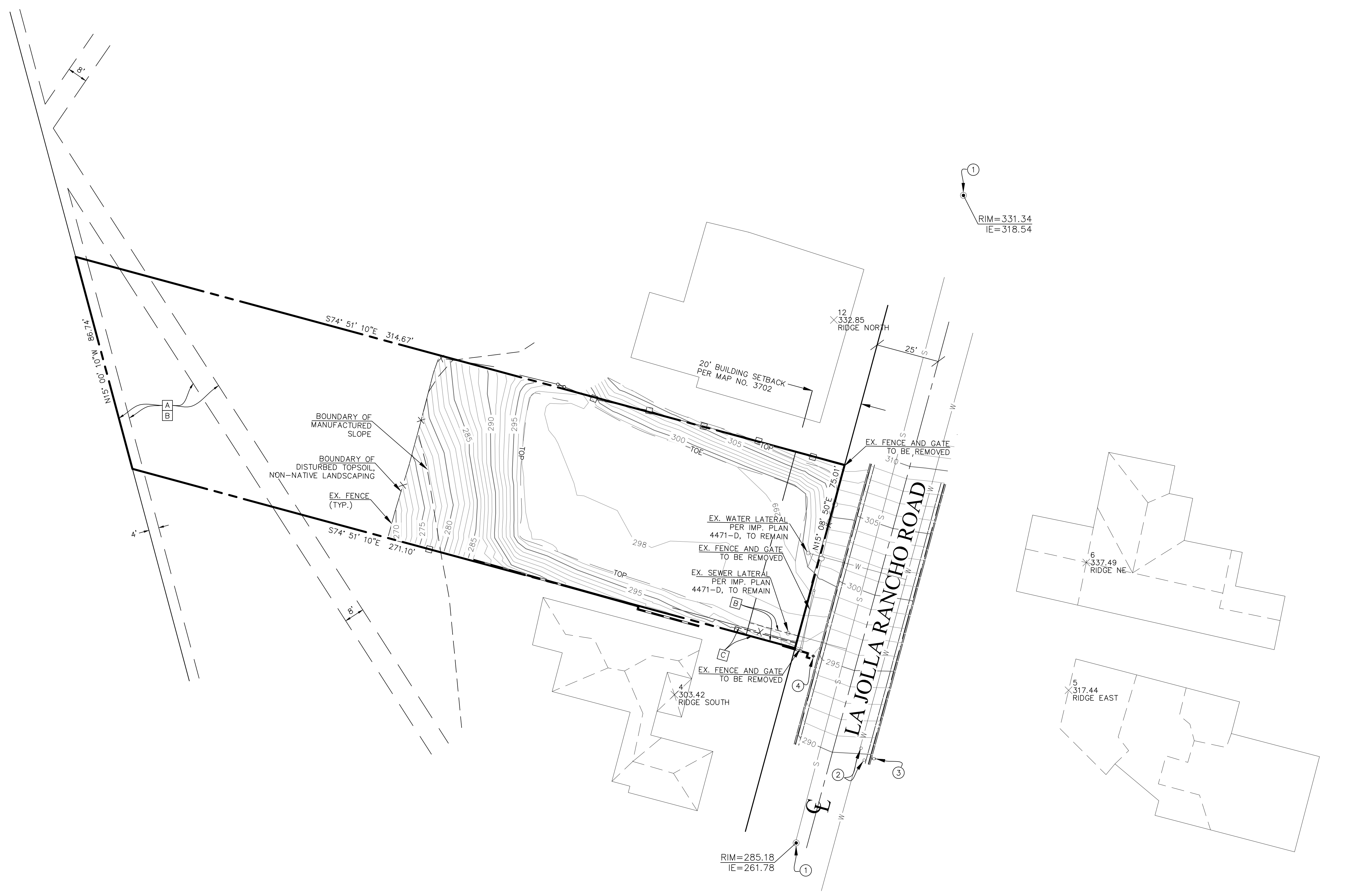
BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB, LOCATED SOUTHEAST OF LA JOLLA RANCHO RD & RAVENSWOOD RD INTERSECTION IN THE CITY OF LA JOLLA, CA. PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK, HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 406.58' NGVD29.

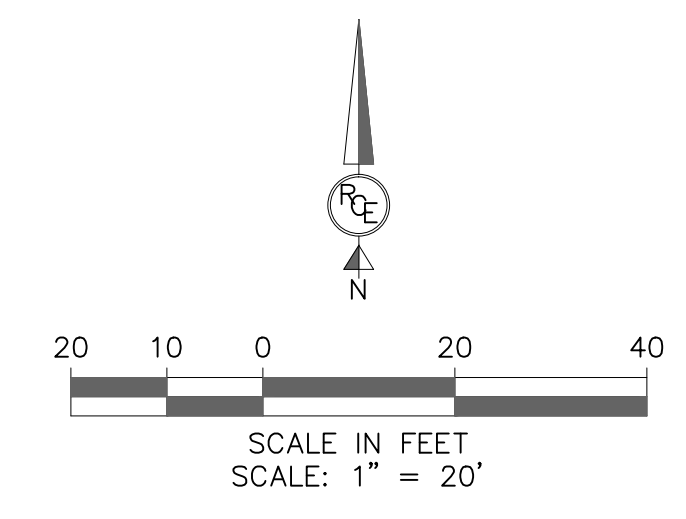
APN
357-334-01

SURVEY NOTE

SURVEY WAS PERFORMED 6-29-17 ON DATUM NGVD29 BY RANCHO COASTAL ENGINEERING AND SURVEYING, INC.



RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax



ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

Douglas E. Logan
DOUGLAS E. LOGAN
C 39726

DATE: 08/14/18
EXPIRES: 12/31/19

EXISTING TOPO & DEMOLITION PLAN

C-1

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY GRADING AND DRAINAGE PLAN

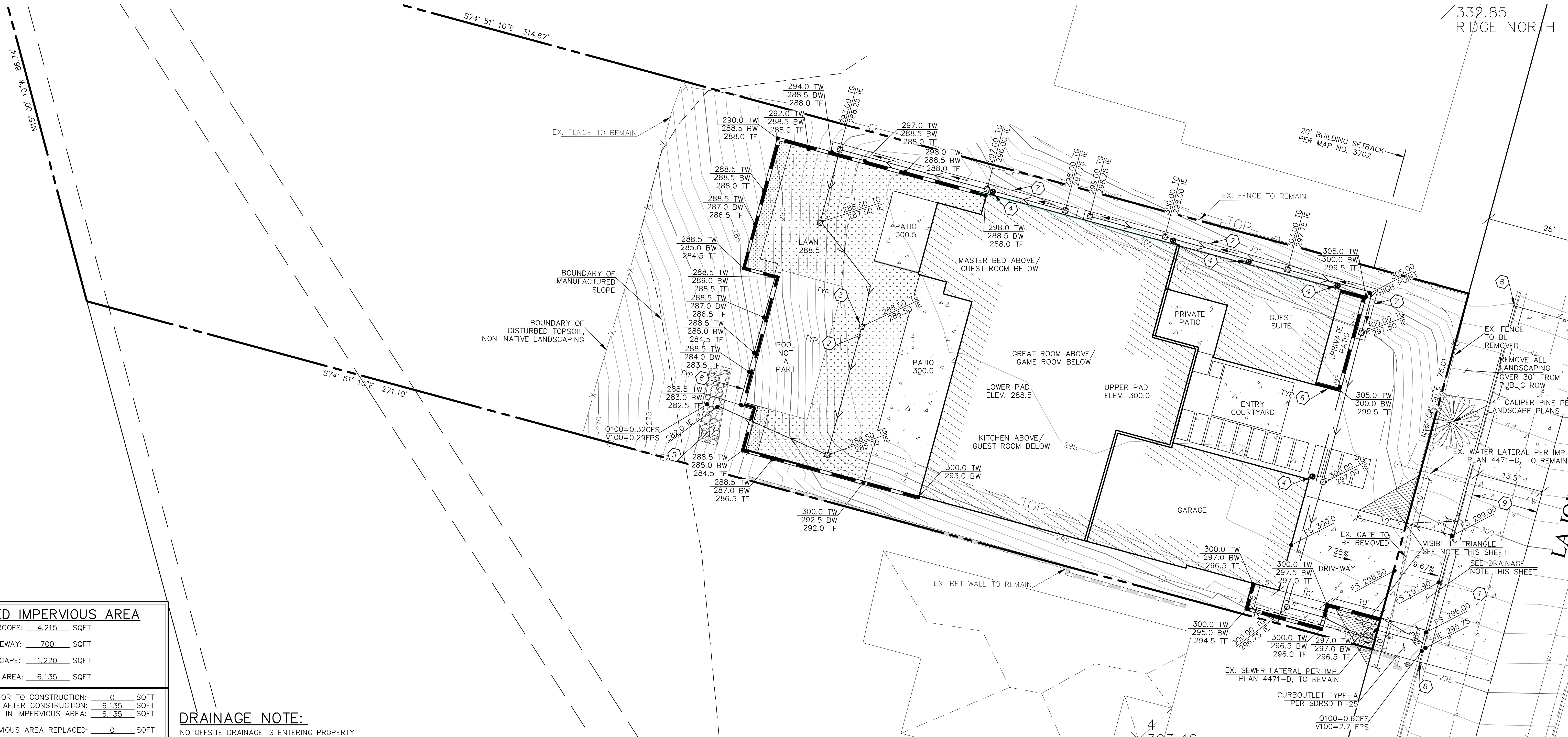
FOR: TOM WATERS, LA JOLLA RANCHO ROAD
LA JOLLA, CALIFORNIA 92037

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND

- BOUNDARY
- EDGE OF CONCRETE
- EX. TEMPORARY CHAINLINK FENCE
- EX. CHAINLINK FENCE
- × EX. WIRE FENCE
- EX. GATE
- EX. CURB AND GUTTER
- EX. RETAINING CMU WALL
- PROP. RETAINING CMU WALL
- PROP. CONTOUR
- EX. CONTOUR
- 6" SQ. AREA DRAIN
- 4" PVC DRAIN PIPE @ 1% MIN.
- DRAINAGE CHANNEL FLOW DIRECTION
- CONCRETE AREA
- LAWN AREA
- PLANTER AREA
- SDRSD D-25, TYPE A

- WORK TO BE DONE:**
- NEW 20' WIDE DRIVEWAY PER CURRENT CITY STANDARDS
 - 6" PVC DRAIN PIPE @ 1.0% (MIN.)
 - 6" AREA DRAIN.
 - DOWNSPOUT
 - ENERGY DISSIPATOR SWALE PER DETAIL THIS SHEET
 - RETAINING WALL
 - DRAINAGE CHANNEL PER DETAIL THIS SHEET
 - CONCRETE CURB AND GUTTER TO BE REPLACED PER SDG-151
 - CONCRETE PAVEMENT PER SDRSD G-18



PROPOSED IMPERVIOUS AREA

ROOFS:	4,215	SQFT
DRIVEWAY:	700	SQFT
HARDSCAPE:	1,220	SQFT
TOTAL AREA:	6,135	SQFT

IMPERVIOUS AREA PRIOR TO CONSTRUCTION: 0 SQFT
 IMPERVIOUS AREA AFTER CONSTRUCTION: 6,135 SQFT
 INCREASE IN IMPERVIOUS AREA: 6,135 SQFT
 IMPERVIOUS AREA REPLACED: 0 SQFT

- RETAINING WALL NOTE:**
- ATW = ARCHITECTURAL TOP OF WALL (NON-RETAINING PORTION).
 - TW = FINISH GRADE @ TOP OF RETAINING PORTION.
 - BW = FINISH GRADE @ BOTTOM OF RETAINING PORTION.
 - TF = TOP OF FOOTING.

