

La Jolla Shores Planned District Advisory Board (LJSPDAB) APPLICANT PROJECT INFORMATION FORM

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela **"PRJ" Number and Project Name** (only submitted projects to the Development Services Department can be heard as action items):
[Project ID: PRJ-1104216](#)

- **Address and APN(s):**
[8081 Calle del Cielo La Jolla CA, 92037](#)
[346-422-01-00](#)

- **Project contact name, phone, e-mail:**
[Claude Anthony Marengo](#)
[\(619\) 417-1111](#)
CAmarengo@m2a.io

- **Project description:**
[Propose to demolish a 2,217.56 sq. ft. single story home and build a 2 story single family residence over basement for a total of 16,493.70 sq. ft. and 4 parking spaces.](#)

- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)**
 - Other:

- In addition, provide the following:
 - **lot size:** [20,206.06 SF](#)
 - **existing structure square footage and FAR** (if applicable): [0.43 = 8,853 Sq Ft](#)
 - **proposed square footage and FAR:** [0.47 = 9,654.70 Sq Ft](#)
 - **existing and proposed setbacks on all sides:**

| Setback | Allowed | Proposed |
|--------------------------|------------------------|---------------------------------|
| Front (Street frontage): | 35'-0" | 46'-10 1/2" |
| Interior Side North: | 5'-0" / 10' at 2nd Fl. | 6'-2" 1st Fl. / 13'-10" 2nd Fl. |
| Interior Side South: | 5'-0" / 13' at 2nd Fl | 6'-6" 1st Fl. / 13'-0" 2nd Fl. |
| Rear: | 5'-0" | 38'-0" |

- **height if greater than 1-story (above ground):**

| | | |
|------------------------------|--------|--------|
| Building height limitations: | 30'-0" | 30'-0" |
|------------------------------|--------|--------|

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173

October 16, 2024

VIA EMAIL: camarengo@m2a.io

858-459-3769

Mr. C.A. Marengo
Marengo Morton Architects
7724 Girard Avenue, Suite 200
La Jolla, CA 92037

Subject: 8081 Calle Del Cielo, Assessment Letter; Project No. PRJ-1104216
Internal Order/Trust Account: IO: 24009698. La Jolla Community Planning
Association.

Dear Mr. Marengo:

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the second review of the project as described below:

Coastal Development Permit & Site Development Permit to demolish an existing one-story 2,217 sq. ft. single family-residence and build a two-story single family-residence over basement for a total of 12,929 sq. ft. with 6 parking spaces at 8081 Calle Del Cielo. The 0.46 acre site is in the LJSPD-SF base zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

PROCESS 3 – Coastal Development Permit and Site Development Permit. Permits required for demolition and construction in the Coastal Overlay Zone(non-appealable), and when environmentally lands are present. San Diego Muni Code (SDMC) [Section 126.0702](#), and (SDMC) [Section 126.0501](#).

NOTE: If major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, outside agencies, and

the community planning group. All issues in the report must be addressed to move forward to a decision; however, I have identified the following significant issues that are critical for your project:

See Project Issues Report attached.

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

Note: SDMC Section [126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or January 17, 2025. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.
- **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. See [SDMC 126.0708](#) and [SDMC 126.0505](#) for the Coastal Development Permit and Site Development Permit findings. Please provide a draft of the findings in your resubmittal.
- **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association (CPG) is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chairperson of the La Jolla Community Planning Association, CPG via info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me, copying the CPG chair on your email.

Development Services Department (DSD) Information Bulletin [#620](#), "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources please see

[Community Planning Group Resources | Planning Department | City of San Diego Official Website.](#)

FINANCIAL INFORMATION:

Please be advised that the [minimum required balance](#) for each approval type must be maintained throughout the process. Our latest records show that there is a balance of \$8,452.42 in the deposit account for your project. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

- is appealed.
- Environmental Document Filing Fees:
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to "San Diego County Clerk." Please mail to: DSD Attn: John Norris, MS-501, 1222 First Avenue, San Diego CA 92101. Please include your project number: PRJ-112969 in the memo section of the check.
 - California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule. If these fees are required, I will notify you.
- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

SATISFACTION GUARANTEE: Although neutral to the outcome of any project, I am here to help guide you through the process and effectively communicate your questions and concerns within our

Page 4 of 4
Mr. Marengo
October 16, 2024

department. My goal is to respond to any communication within 48 hours and provide updates and next steps in a timely manner. If you feel I am not meeting these expectations, please reach out to my manager, Sara Osborn at 619-446-5381 or sosborn@sandiego.gov.