- WEEP SCREED NOTE:**
- BOTTOM OF WEEP SCREED TO BE A MINIMUM OF 6" ABOVE FINISHED LANDSCAPE AREAS & 2" ABOVE HARDSCAPE AREAS. THIS NOTE TO SUPERSEDE ELEVATIONS SHOWN ON PLANS SHOULD THERE BE ANY CONFLICT.

- DRAINAGE NOTES**
- ALL PLANTERS TO HAVE AREA DRAINS THAT TIE INTO MAIN DRAINAGE SYSTEM.
 - ALL ROOF & HARDSCAPE AREAS TO DRAIN INTO MAIN DRAINAGE SYSTEM.
 - THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF INTO THE EXISTING HILLSIDE AREAS.
 - NO ADDITIONAL RUNOFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.

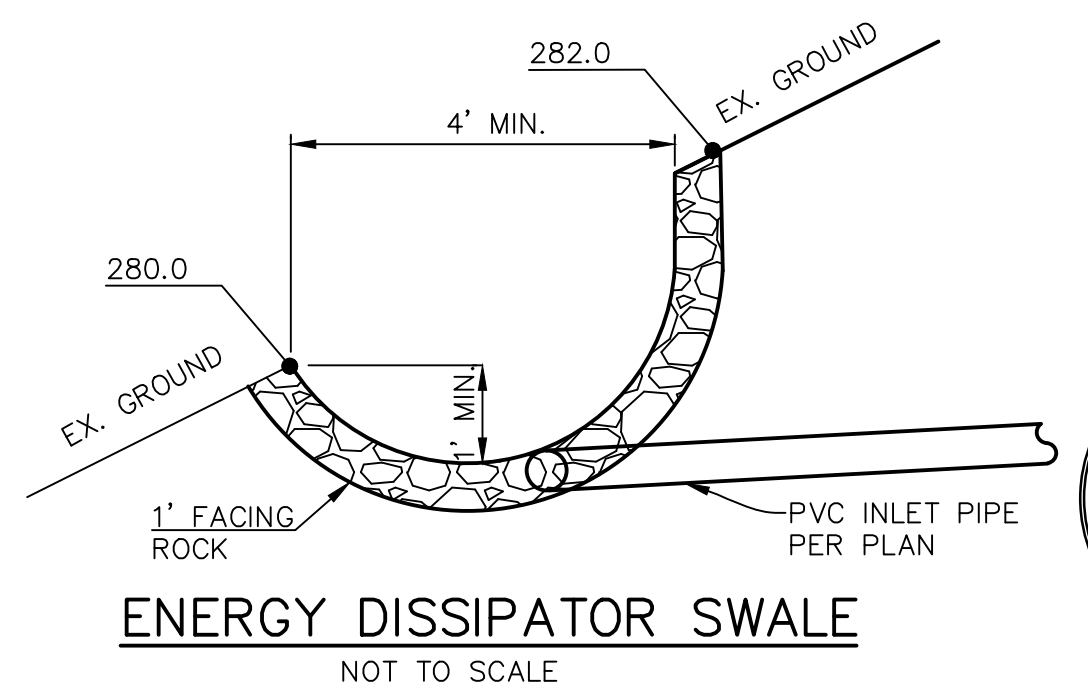
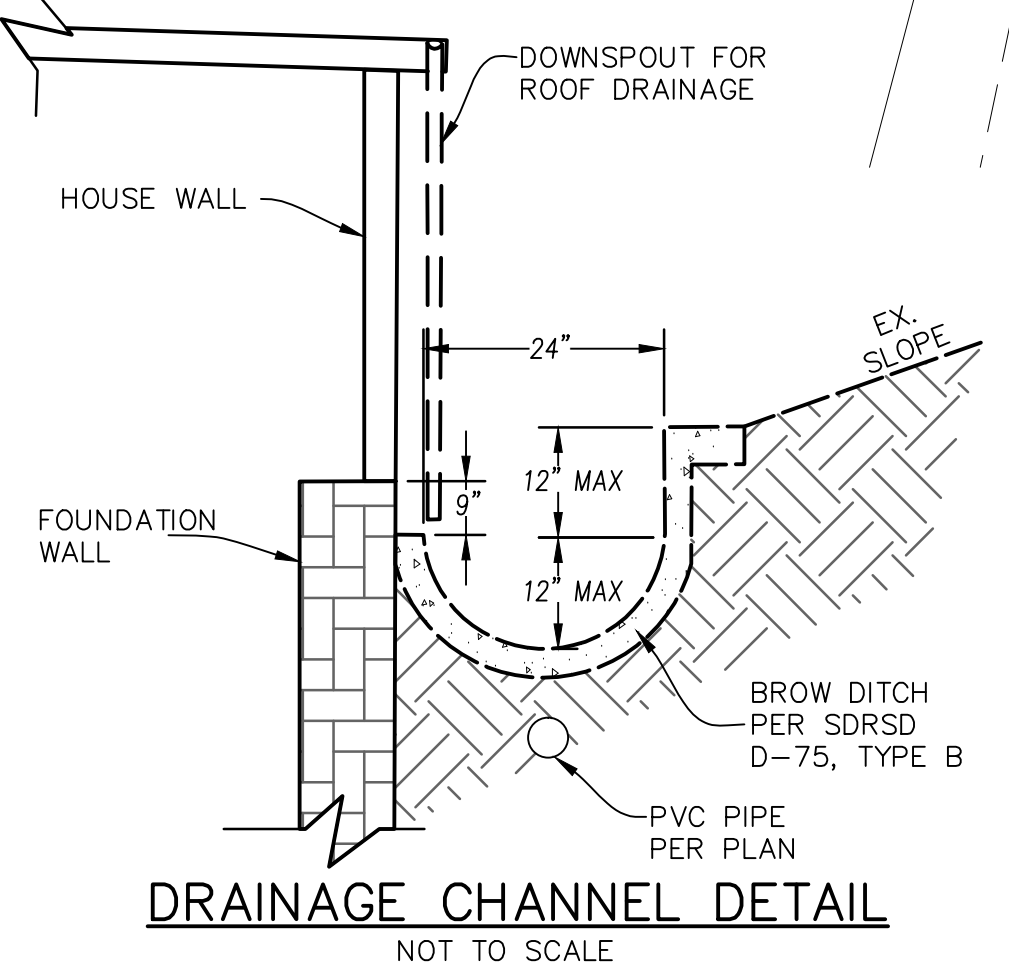
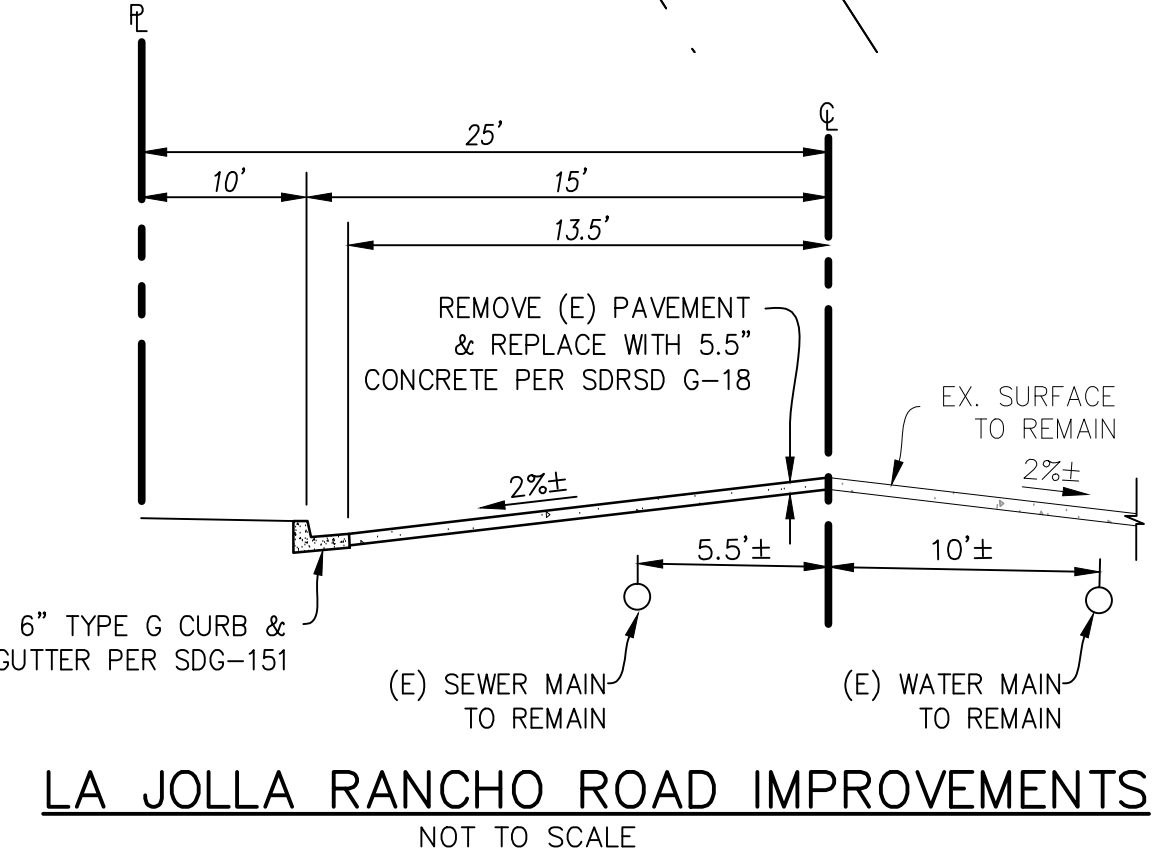
DRAINAGE NOTE:
NO OFFSITE DRAINAGE IS ENTERING PROPERTY AND DRIVEWAY IS SLOPING TOWARDS THE STREET.

VISIBILITY TRIANGLE NOTE:
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

GRADING NOTE:
NO GRADING IS TO BE PERFORMED ON NEIGHBORING PROPERTIES

EARTHWORK QUANTITIES
STEEPEST EXISTING MAN-MADE SLOPE ON-SITE = H: 1.5 V: 1
 MAXIMUM VERTICAL DEPTH OF CUT = 20'-FT.
 MAXIMUM VERTICAL DEPTH OF FILL = 5'-FT.
 CUT = 1,500 C.Y. FILL = 250 C.Y.
 EXPORT = 1,250 C.Y.

EARTHWORK NOTE:
THE QUANTITIES OF CUT/FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS. THE QUANTITIES ESTIMATED ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. NOT TO BE USED FOR JOB BIDDING PURPOSES. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS AND THE RECOMMENDATIONS OF SOIL ENGINEER.



ENGINEER OF WORK
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
 DOUGLAS E. LOGAN
 DATE: 08/14/18
 C. 39726
 EXPIRES: 12/31/19

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PRELIMINARY GRADING AND DRAINAGE PLAN
C-2

EROSION AND SEDIMENT CONTROL NOTES

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

- 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1'00" FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ON TO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

SOURCE CONTROL BMPS

SOME EVERYDAY ACTIVITIES, SUCH AS TRASH RECYCLING AND DISPOSAL AND THE WASHING OF VEHICLES AND EQUIPMENT, GENERATE POLLUTANTS THAT EVENTUALLY DRAIN TO THE STORM WATER CONVEYANCE SYSTEM. THESE POLLUTANTS CAN BE MINIMIZED BY APPLYING SOURCE CONTROL BMPS.

SOURCE CONTROL BMPS INCLUDE PERMANENT, STRUCTURAL FEATURES INCORPORATED INTO THE PROJECT PLANS AS WELL AS OPERATIONAL BMPS, INCLUDING REGULAR STREET SWEEPING AND "GOOD HOUSEKEEPING" PRACTICES, WHICH MUST BE IMPLEMENTED BY THE SITE'S OCCUPANT OR USER.

THE FOLLOWING SOURCE CONTROL BMPS HAVE BEEN EVALUATED FOR USE ON THE PROJECT SITE:

- 4.6 USE EFFICIENT IRRIGATION SYSTEMS & LANDSCAPE DESIGN
THE FOLLOWING IRRIGATION SYSTEM AND LANDSCAPING DESIGN ELEMENTS SHALL BE UTILIZED:
• IMPLEMENT RAIN SHUTOFF DEVICES TO PREVENT IRRIGATION DURING AND AFTER PRECIPITATION EVENTS IN ACCORDANCE WITH SECTION 2.3-4 OF THE CITY OF SAN DIEGO'S LANDSCAPE STANDARDS (SEE SUGGESTED RESOURCES IN APPENDIX A OF THE STORM WATER STANDARDS).
• REDUCE IRRIGATION CONTRIBUTION TO DRY-WEATHER RUNOFF BY AVOIDING SPRAY IRRIGATION PATTERNS WHERE OVERSPRAY TO PAVED SURFACES OR DRAIN INLETS WILL OCCUR.
• TO AVOID OVERWATERING AND POTENTIAL IRRIGATION RUN OFF, DESIGN IRRIGATION SYSTEMS TO EACH LANDSCAPE AREA'S SPECIFIC WATER REQUIREMENT.
• AVOID LOCATING DRAIN INLETS IN LAWN AREAS, SINCE SUCH INLETS TEND TO BE SOURCES OF IRRIGATION RUNOFF AND THE TRANSPORT MECHANISM FOR LAWN CARE PRODUCTS. DESIGN THE GRADING AND DRAINAGE SYSTEMS SUCH THAT DRAIN INLETS CAN BE LOCATED OUTSIDE OF THE LAWN AREA, OR INCLUDE A NON-TURF BUFFER AROUND THE INLET.
IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP CASQA BMP FACT SHEET SD-10: SITE DESIGN & LANDSCAPE PLANNING, SD-12: EFFICIENT IRRIGATION, AND PL: PLAN LIST WILL BE UTILIZED AS A REFERENCE IN DESIGNING THE PROJECT SITE.
4.10 EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES
INTEGRATED PEST MANAGEMENT (IPM) IS AN ECOSYSTEM-BASED POLLUTION PREVENTION STRATEGY THAT FOCUSES ON LONG-TERM PREVENTION OF PESTS OR THEIR DAMAGE THROUGH A COMBINATION OF TECHNIQUES SUCH AS:
• BIOLOGICAL CONTROL
• HABITAT MANIPULATION
• USE OF RESISTANT PLANT VARIETIES
PESTICIDES ARE USED ONLY AFTER MONITORING INDICATES THEY ARE NEEDED ACCORDING TO ESTABLISHED GUIDELINES. PEST CONTROL MATERIALS ARE SELECTED AND APPLIED IN A MANNER THAT MINIMIZES RISKS TO HUMAN HEALTH, ENVIRONMENTAL AND NON-TARGET ORGANISMS, AND THE SURROUNDING ENVIRONMENT. MORE INFORMATION REGARDING PESTICIDE APPLICATION MAY BE OBTAINED AT THE FOLLOWING UNIVERSITY OF CALIFORNIA-DAVIS WEBSITE:
HTTP://WWW.IPM.UCDAVIS.EDU/WATER/INDEX.HTML
TO ELIMINATE OR REDUCE THE NEED FOR PESTICIDE USE, THE FOLLOWING STRATEGIES CAN BE USED:
• PLANT PEST-RESISTANT OR WELL-ADAPTED PLANT VARIETIES
• DISCOURAGE PESTS BY MODIFYING THE SITE AND LANDSCAPING DESIGN
IPM EDUCATIONAL MATERIALS SHOULD BE DISTRIBUTED TO FUTURE SITE RESIDENTS AND TENANTS. THESE EDUCATIONAL MATERIALS SHOULD ADDRESS THE FOLLOWING:
• USE OF BARRIERS, SCREENS, AND CAULKING TO KEEP PESTS OUT OF BUILDINGS AND LANDSCAPING
• PHYSICAL PEST ELIMINATION TECHNIQUES, SUCH AS WEEDING, WASHING, OR TRAPPING PESTS
• RELYING ON NATURAL ENEMIES TO ELIMINATE PESTS
• PROPER USE OF PESTICIDES AS A LAST LINE OF DEFENSE
IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP LANDSCAPING DESIGN AND SITE LAYOUTS WILL BE DESIGNED TO MEET THE CRITERIA OF THIS REQUIREMENT.
4.13 MANAGE AIR CONDITIONING CONDENSATE
AN AIR CONDITIONING CONDENSATE IS A SOURCE OF DRY-WEATHER RUNOFF AND ELEVATED COPPER LEVELS. INCLUDE DESIGN FEATURES TO MANAGE THIS POLLUTANT SOURCE, SUCH AS THE FOLLOWING:
• DIRECT AIR CONDITIONING CONDENSATE TO THE SANITARY SEWER SYSTEM
• DIRECT AIR CONDITIONING CONDENSATE TO LANDSCAPING AREAS
IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP THE PROJECT'S AIR CONDITIONING PLANS SHALL DEMONSTRATE THAT THE CONDENSATE DISCHARGE WILL BE CONVEYED TO THE SANITARY SEWER SYSTEM/ADJACENT LANDSCAPING.
4.14 USE NON-TOXIC ROOFING MATERIALS WHERE FEASIBLE
THE PROJECT SITE'S CONSTRUCTION SHALL:
• AVOID THE USE OF GALVANIZED STEEL OR COPPER FOR ROOFS, GUTTERS, AND DOWNSPOUTS
• IF USING SUCH MATERIALS, REDUCE THE POTENTIAL FOR LEACHING OF METALS BY APPLYING A COATING OR PATINA
• AVOID COMPOSITE ROOFING MATERIALS THAT CONTAIN COPPER
IN ORDER TO HELP ATTAIN THE STORM WATER QUALITY GOALS SET FORTH IN THIS SOURCE CONTROL BMP THE PROJECT'S DESIGN WILL UTILIZE THE SUGGESTIONS LISTED IN THIS REQUIREMENT.

WATER POLLUTION CONTROL PLAN/POST CONSTRUCTION BMP

w/ SOURCE CONTROL & LID BMP'S

FOR: TOM WATERS, LA JOLLA RANCHO ROAD

LA JOLLA, CALIFORNIA 92037

LOW IMPACT DEVELOPMENT DESIGN PRACTICES

THE OBJECTIVES OF THE STANDARD DEVELOPMENT PROJECT LID BMP REQUIREMENTS ARE TO DETAIN AND FILTER RUNOFF USING NATURAL FEATURES, STORM WATER RETENTION FOR STORM WATER REUSE, REPRESENTS A POTENTIAL ADDED BENEFIT OF LID FACILITIES, BUT IS NOT SPECIFICALLY REQUIRED AS PART OF STANDARD DEVELOPMENT PROJECT LID REQUIREMENTS.

THE APPLICABILITY OF STANDARD DEVELOPMENT PROJECT LID BMP REQUIREMENTS VARIES DEPENDING ON PROJECT CHARACTERISTICS SUCH AS DEVELOPMENT DENSITY, SITE LOCATION, OR OTHER LAND USE ISSUES. WHILE CERTAIN LANDSCAPING LID FEATURES MAY BE INCORPORATED INTO A DETACHED RESIDENTIAL OR COMMERCIAL PROJECT, THEY MAY NOT FIT INTO THE DEVELOPMENT FOOTPRINT OF OTHER PROJECTS, SUCH AS URBAN HIGH-RISE DEVELOPMENTS.

ADDITIONAL INFORMATION REGARDING LID DESIGN APPROACHES CAN BE FOUND IN THE COUNTYWIDE MODEL SUSMP AND THE CITY'S LID DESIGN MANUAL (SEE SEPARATE, NOT INCLUDED DOCUMENTS).

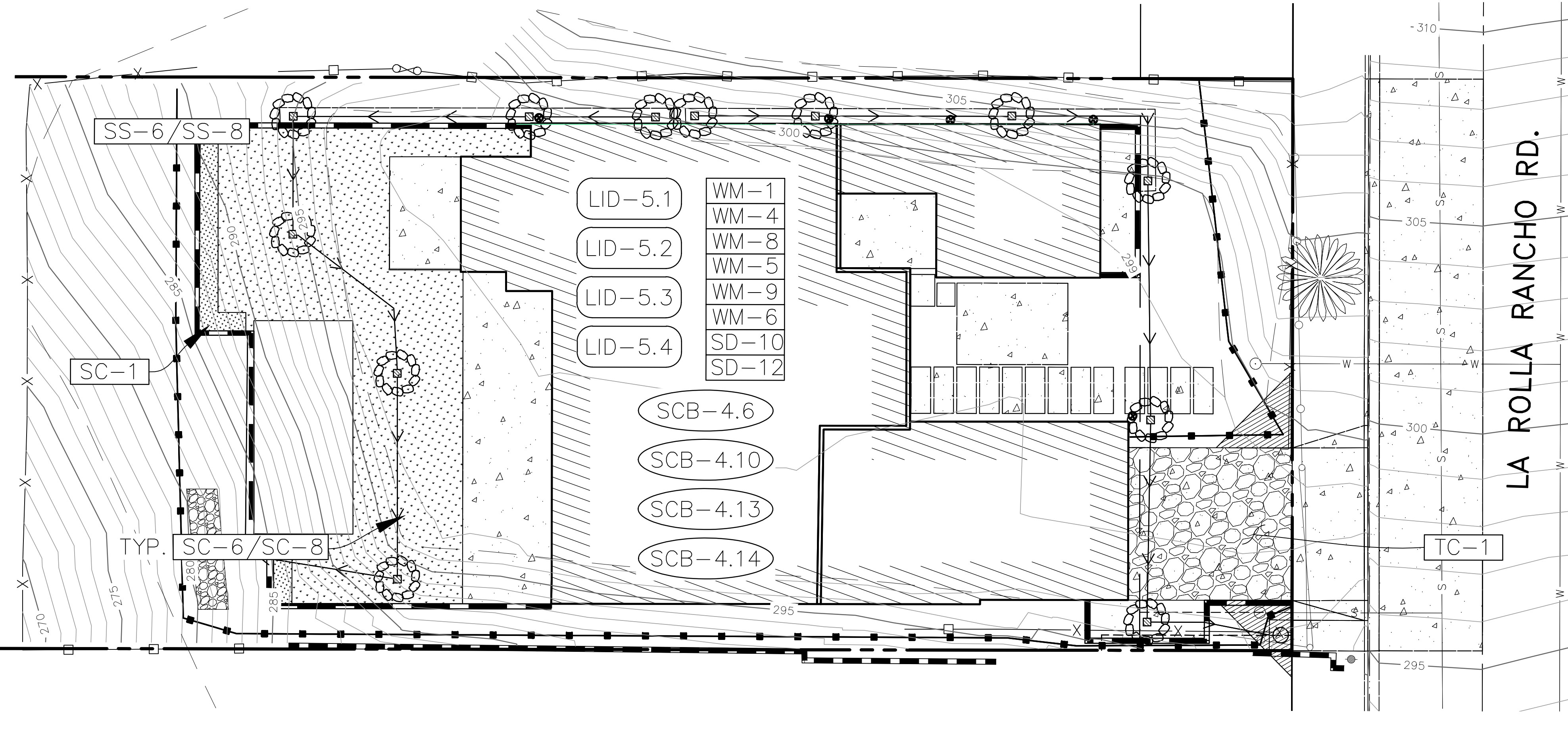
LID STRATEGIES FOR STANDARD DEVELOPMENT PROJECTS INCLUDE THE FOLLOWING STEPS:

- 5.1 OPTIMIZE THE SITE LAYOUT
THE PROJECT SITE HAS OPTIMIZED THE SITE LAYOUT BY UTILIZING AS MUCH OF THE EXISTING RESIDENTIAL AREAS AS POSSIBLE FOR NEW CONSTRUCTION. ADDITIONAL SLOPES AND SMALL WALLS HAVE BEEN ADDED TO MINIMIZE THE IMPACTS TO THE AREAS NOT UNDER DEVELOPMENT BY THE PROJECT'S LAYOUT. AS A SINGLE-FAMILY RESIDENCE, THE PROJECT SITE HAS BEEN OPTIMIZED FOR SITE USAGE WITH AREA SURROUNDING THE PROJECT SITE.
5.2 MINIMIZE IMPERVIOUS FOOTPRINT
THE PROJECT SITE WILL MINIMIZE THE IMPERVIOUS FOOTPRINT BY BUILDING A TWO-STORY SINGLE-FAMILY RESIDENCE ON THE PROPERTY. IN ADDITION, AS A SINGLE-FAMILY RESIDENCE WITH ONLY ONE DRIVEWAY, THE MINIMAL AMOUNT OF IMPERVIOUS CONSTRUCTION IS BEING UTILIZED.
5.3 DISPERSE RUNOFF TO ADJACENT LANDSCAPING
THE PROJECT SITE IS DISPERSING RUNOFF TO ADJACENT LANDSCAPING ELEMENTS AS MUCH AS POSSIBLE. ROOF DRAINS WILL BE DIRECTED TO LANDSCAPING AND LAWN AREAS AS MUCH AS FEASIBLE. IN ADDITION, SD-5: IMPERVIOUS AREA DISPERSION WILL ALSO BE USED AS A GUIDANCE. A COPY IS PROVIDED IN ATTACHMENT 1 FOR REFERENCE.
5.4 CONSTRUCTION CONSIDERATIONS
DURING CONSTRUCTION OF THE PROJECT SITE WILL ONLY DISTURB THE AREAS NEEDED TO CONSTRUCT THE IMPROVEMENTS ASSOCIATED WITH THE REMOVAL OF THE EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF THE PROPOSED NEW SINGLE-FAMILY RESIDENCE. EVERY EFFORT WILL BE MADE TO MINIMIZE CONSTRUCTION IMPACTS TO ASSOCIATED LAWN, LANDSCAPING, AND SIMILAR AREAS PER THE LID MANUAL.

MINIMUM POST-CONSTRUCTION MAINTENANCE

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- 1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.



CONSTRUCTION BMP LEGEND

- DIRECTION OF LOT DRAINAGE
MATERIALS & WASTE MANAGEMENT CONTROL BMPs: WM-1 MATERIAL DELIVERY & STORAGE, WM-4 SPILL PREVENTION AND CONTROL, WM-8 CONCRETE WASTE MANAGEMENT, WM-9 SOLID WASTE MANAGEMENT, WM-9 SANITARY WASTE MANAGEMENT, WM-6 HAZARDOUS WASTE MANAGEMENT
TEMPORARY RUNOFF CONTROL BMPs: SS-6, SS-8 STRAW OR WOOD MULCH, SC-1 SILT FENCE, SC-6, SC-8 GRAVEL OR SAND BAGS, TC-1 STABILIZED CONSTRUCTION ENTRANCE
PERMANENT BMPs: SD-10 PROTECTION OF CHANNEL BANKS, MANUFACTURED SLOPES AND FLAT PAD AREA COVERAGE, SD-12 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS

SOURCE CONTROL BMP LEGEND

- SCB-4.6 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS
SCB-4.10 EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES
SCB-4.13 MANAGE AIR CONDITIONING CONDENSATE
SCB-4.14 USE NON-TOXIC ROOFING MATERIAL WHERE FEASIBLE

LOW IMPACT DEVELOPMENT LEGEND

- LID-5.1 OPTIMIZE THE SITE LAYOUT
LID-5.2 MINIMIZE IMPERVIOUS FOOTPRINT
LID-5.3 DISPERSE RUNOFF TO ADJACENT LANDSCAPING
LID-5.4 CONSTRUCTION CONSIDERATIONS

PERMANENT POST-CONSTRUCTION BMP

- 1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

City of San Diego Development Services Storm Water Requirements Applicability Checklist Form DS-560. Includes project address (800 Block La Jolla Rancho Road) and project number (09-012191).

Page 2 of 4 City of San Diego Development Services Storm Water Requirements Applicability Checklist. Part B: Determine Construction Site Priority. Part C: Permanent Storm Water BMP Requirements.

Page 3 of 4 City of San Diego Development Services Storm Water Requirements Applicability Checklist. Part D: PDP Exempt Requirements. Part E: Determine if Project is a Priority Development Project (PDP).

Page 4 of 4 City of San Diego Development Services Storm Water Requirements Applicability Checklist. Part F: Select the appropriate category based on the outcomes of Part C through Part E.

RANCHO COASTAL ENGINEERING & SURVEYING SINGLE SOURCE DEVELOPMENT CONSULTANT. 310 VA VERA CRUZ, #205 SAN MARCOS, CA. 92078 (760) 510-3152 Ph / (760) 510-3153 Fax

ENGINEER OF WORK. I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT. DOUGLAS E. LOGAN, DATE: 07/10/18, EXPIRES: 12/31/19

Professional Engineer Seal for Douglas E. Logan, License No. C 39726, State of California. WPCP W/ SOURCE CONTROL & LID BMP'S. C-3



JOB #: 1613

La Jolla Rancho Residence
APN: 357-334-0100
LA JOLLA RANCHO ROAD VACANT PROPERTY

DATE:	ISSUE:
12/20/2017	CDP SUBMITTAL
04/10/2018	REVISION 1
05/31/2018	REVISION 2
06/28/2018	REVISION 3
07/09/2018	REVISION 4

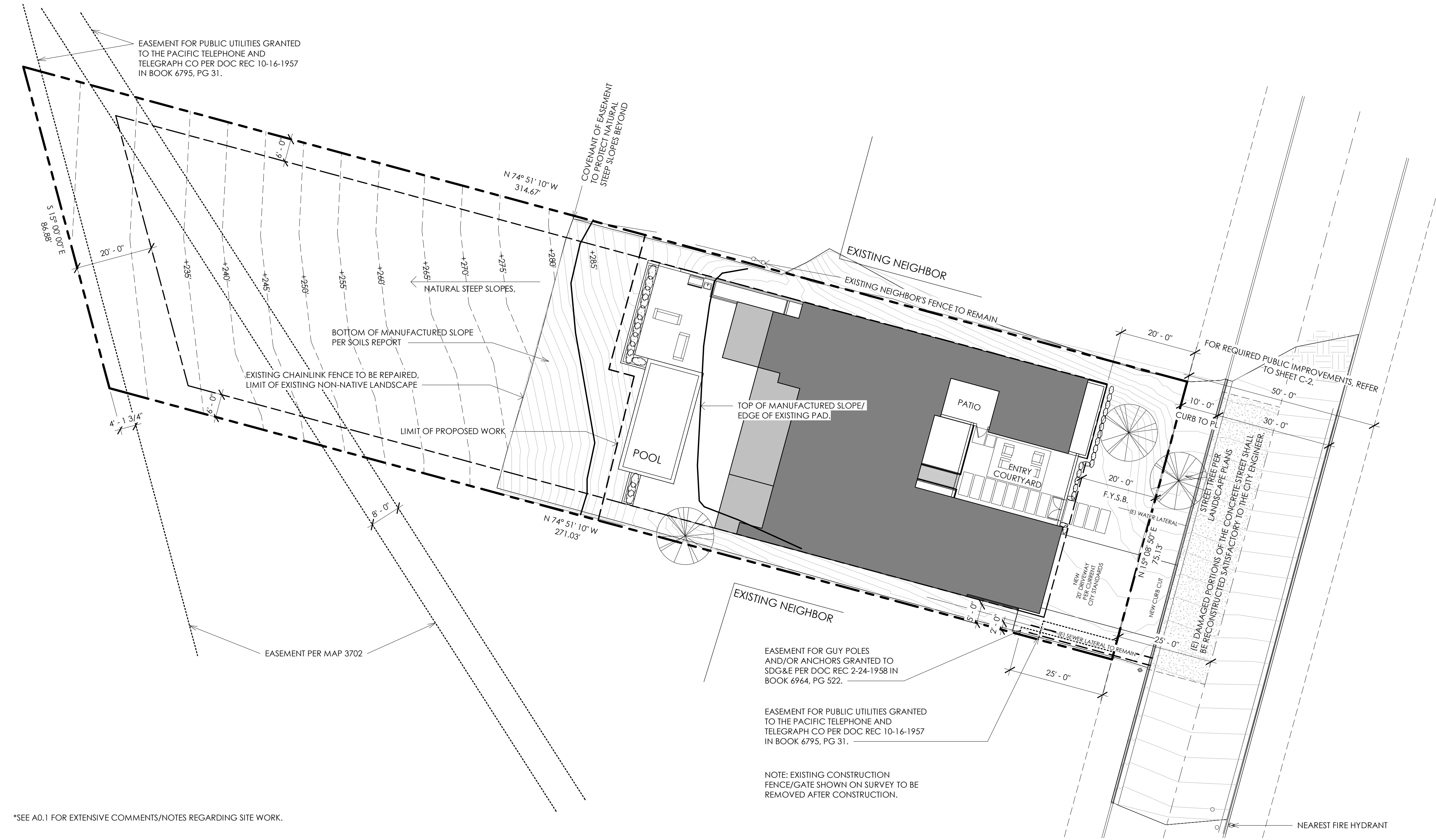
SITE AREAS

LOT AREA BREAKDOWNS	
TOTAL LOT SIZE	21,967 SF
PREVIOUSLY DISTURBED	12,454 SF
NATIVE HILLSIDE	9,513 SF
BUILDING	4,541 SF
HARDSCAPE	3,085 SF
LANDSCAPE	14,341 SF

LANDSCAPE AREA BREAKDOWNS	
TOTAL LANDSCAPE	14,341 SF
PERVIOUS GROUNDCOVER	214 SF
DECORATIVE PLANTING	190 SF
DROUGHT TOLERANT VEGETATION	4,424 SF
NATIVE HILLSIDE	9,513 SF

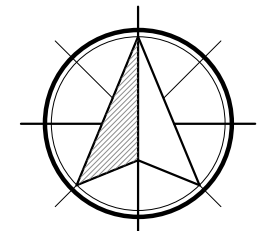
SITE NOTES

- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC R.O.W. THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE TOP OF ADJACENT CURB.



*SEE A0.1 FOR EXTENSIVE COMMENTS/NOTES REGARDING SITE WORK.