I look forward to working with you and your team. I may be reached at 619-687-5988 or jnorris@sandiego.gov.

Sincerely,

A handwritten signature in blue ink that reads "John Norris". The signature is written in a cursive style and is enclosed in a light blue rectangular box.

John Norris
Development Project Manager

Enclosures:

1. Project Issues Report

cc: File

Harry Bubbins, Chair of the La Jolla Community Planning Association



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Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8081 Calle Del Cielo
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact camarengo@m2a.io

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Other

Community Planning Group

John Norris
JNorris@sandiego.gov
619-687-5988

[[Comment 00069](#) | [Page](#) | [Open](#)]

LJCPA, Applicant sent the following email to DPM on 12.19.2023, quoted "

Hi John

Yes still waiting for the owner we will be going to the community after next review goes in ..not this review as we are doing some changes based on comments

Mery Christmas and happy holidays

[[Comment 00092](#) | [Page](#) | [Open](#)]

Applicant presentation to the LJCPA for a vote is currently pending as of Sept, 09, 2024.

DSD-Engineering Review

Layth Al Ani
lalani@sandiego.gov
619-236-7713

[[Comment 00004](#) | [Page](#) | [Open](#)]

Project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of submittal. Based on the information provided this project is a Priority Development Project. Please submit documentation and clearly identify how this project adheres to the current City of San Diego regulations. Please submit exhibits and calculations that identify any areas that must be set aside for treatment control/hydromodification BMP's or dispersion areas for storm water volume reduction. Clearly show how runoff is directed to these treatment areas.



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Follow up: Sheet A 012 does not address the need for a storm water quality assessment. A storm water quality assessment addressing the treatment control, HMP, volume retention etc. shall be prepared by a licensed civil engineer.

[Comment 00005 | Page | Open]

Submit a preliminary drainage study to determine the existing and proposed drainage flows and velocities and provide design recommendations on the anticipated storm drain facilities including mitigation measures for any increases in flows and velocities at all discharge points, in accordance with the current City of San Diego Drainage Design Manual.

Follow up: Sheet A 012 does not address the need for a drainage study. A drainage report quantifying the existing and proposed runoff, velocity, capacity, offsite flows, etc. shall be prepared by a licensed civil engineer.

[Comment 00006 | Page | Open]

The drainage study shall demonstrate and quantify any off-site flows contributing to the project site.

[Comment 00009 | Page | Open]

Driveway should comply with current ADA, SDMC guidelines and City of San Diego Standard drawings.

Follow up: The driveway shall be constructed to current City Standards with SDG-160 Concrete Driveway (Non-Contiguous Sidewalk). Please revise accordingly.

[Comment 00012 | Page | Open]

Please note prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for all existing private improvements such as landscape/irrigation and Mailbox in Calle Del Cielo ROW.

Follow up: Call out the removal of the Slopped and battered 3-foot Retaining Walls out of the dedication from the ROW.

[Comment 00013 | Page | Open]

The applicant shall submit a Conceptual Grading Plan that shows the following: Grading quantities, maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. Plan shall include the proposed finished pad elevations, drainage patterns and slope gradients. Show the collection/discharge points for any site and roof drains.

Follow up: The plans show earthwork outside the building footprint. Please provide a Conceptual Grading Plan.

[Comment 00014 | Page | Open]

Please provide Grading Data Table to add the following information:

Max cut depth under building footprint ____ ft

Max cut depth outside building footprint ____ ft

Max fill depth under building footprint ____ ft

Max fill depth outside building footprint ____ ft

Follow up: Sheet A 010 is not provided. Please revise accordingly.

[Comment 00021 | Page | Open]



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Please provide a detailed written response to all comments regardless of you agree or not and in case of disagreement express your reasoning.

[[Comment 00022](#) | [Page](#) | [Open](#)]

If you have any questions/comments please email Layth Alani at LAlani@sandiego.gov.

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

[[Comment 00024](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant must submit an addendum geotechnical or update for the purpose of an environmental review that references the development plans and addresses the following:

[[Comment 00026](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.

[[Comment 00028](#) | [Page](#) | [Open](#)]

The geotechnical investigation report must contain an updated site-specific geologic/geotechnical map that shows the distribution of fill and geologic units, that depicts geologic structure (bedding, joints, structure, etc.), and proposed grading. Circumscribe the limits of recommended remedial grading and show anticipated target removal elevations on the geologic/ geotechnical map. The map should be on a current topographic base that shows the proposed development; the preliminary drainage and grading plan could provide a suitable base map.