1 | Site Plan
SCALE = 1/16" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Brian Will	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(619) 204-3739	Revision 07:
Street Address:	Revision 06:
Unaddressed Lot Southwest	Revision 05:
of 850 La Jolla Rancho Rd	Revision 04: 07-09-2018
APN: 357-334-0100	Revision 03: 06-28-2018
Project Name:	Revision 02: 05-31-2018
La Jolla Rancho Residence	Revision 01: 04-10-2018
Sheet Title:	Original Date: 12-20-2017
SITE PLAN	Sheet: 5 of 13

A0.0
SITE PLAN



JOB #: 1613

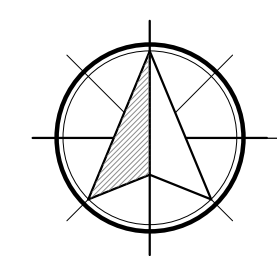
La Jolla Rancho Residence

APN: 357-334-0100
LA JOLLA RANCHO ROAD VACANT PROPERTY

DATE:	ISSUE:
12/20/2017	CDP SUBMITTAL
04/10/2018	REVISION 1
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07/09/2018	REVISION 4

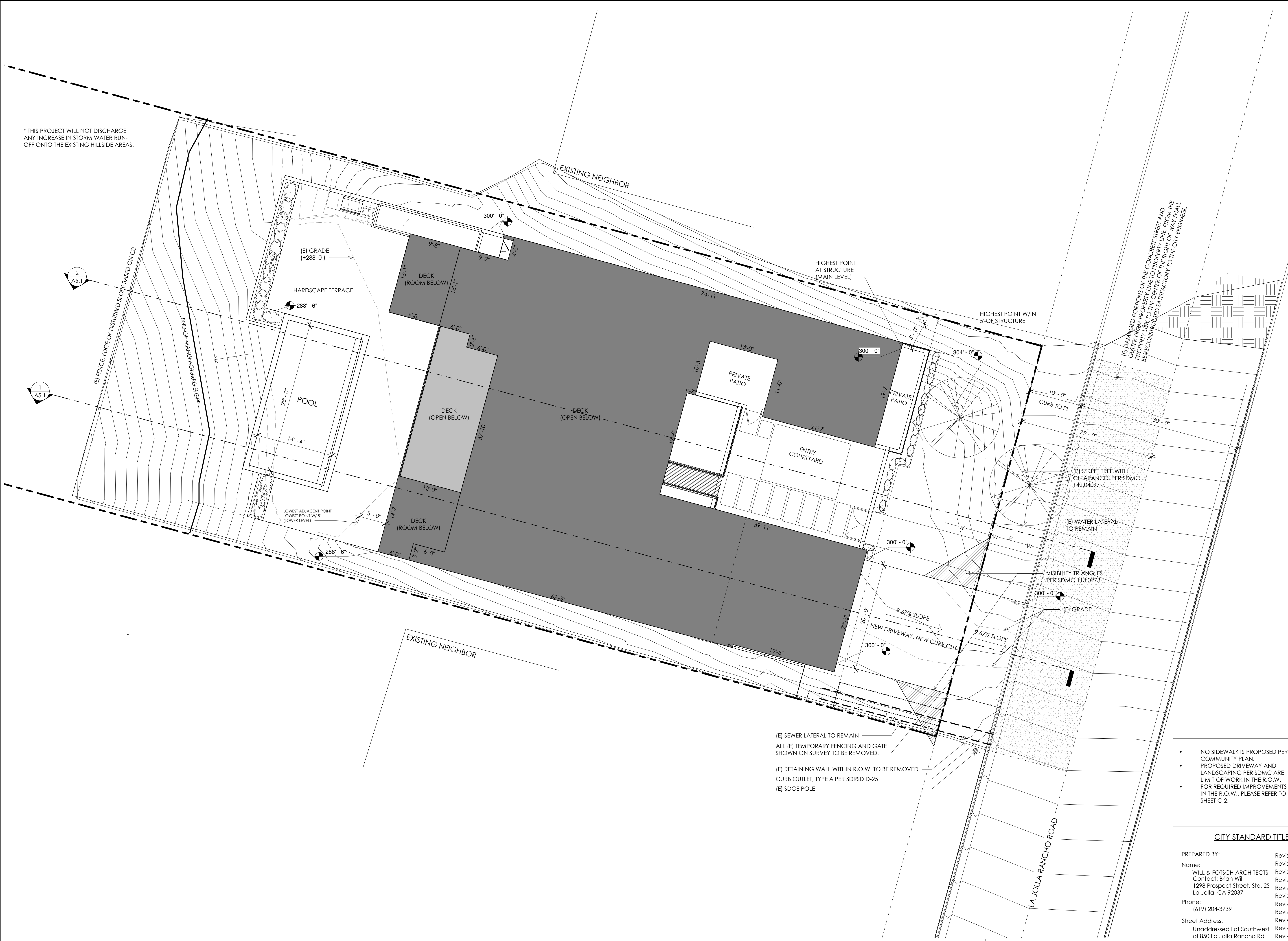
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APN: 357-334-0100	Revision 03:
Project Name:	Revision 02:
La Jolla Rancho Residence	Revision 01:
Sheet Title:	Original Date:
ENLARGED SITE PLAN	12-20-2017
Sheet:	6 of 13



1 Enlarged Site Plan

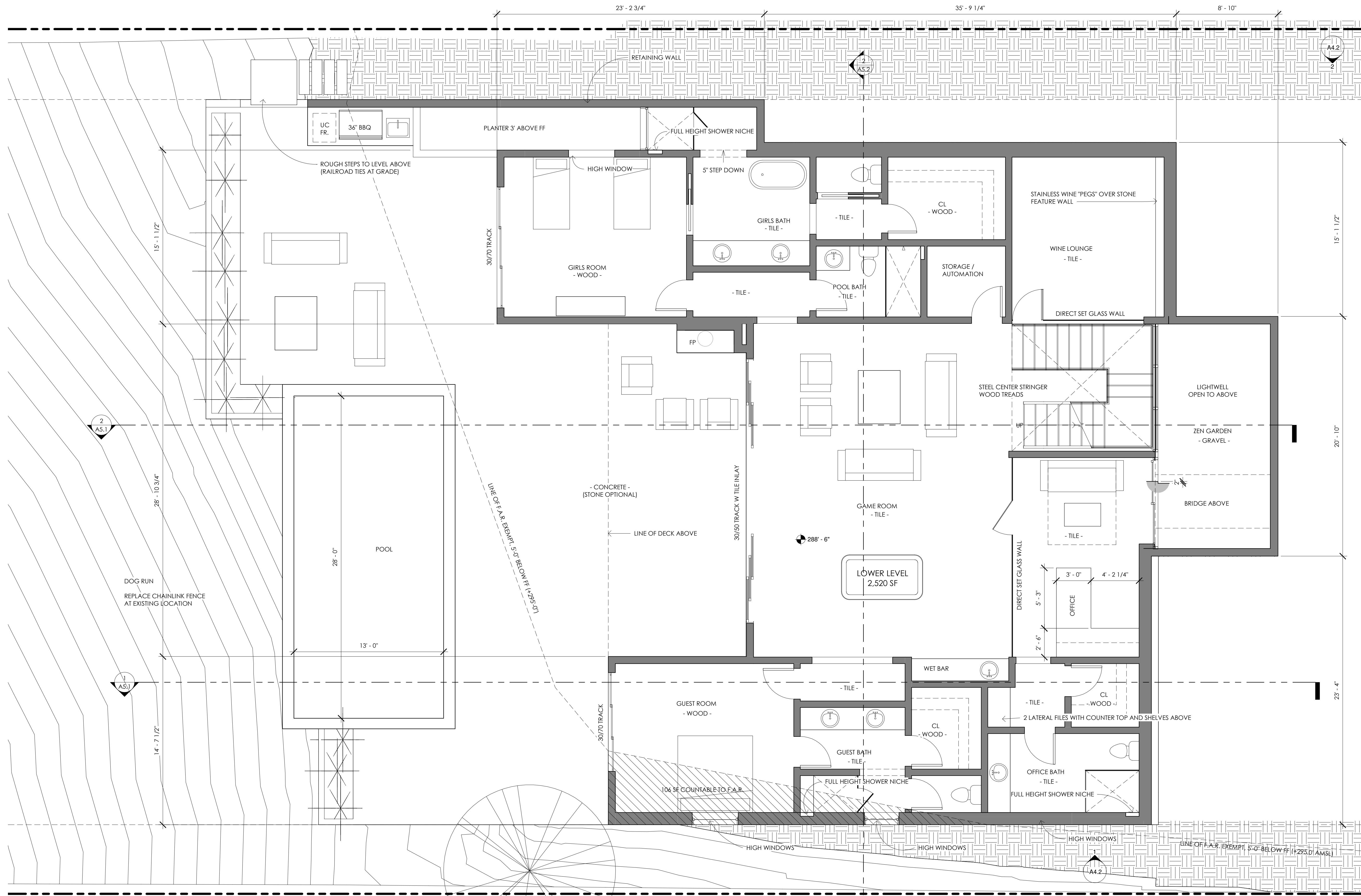
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JOB #: 1613

DATE:	ISSUE:
12/20/2017	CDP SUBMITAL
04/10/2018	REVISION 1
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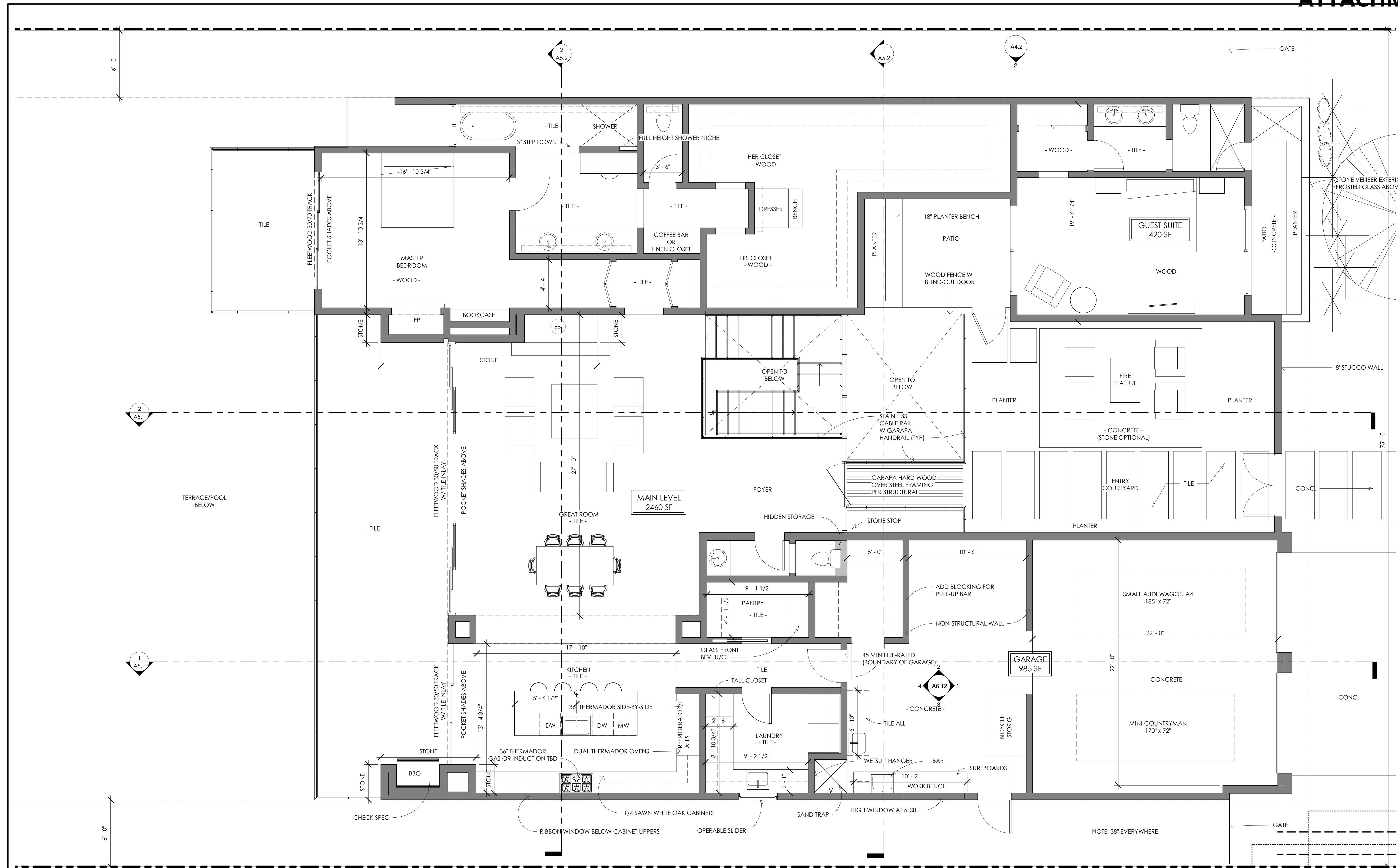


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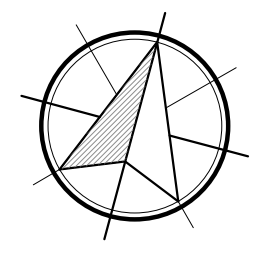
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Project Name:	Revision 02: 05-31-2018
La Jolla Rancho Residence	Revision 01: 04-10-2018
Sheet Title:	Original Date: 12-20-2017
LOWER LEVEL PLAN	Sheet: 7 of 13

1 PROPOSED LOWER LEVEL PLAN
SCALE = 1/4" = 1'-0"

DATE:	ISSUE:
12/20/2017	CDP SUBMITAL
04/10/2018	REVISION 1
05/31/2018	REVISION 2
06/28/2018	REVISION 3
07/09/2018	REVISION 4



1 PROPOSED MAIN LEVEL PLAN
SCALE = 1/4" = 1'-0"



CITY STANDARD TITLE BLOCK

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of 850 La Jolla Rancho Rd	Revision 04: 07-09-2018
APN: 357-334-0100	Revision 03: 06-28-2018
Project Name:	Revision 02: 05-31-2018
La Jolla Rancho Residence	Revision 01: 04-10-2018
Sheet Title:	Original Date: 12-20-2017
MAIN LEVEL PLANS	Sheet: 8 of 13

A2.1
MAIN LEVEL PLAN



JOB #: 1613

La Jolla Rancho Residence

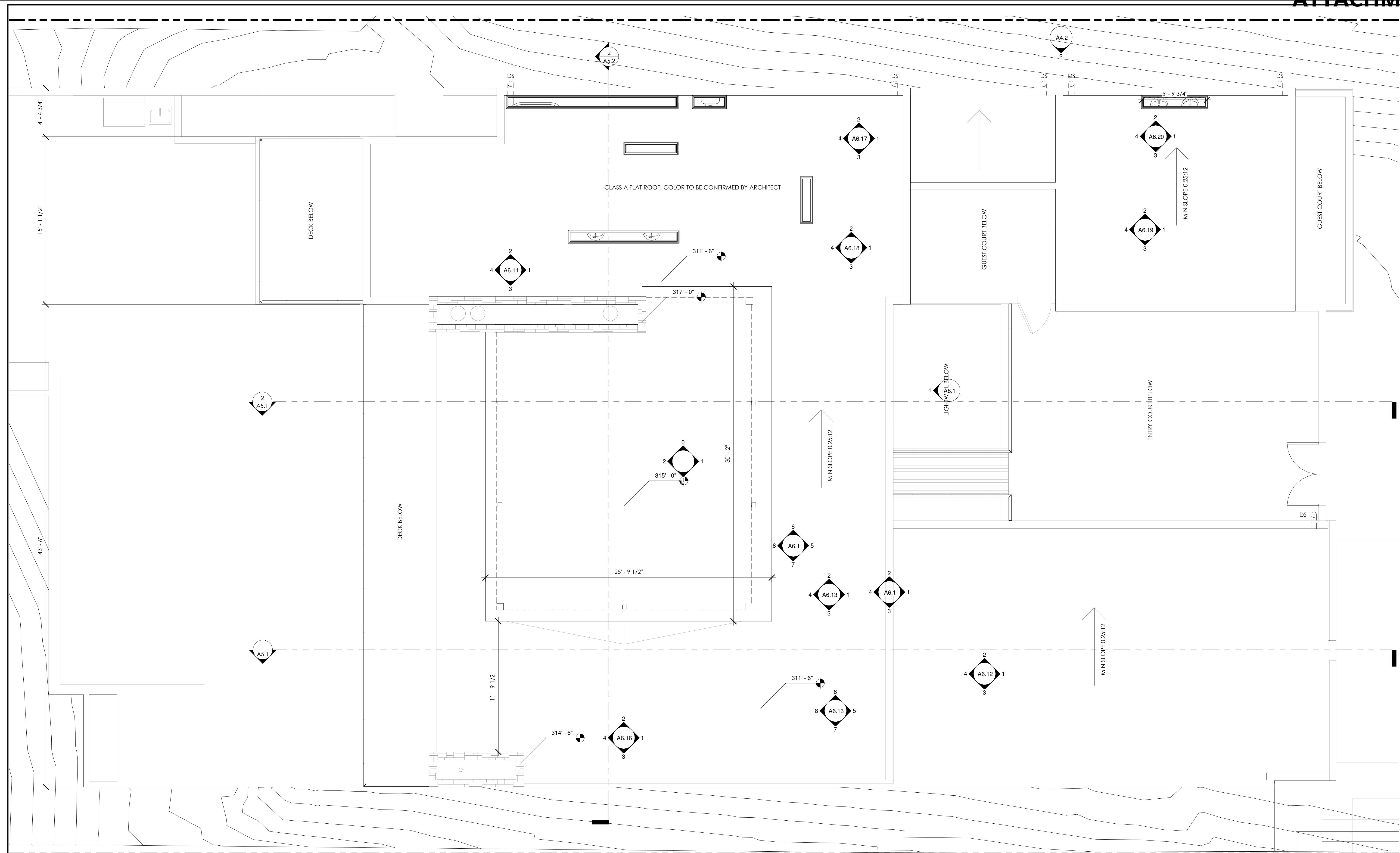
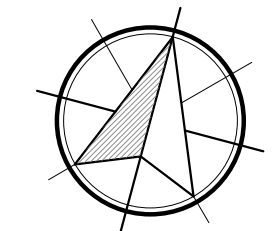
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LA JOLLA RANCHO ROAD VACANT PROPERTY

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Project Name:	Revision 02:	05-31-2018
La Jolla Rancho Residence	Revision 01:	04-10-2018
Sheet Title:	Original Date:	12-20-2017
ROOF PLAN	Sheet:	9 of 13

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



A2.2
ROOF PLAN



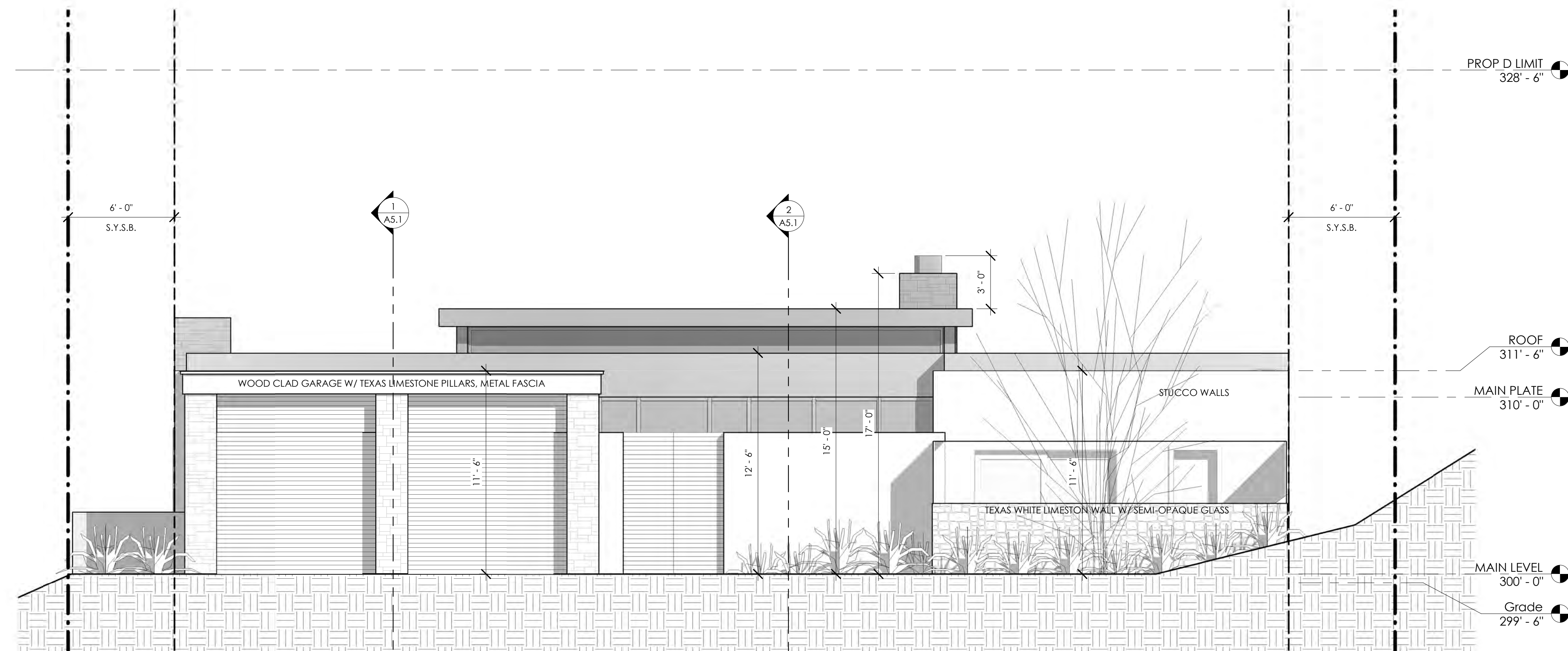
JOB #: 1613

La Jolla Rancho Residence
 APN: 357-334-0100
 LA JOLLA RANCHO ROAD VACANT PROPERTY