[[Comment 00029](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant must review the current development plans and details to verify that their recommendations have been adequately implemented. Please indicate if additional analysis and/ or recommendations are required.

[[Comment 00070](#) | [Page](#) | [Open](#)]

SUBMITTED REFERENCES (Reviewed):

Marengo Morton Architects

Site Development Plans, Akavan Residence, 8081 Calle Del Cielo San Diego, CA 92037, dated July 25, 2024

Christian Wheeler

Report of Preliminary Findings and Recommendations, 8081 Calle Del Cielo San Diego, CA 92037, CA, CWE 2230259, June 16, 2023., by Christian Wheeler Engineering, Inc. 17 pages

2nd Review-Report of Preliminary Geotechnical Investigation Proposed Single-Family Residence, 8081 Calle Del Cielo, La Jolla, CA, CWE 2230259, dated October 23, 2023, by Christian Wheeler Engineering, 77 pages

[[Comment 00071](#) | [Page](#) | [Open](#)]



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Consider providing updated slope stability analysis of the site with the proposed retaining wall and building location. Provide updated geologic cross-sections with building and retaining walls.

DSD-Planning Review

Alexis Hartley
alhartley@sandiego.gov

[[Comment 00057](#) | [Page](#) | [Open](#)]

Permits/Actions

Findings for the Coastal Development Permit shall be required according to the Land Development Code, Sections §126.0708(a)

§126.0708(a) Findings for Coastal Development Permit Approval

(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;

(2) The proposed coastal development will not adversely affect environmentally sensitive lands; and

(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.

(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



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and public recreation policies of Chapter 3 of the California Coastal Act.

Findings for all Site Development Permits shall be required according to the Land Development Code Section 126.0505(a)

- (1) The proposed development will not adversely affect the applicable land use plan;
- (2) The proposed development will not be detrimental to the public health, safety, and welfare; and
- (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Please provide a response to CDP and SDP findings.

[Comment 00065 | Page | Open]

Please show existing and proposed grade on all elevations.

Updated 8/22: Call out if existing grade is proposed grade. If existing grade is to remain please include in labeling. Please label on all elevations and sections.

[Comment 00066 | Page | Open]

This project is within the Coastal Height Limit Overlay and therefore will need to meet Plumb Line height, Overall Height and Proposition D Height. Please see SDMC Section 113.0270 as well as BLDG-5-4. The link is included here.
<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/techbulletin/bldg-5-4.pdf>

In order to determine compliance with the City's zoning height requirements, a two-part measurement is taken.

First, the structure is measured from the top of the highest point of the building or to the top of any appurtenance, whichever is higher, to grade directly below it. If at any point that measurement exceeds 30 feet, the structure is over height.

The second part of the height measurement can be considered a determination of the maximum overall building height. This measurement is the difference in elevation, within the building footprint, between the highest point of the building and lowest point of grade within five feet of the building perimeter (building wall, balcony, bay window, or similar architectural projection), or the property line, whichever is closer.

In addition, this project is subject to Proposition "D" height requirements. Proposition "D" limits the height of buildings and structures to 30 feet. This height is measured to the highest point of the roof, equipment, antenna, or any other projection from the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and point five feet from said wall.

Please clearly demonstrate Plumb line height, Overall Height and Prop D height on elevations and sections.



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[Comment 00067 | Page | Open]

Upon next review cycle please include Building demolition and removal questionnaire (form DS-710).

Updated 8/22: Please include the Income level on the provided document.

[Comment 00068 | Page | Open]

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Group at info@lajollaCPA.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count as part of your next submittal.

[Comment 00072 | Page | Open]

If you haven't already done so, please contact Melissa Garcia MAGarcia@sandiego.gov to schedule your project for a presentation to the La Jolla Shores Advisory Board at their next available meeting. This is required per SDMC 1510.0201(d) If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count as part of your next submittal.

[Comment 00073 | Page | Open]

On provided Climate Action Plan Consistency Checklist Step 1, please include a response explaining how the proposed project is consistent with the applicable Land Use plan.

[Comment 00074 | Page | Open]

Upon resubmittal, please call out phantom floors on proposed Section C. Per SDMC113.0234(b)(4)(A), Include phantom floor square footage on title sheet and in FAR calculation.

[Comment 00075 | Page | Open]

Additional section cuts required: Please include 2 section cuts parallel to Sections A and B showing the southern portion of the proposed structure as well as a section cut parallel to section C located along the front portion of the structure.

[Comment 00077 | Page | Open]

Upon resubmittal please include a roof plan with spot elevations.