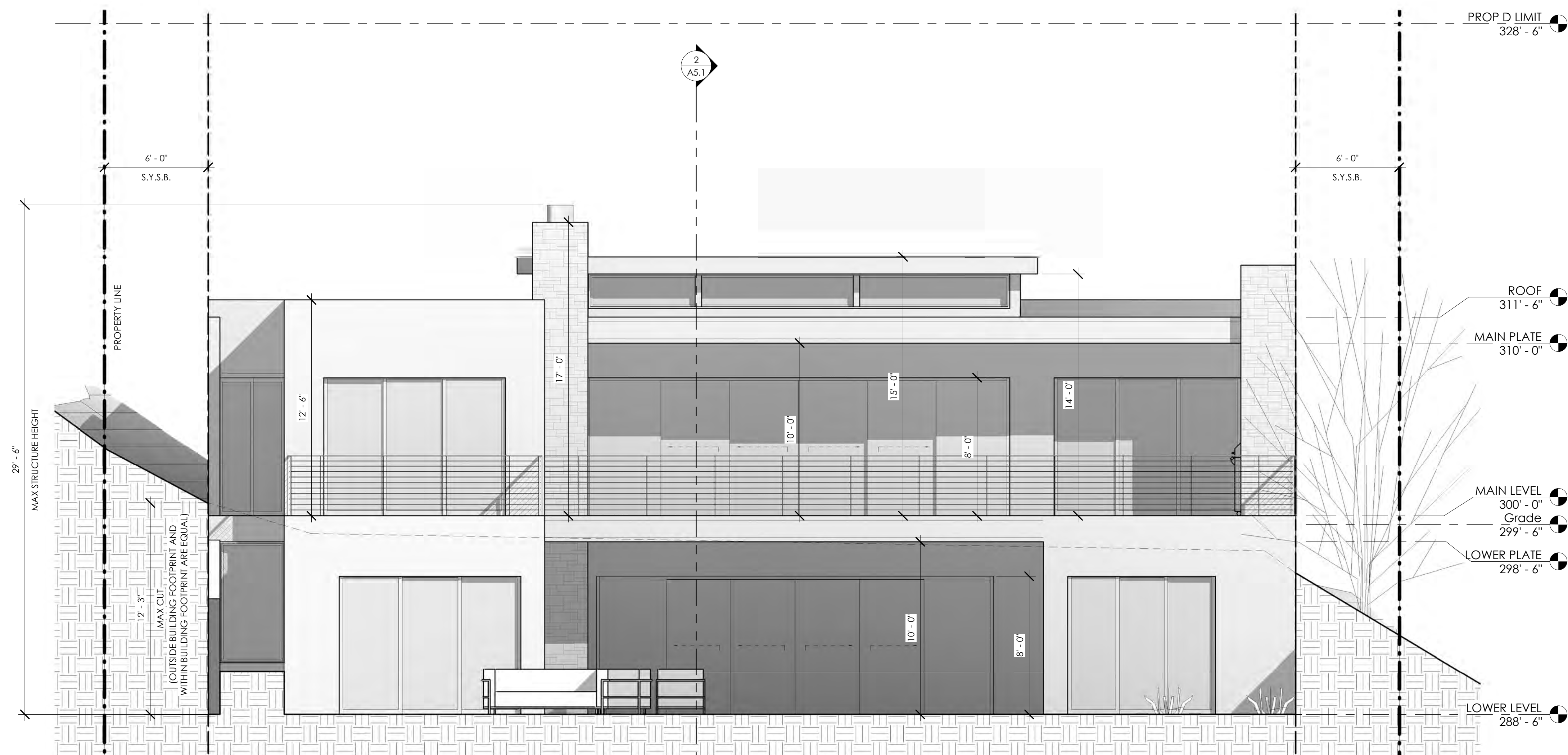
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APN: 357-334-0100	Revision 03: 06-28-2018
Project Name:	Revision 02: 05-31-2018
La Jolla Rancho Residence	Revision 01: 04-10-2018
Sheet Title:	Original Date: 12-20-2017
EXTERIOR ELEVATIONS	Sheet: 10 of 13

A4.1
 EXTERIOR ELEVATIONS



1 | SOUTH (STREET) ELEVATION
 SCALE = 1/4" = 1'-0"



2 | WEST (VIEW) ELEVATION
 SCALE = 1/4" = 1'-0"



JOB #: 1613

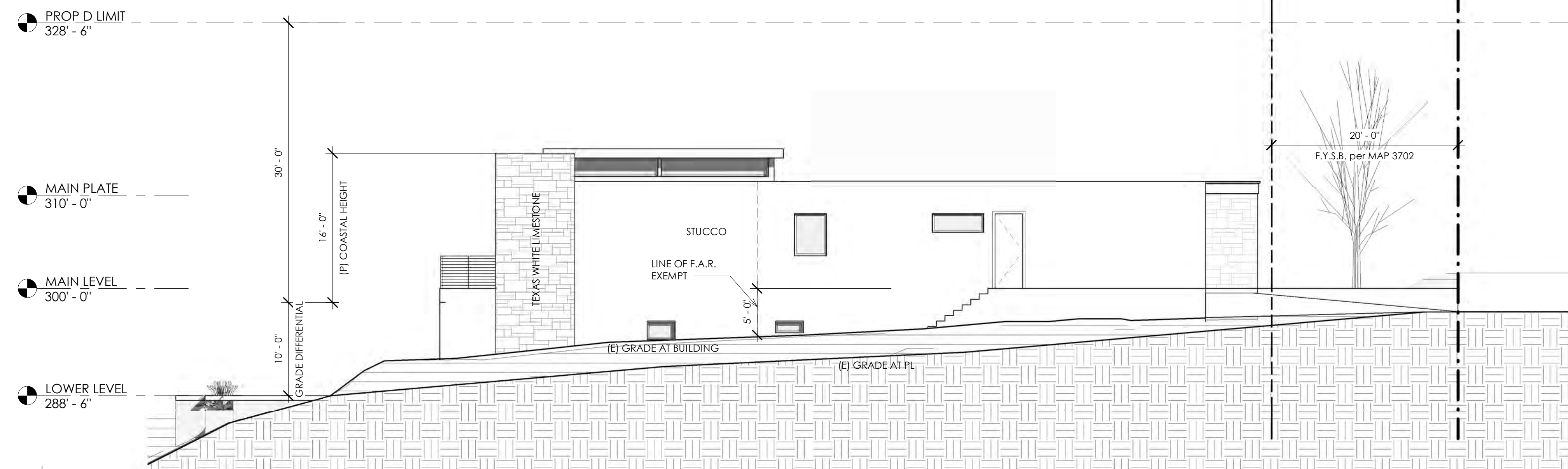
La Jolla Rancho Residence
APN: 357-334-0100
LA JOLLA RANCHO ROAD VACANT PROPERTY

DATE:	ISSUE:
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CITY STANDARD TITLE BLOCK

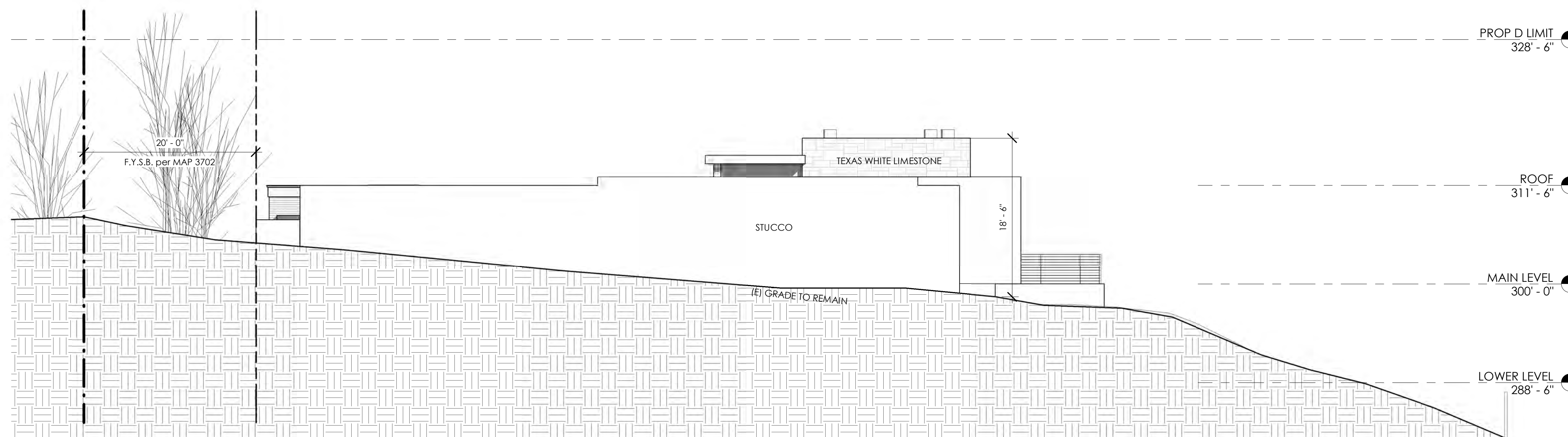
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Sheet Title:	Original Date: 12-20-2017
EXTERIOR ELEVATIONS	Sheet: 11 of 13

A4.2
EXTERIOR ELEVATIONS



1 NORTH ELEVATION

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



2 SOUTH ELEVATION

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



JOB #: 1613

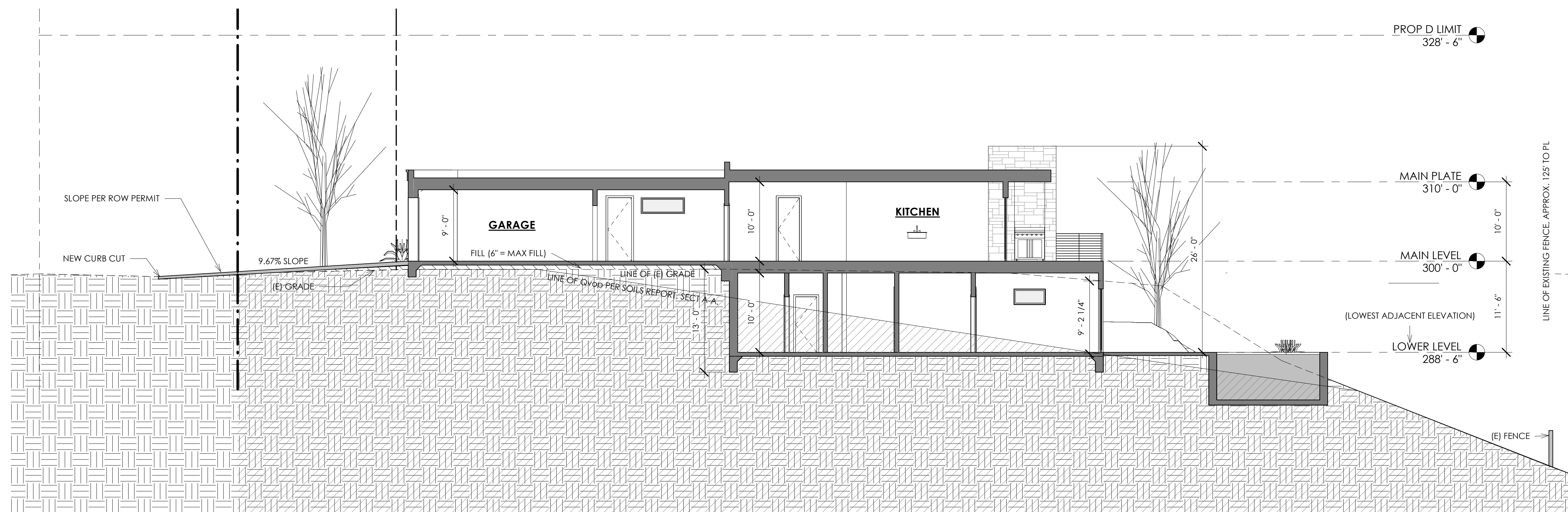
La Jolla Rancho Residence
APN: 357-334-0100
LA JOLLA RANCHO ROAD VACANT PROPERTY