[Comment 00078 | Page | Open]

Plumb line height appears to be projected from the incorrect elevation point . Please revise to show 30 foot projection at the terrace level taken from adjacent grade, existing or proposed, whichever is lower.

Applicant is currently showing projection utilizing SDMC 113-02NN, however this is not applicable as terrace level is not subterranean.

[Comment 00079 | Page | Open]

La Jolla Shores Survey provided is inconsistent with values stated on Title Sheet. Please revise and resubmit.

Please include FAR values in vicinity survey, as project was deemed complete prior to set FAR requirements.



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LDR-Environmental

Kelli Rasmus
KRasmus@sandiego.gov

[Comment 00031 | Page | Open]

Scope of work:

Coastal Development Permit and Site Development Permit to demolish an existing single story, 2,217 sq ft single-family residence and build a two-story single family residence over a basement for a total of 16,494 sq ft with 4 parking spaces located at 8081 Calle Del Cielo. The 0.46- acre site is in the SF base zone, Coastal Overlay (non-app) zone, Coastal Height Limit Overlay Zone within the La Jolla Community Plan area and Council District 1.

[Comment 00036 | Page | Open]

Tribal Cultural Resources:

This project is subject to Tribal Consultation under AB 52.

[Comment 00083 | Page | Open]

Biology: LDR-Environmental has reviewed the Biological Memo prepared by BFS Environmental Services (June 12, 2024). Comments and edits to the report have been sent via email to the DPM and the Biological consultant.

[Comment 00084 | Page | Open]

Geology: The submittal of the Geotechnical Investigation (Christian Wheeler Engineering, June 16, 2023) identified the geologic scope of work suggested for the proposed dwelling. EAS defers to LDR-Geology for review of potential geologic impacts. Please see LDR Geology's outstanding review comments..

[Comment 00087 | Page | Open]

Hydrology/Water Quality:

EAS defers to LDR-Engineering as it relates to drainage and water quality. Please see LDR Engineering's review.

[Comment 00088 | Page | Open]

Brush Management: LDR-Landscaping is currently reviewing the resubmittal, please respond to any issues that remain regarding Brush Management Zones.

[Comment 00090 | Page | Open]

Visual Quality: In accordance with the City's CEQA Significance Determination Thresholds, Visual Quality/Neighborhood Character impacts may result from projects whose bulk, scale, materials, or style are incompatible with surrounding development, or would substantially alter the existing or planned character of the area. See comments from LDR-Planning staff regarding the bulk and scale of the project in order to determine if the project satisfactorily integrates with surrounding development. If it is determined that the project does not integrate with surrounding development a visual quality impact may occur.

[Comment 00091 | Page | Open]



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Environmental Determination

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

Site Development Plans PRJ-1104216.pdf

DSD-Landscape Review

Rey Rebolledo
RRebolledo@sandiego.gov
619-446-5140

[Comment 00093 | Sheet L01 | Open]

Complete Landscape Plans Required: Complete landscape plans are required in accordance with requirements in the Project Submittal Manual Section 4, Items 11.0-11.3.4, available online.

https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf

[Comment 00094 | Sheet L01 | Open]

Street Trees: The 'Wilsonii' species is considered to be a dwarf type tree and it is not a suitable choice for a street tree. Please select a standard canopy form type tree for the selection of a street tree.

[Comment 00095 | Sheet L01 | Open]

Brush Management Plan [Table 142-04A]: Due to the proximity to highly flammable native/naturalized vegetation, a Brush Management plan shall be provided in accordance with SDMC 142.0412. A formalized Brush Management program is required. Refer to the Project Submittal Requirements, Section 2A, Item No. 8 for all information required on a Brush Management Plan.

Refer to the following links for more information:

-<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf>

-<https://www.sandiego.gov/sites/default/files/legacy/fire/pdf/brushpolicy.pdf>



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Brush Management Zone One is the area adjacent to the habitable structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized, non-irrigated vegetation. (Info Only)

[Comment 00096 | Sheet L01 | Open]

Brush Management Zones (Action): Typical Brush Management Zones consists of a 35-ft Zone 1 and a 65-ft Zone 2; however, for the project at hand non-standard zones apply. Per the FPB policy B-18-01, a minimum defensible space of 10 feet shall be provided for Zone 1. Please provide a minimum defensible space of 10 feet for a Zone 1 condition. Zone 1 shall measured from the habitable structure towards the rear property line. (Provide dimensions and label Zone as 'BM Zone 1'). Zone 2 will extend from the end of Zone 1 and onto the rear property line (Provide dimensions and label as 'BM Zone 2').

[Comment 00097 | Sheet L01 | Open]

Brush Management, Alternative Compliance [142.0412(i) & (j)]: Because the site is not proposing a full fire defensible space (35' of Zone 1 and 65' of Zone 2) site requires alternative compliance measures to mitigate for the reduced Brush Management Zone. The proposed new openings shall meet fire-rating criteria set forth under CRC R337 in lieu of full Brush Management Zone(s). Alternative Compliance measures shall be authorized by the Deputy Fire Marshal (Fire-Plan Review).

[Comment 00098 | Sheet L01 | Open]

Structural & Fire Review Sign-Off: Obtain sign-off approval from Structural confirming above fire-rating criteria have been met for BDR-Landscape to approve.

[Comment 00099 | Sheet L01 | Open]

Vegetation: Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:
-Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
-Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

[Comment 00100 | Sheet L01 | Open]

Irrigation Information: Graphically identify and label the extents of irrigation system in the Zone One area. If an existing and functional system is to remain, note on the plan and show location of controller and valves. In lieu of a full irrigation system, hose-bibs within 50-ft of all Zone One areas shall be acceptable for this small scale, single-dwelling unit development. Identify all location of hose-bibs on the Brush Management plan.

[Comment 00101 | Sheet L01 | Open]

Photo Documentation: Plot 5-7 photos, directly on the Brush Management Plan, that demonstrate the existing conditions of the rear yard as well as the condition of the vegetation onsite, with emphasis on the rear portion/slope of the site. Provide a photo key map that identifies the photos' location.

[Comment 00102 | Sheet L01 | Open]



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Provide the following note on the Brush Management Plan: "The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

[**Comment 00103** | **Sheet L01** | **Open**]

Provide the following note per FPB Policy B-08-1: "Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan."

[**Comment 00104** | **Sheet L01** | **Open**]

Provide the following note: "All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of ___owner_____. 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."

[**Comment 00105** | **Sheet L01** | **Open**]

Notes: Include all the Brush Management Notes from SDMC 142.0412(g) and (h) and notes on Brush Management Implementation, as well as Section III from the Landscape Standards. See links below for more info.

https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf

[**Comment 00106** | **Sheet L01** | **Open**]

Please fill out Table 142-04H on the Brush Management Notes under "Provided Width".

[**Comment 00107** | **Sheet L01** | **Open**]

For note number 4, under the "Brush Management Maintenance Notes", please fill out the responsibility section with "Owner".

[**Comment 00108** | **Sheet L01** | **Open**]

Adjacent Properties – Include the following note: "Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor – Brush/Weed Complaint line at: (619) 533-4444."

Fire-Plan Review

Nathaniel Boyle
natebu@sandiego.gov
619-533-4481

[**Comment 00030** | **Sheet A11** | **Open**]

Fire reserves the right to provide additional comments based on revisions and subsequent submittals. Contact Fire Plan Reviewer by email with any questions or if clarification is needed.

Fire has no comments at this time.