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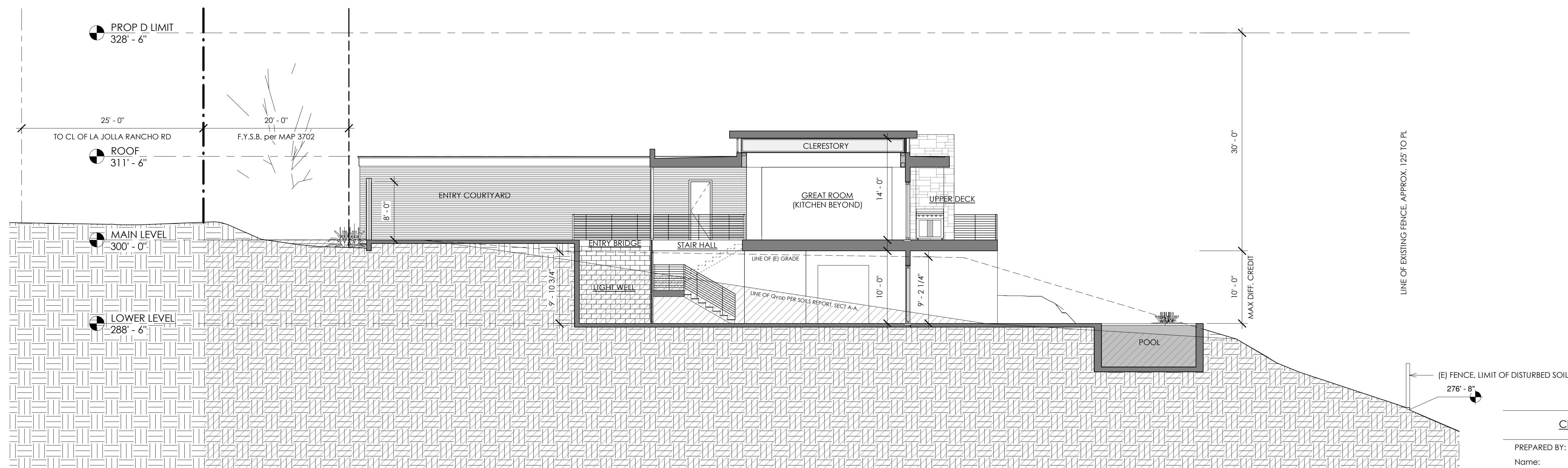
CITY STANDARD TITLE BLOCK

PREPARED BY: Name: WILL & FOTSCH ARCHITECTS Contact: Brian Will 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (619) 204-3739 Street Address: Unaddressed Lot Southwest of 850 La Jolla Rancho Rd APN: 357-334-0100 Project Name: La Jolla Rancho Residence Sheet Title: SITE SECTIONS	Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: Revision 05: Revision 04: 07-09-2018 Revision 03: 06-28-2018 Revision 02: 05-31-2018 Revision 01: 04-10-2018 Original Date: 12-20-2017 Sheet: 12 of 13
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A5.1
SITE SECTIONS



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



2 Section 2
SCALE = 1/8" = 1'-0"

DATE PLOTTED: 8/27/2018 10:07 PM; D:\Projects\W&F\Projects\11\1613 La Jolla Rancho Res - Working\06_Design_Dimensions\A5.1_Site Sections.rvt; Author: Alan Will

SDMC 142.0412 - BRUSH MANAGEMENT

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

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



(f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

- The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable garages that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- Permanent irrigation is required for all planting areas within Zone One except as follows:
 - When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- No structures shall be constructed in Zone Two.
- Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

San Diego Landscape Standards
Section III - Brush Management

BRUSH MANAGEMENT - DESCRIPTION

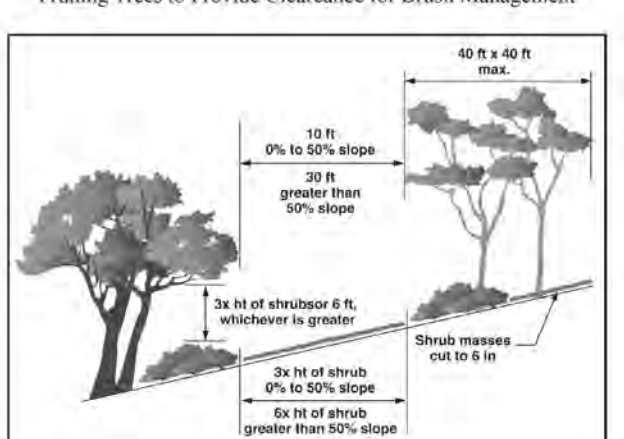
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally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

BRUSH MANAGEMENT - REQUIREMENTS

3.2-1 Basic requirements - All Zones

- For zone two, plants shall not be cut below six inches.
- Debris and trimmings produced by thinning and pruning shall be removed from the site or left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

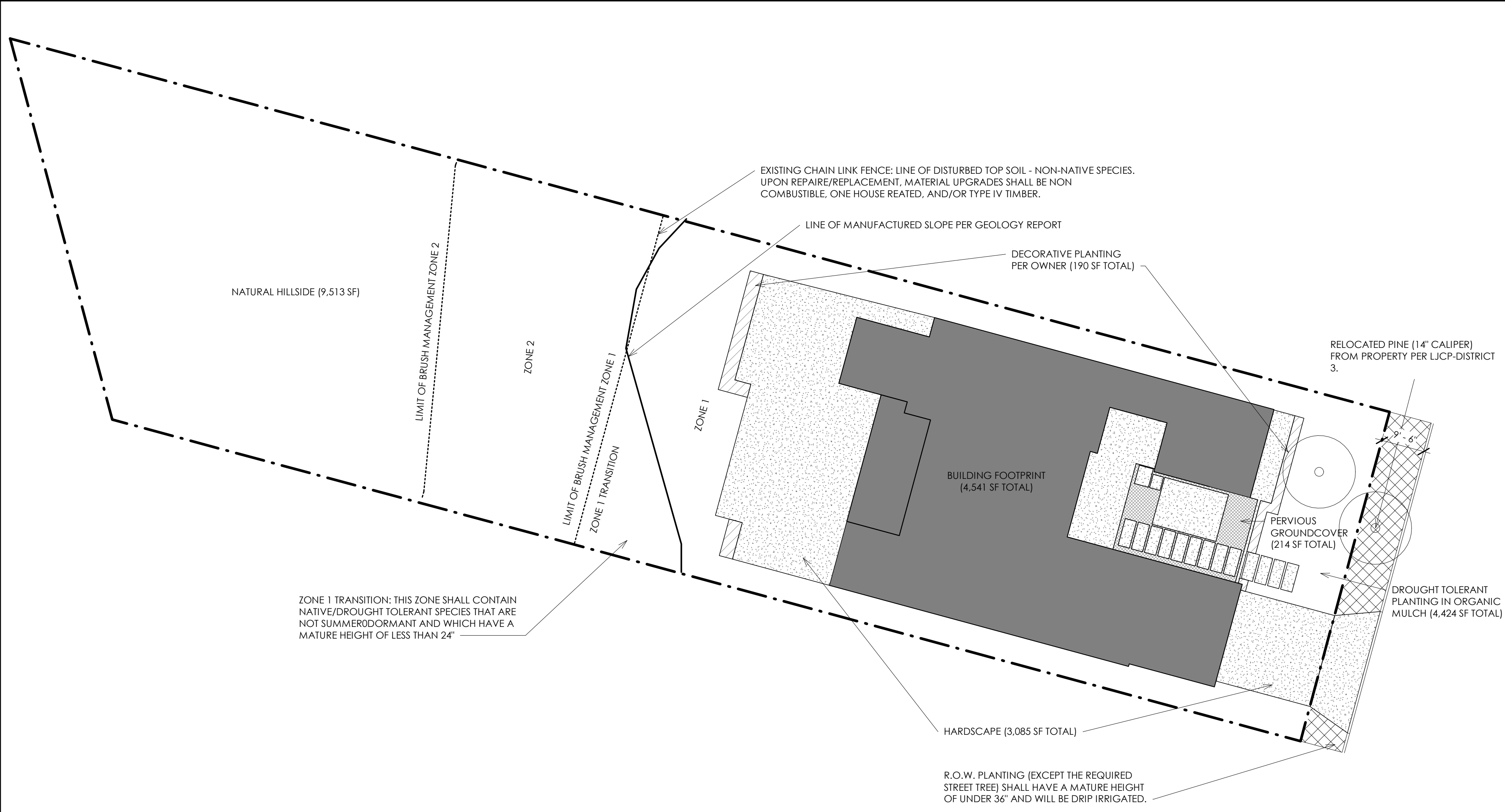
Figure 3-1 Pruning Trees to Provide Clearance for Brush Management



- All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pines, Quercus, Platanus, Salix and Populus).
- Zone 1 Requirements - All Structures
 - Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
 - Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
 - Maintain all plantings in a succulent condition.
 - Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- Zone 2 Requirements - All Structures
 - Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

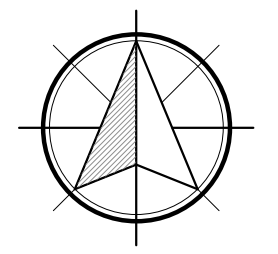
- General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1 - Year-round maintenance, Zone 2 - Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thinned removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility - All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



<p>ZONE 1 SPECIES:</p> <ul style="list-style-type: none"> AGAVE BLUE GLOW AEONIUM 'MINT SAUCER' ANIGOSANTHOS HYBRID 'BRUSH GOLD' CARISSA MACROCARPA 'TOMLISON' DIANELLA REVOLUTA 'LITTLE REV' DIANELLA VERIEGATA ECHINOCACTUS GRUSONII FURCRAEA FOETIDA 	<p>ZONE 2 SPECIES:</p> <ul style="list-style-type: none"> HETEROMOLES ARBUTIFOLIA LOTUS SCOPARIUS BACCHARIS PILLULARIS 	<p>ZONE 1-2 TRANSITION ZONE SPECIES:</p> <ul style="list-style-type: none"> CEANOTHUS GRISEUS HORIZONTALIS CISTIS CRISPUS ERIOPHYLLUM CONFERTILFORUM 	<p>PITOSPORUM CRASSIFOLIUM</p> <p>PITOSPORUM GOLF BALL ELFIN'</p> <p>RAPHIOLEPIS UMBELLATA</p> <p>SENECIO SERPENS</p> <p>SENECIO VITALIS</p>	<p>CEANOTHUS 'CA LILAC'</p> <p>ARTEMISIA CALIFORNICA</p> <p>ERIOGONUM FASCICULATUM</p>	<p>ESCHSCHOLZIA CALIFORNICA</p> <p>LATHENIA CHRYSOSTOMA</p> <p>LUPINUS BICOLOR</p>
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LANDSCAPE AND BRUSH MANAGEMENT DIAGRAM

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



LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFIRM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- STREET TREES SHALL BE MINIMUM:
 - 20 FEET FROM TRAFFIC SIGNALS.
 - 5' FROM UTILITY LINES.
 - 10' FROM SEWER LINES.
 - 10' FROM ABOVE GROUND UTILITY STRUCTURES.
 - DRIVEWAY - 5' FROM RESIDENTIAL STRUCTURES.
 - INTERSECTIONS - 25' FROM INTERSECTING CURB LINES.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS (STREET TREES) SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- BELOW GRADE, PERMANENT IRRIGATION WILL NOT BE PERMITTED IN THE BRUSH MANAGEMENT TRANSITION ZONE AREA.

AREA BREAKDOWNS

LOT AREA BREAKDOWNS	
TOTAL LOT SIZE	21,967 SF
PREVIOUSLY DISTURBED NATIVE HILLSIDE	12,454 SF 9,513 SF
BUILDING HARDSCAPE LANDSCAPE	4,541 SF 3,085 SF 14,341 SF
LANDSCAPE AREA BREAKDOWNS	
TOTAL LANDSCAPE	14,341 SF
PERVIOUS GROUNDCOVER	214 SF
DECORATIVE PLANTING	190 SF
DROUGHT TOLERANT VEGETATION	4,424 SF
NATIVE HILLSIDE	9,513 SF

CITY STANDARD TITLE BLOCK

PREPARED BY: Name: WILL & FOTSCH ARCHITECTS Contact: Brian Will 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (619) 204-3739 Street Address: Unaddressed Lot Southwest of 850 La Jolla Rancho Rd APN: 357-334-0100 Project Name: La Jolla Rancho Residence Sheet Title: LANDSCAPE PLANS	Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: Revision 05: Revision 04: 07-09-2018 Revision 03: 06-28-2018 Revision 02: 05-31-2018 Revision 01: 04-10-2018 Original Date: 12-20-2017
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