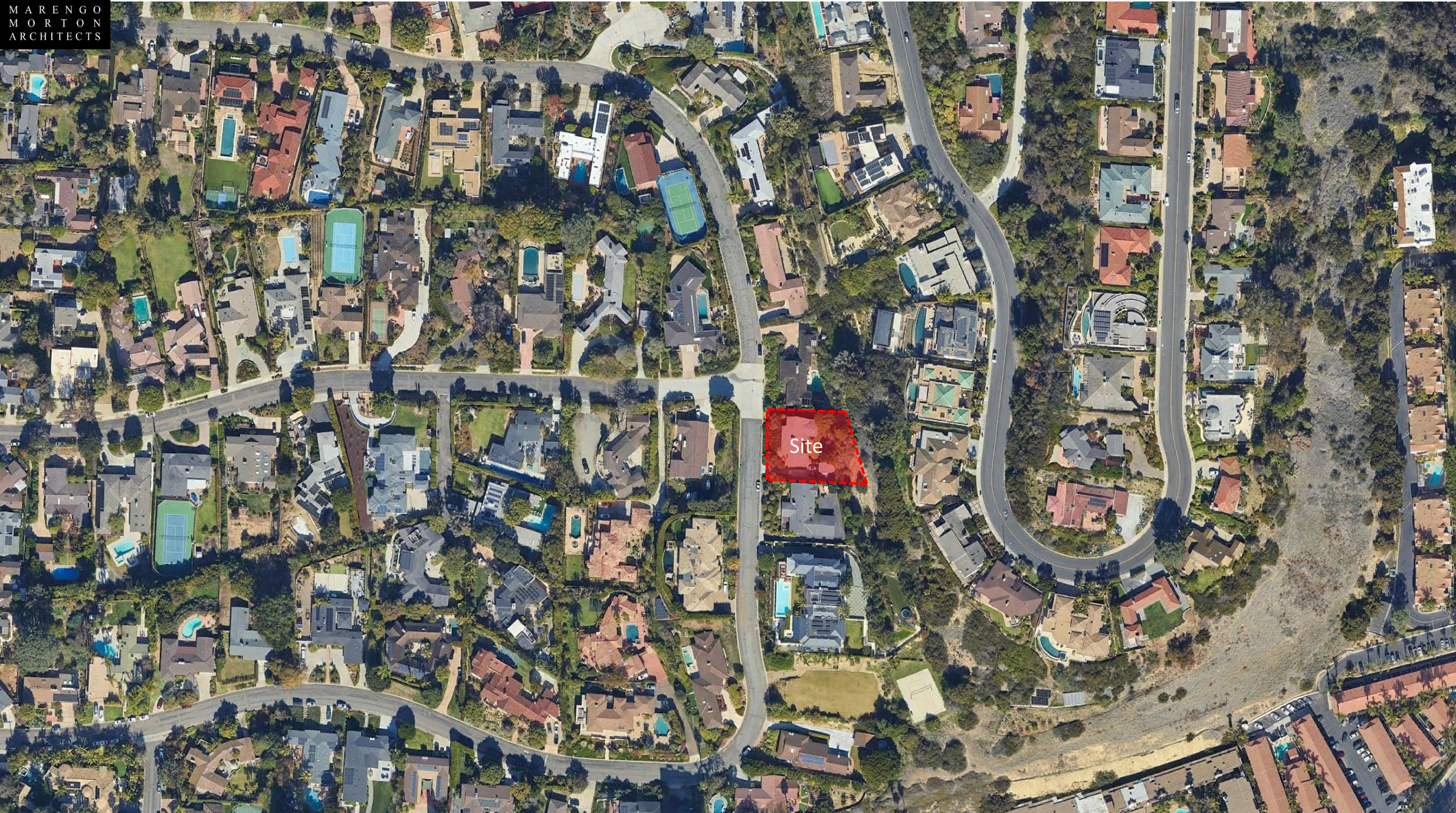


Akavan Residence

8081 Calle del Cielo,
La Jolla, CA 92037

Date: November 20th, 2024





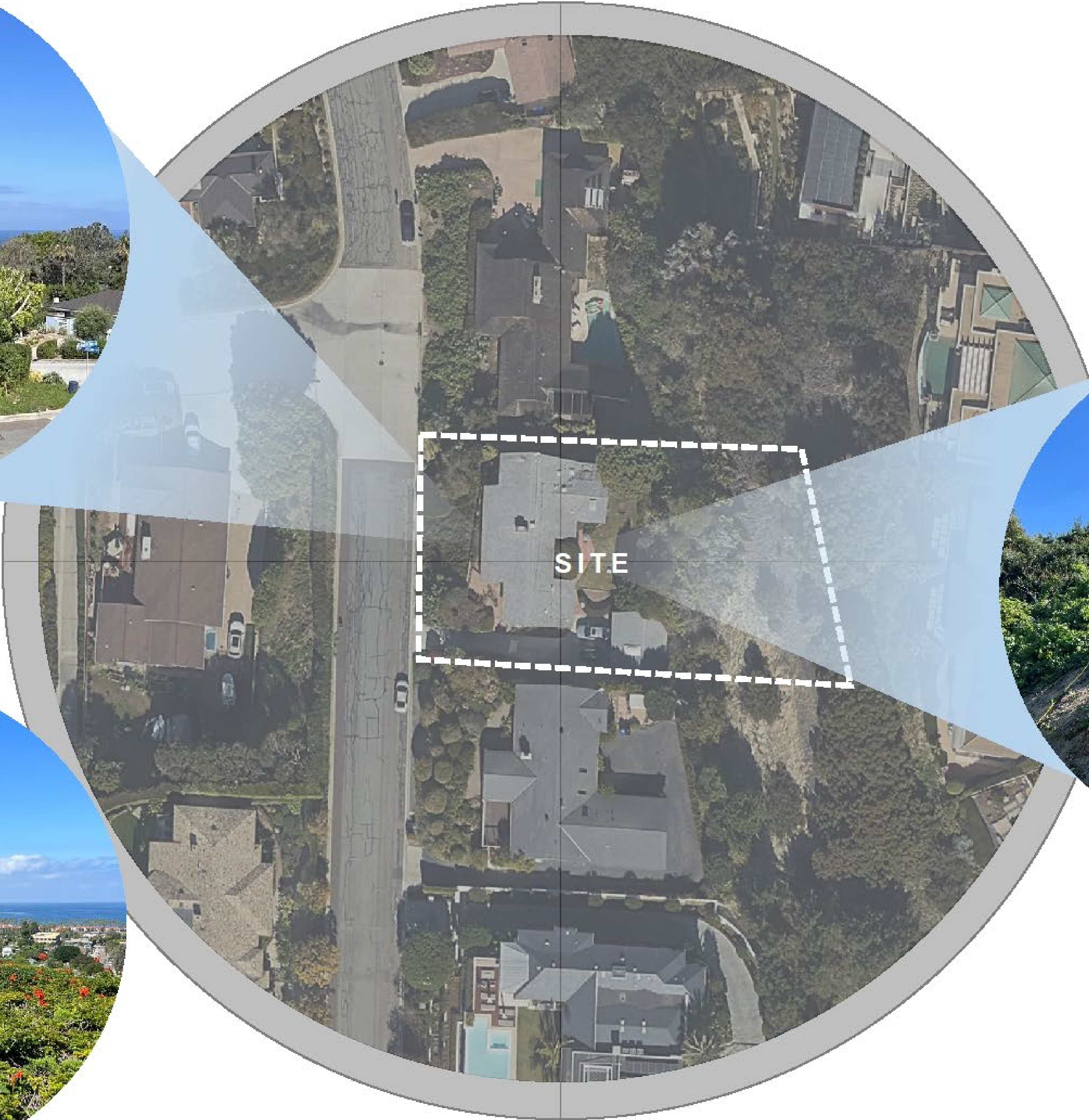


North-Western View to Ocean

W



South-Western View to Ocean



N

SITE

S



Slope on east of site

8111 Calle del Cielo



8081 Calle del Cielo



8067 Calle del Cielo



8053 and 8039 Calle del Cielo



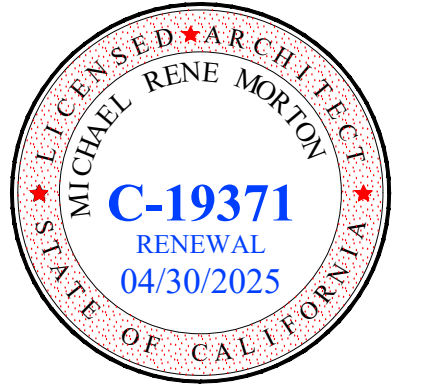
Akavan Residence

8081 Calle del Cielo , La Jolla CA. 92037



Marengo Morton Architects

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA



All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions.

Reviewer Issues THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154 Page 1 of 2

Project Information
Project No: 706097 Title: Dig/Preim 8081 Calle Del Cielo
Project Mgr: System Manager, Project (619) 446-5000 DSDProjectMgr@sanidiego.gov

Review Information
Cycle Type: 2 Prelim(Plan-Historic) Submitted: 07/10/2023 Deemed Complete on 07/10/2023
Reviewing Discipline: Plan-Historic Cycle Distributed: 07/10/2023
Reviewer: Lih, Alvin Assigned: 07/11/2023
(619) 446-5163 Started: 07/12/2023
AMir@sanidiego.gov Review Due: 07/12/2023
Hours of Review: 1.00 Completed: 07/12/2023 COMPLETED ON TIME
Next Review Method: Prelim(Plan-Historic) Closed: 07/12/2023
Last month Plan-Historic performed 29 reviews, 37.9% were on-time, and 64.7% were on projects at less than < 3 complete submittals.

5.16.23

| Cleared? | Issue Num | Issue Text |
|----------|-----------|---|
| | 1 | The applicant has submitted a preliminary review application for the property located at 8081 Calle Del Cielo. (Informational Only, No Response or Action Required) (From Cycle 1) |
| | 2 | (continued) This preliminary review has been submitted in anticipation of the potential historic resource review required by SDMC Section 143.0212, which directs City staff to determine whether a potentially significant historic resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. (continued...) (From Cycle 1) |
| | 3 | (continued) More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/informationbulletin580.pdf (Informational Only, No Response or Action Required) (From Cycle 1) |
| | 4 | During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historic/pdfs/fortheapplicantguidelines.pdf (Informational Only, No Response or Action Required) (From Cycle 1) |
| | 5 | If City staff determines after review of these documents that no potentially significant historic resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (From Cycle 1) |
| | 6 | If City staff determines that a potentially significant historic resource exists on the site, all future modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If a future proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (From Cycle 1) |
| | 7 | (continued) If a future proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only, No Response or Action Required) (From Cycle 1) |
| | 8 | The applicant has submitted the following documentation for staff review: current photos, Assessor's Building Record, Notice of Completion (not available). Staff also considered any input received through applicable public noticing and outreach and have made the following determination. (From Cycle 1) |
| | 9 | The property appears to be designed by established Master Architects Homer Delawie and Lloyd Rucco. The property appears to be historically significant and a determination regarding historical significance cannot be made with the information provided. A historic research report is required. If it is determined upon review of the report that the building is not eligible for designation, no additional review is required. If it is determined that the building is eligible for designation, the Historical Resources Board will need to review the report and consider the property for designation. (From Cycle 1) |

For questions regarding the "Plan-Historic" review, please call Alvin Lin at (619) 446-5163. Project No: 706097 / Cycle 2

pcv v 02.03.38 Maryam Forootan 533-6300

Reviewer Issues THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154 Page 2 of 2

Project Information
Project No: 706097 Title: Dig/Preim 8081 Calle Del Cielo
Project Mgr: System Manager, Project (619) 446-5000 DSDProjectMgr@sanidiego.gov

Review Information
Cycle Type: 2 Prelim(Plan-Historic) Submitted: 07/10/2023 Deemed Complete on 07/10/2023
Reviewing Discipline: Plan-Historic Cycle Distributed: 07/10/2023
Reviewer: Lih, Alvin Assigned: 07/11/2023
(619) 446-5163 Started: 07/12/2023
AMir@sanidiego.gov Review Due: 07/12/2023
Hours of Review: 1.00 Completed: 07/12/2023 COMPLETED ON TIME
Next Review Method: Prelim(Plan-Historic) Closed: 07/12/2023
Last month Plan-Historic performed 29 reviews, 37.9% were on-time, and 64.7% were on projects at less than < 3 complete submittals.

7.12.23

| Cleared? | Issue Num | Issue Text |
|----------|-----------|--|
| | 10 | Guidelines for the preparation of the report can be found on the City's website: For building permits: https://www.sandiego.gov/ass/default.asp?file=hrbtechreport.pdf For discretionary permits: https://www.sandiego.gov/ass/default.asp?file=hrbtechreport.pdf If the applicant is interested in hiring a consultant to complete the report, a list of consultants can be provided upon request. *Please contact the "Reviewer" identified at the top of this cycle issues report. (From Cycle 1) |
| | 11 | The Historic Report will be required as part of a future ministerial or discretionary permit review. The applicant may submit the report with their permit application. (From Cycle 1) |
| | 12 | The applicant has submitted the following documentation for staff review: description of property, analysis of Criterion D under City HRB Criteria Guidelines, integrity evaluation, Assessor's building records, building permit history, a revised annotated photo survey, and other documents. Staff also considered any input received through applicable public noticing and outreach and have made the following determination. (New Issue) |
| | 13 | Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria due to alterations including the 1975 front and rear additions, and undated five incompatible window replacements. Therefore, no historical research report is required at this time. (New Issue) |
| | 14 | This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional review may be required at any time if the applicant submits a discretionary project application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue) |

For questions regarding the "Plan-Historic" review, please call Alvin Lin at (619) 446-5163. Project No: 706097 / Cycle 2

pcv v 02.03.38 Maryam Forootan 533-6300

SHEET INDEX

| ARCHITECTURAL : | PROJECT TEAM |
|--|--|
| TS01 Title Sheets | OWNER'S Mr. Michael and Anita Akavan 8081 Calle del Cielo La Jolla CA 92037 Phone: (619)-840-5577 Email: makavan@ma-engr.com anitavarzi@msn.com |
| Aerial Topographical Survey - Boundary & Easements Aerial Topographical Survey - Aerial & Spot Elevations | ARCHITECT Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo CAMarengo@m2a.io Cell: (619) 417-1111 |
| A011 Site Plan | GEOLOGY Christian Wheeler Engineering 3980 Home Ave. San Diego, CA 92105 Contact: Dave Russell drussell@christianwheeler.com Cell: (619) 550-1721 |
| A012 Drainage Plan | SURVEY Alta Land Surveying, Inc. 9517 Grossmont Summit Dr. La Mesa, CA 91941 Contact: Miguel A. Martinez Cell: (619) 713-2582 |
| A013 Conceptual Grading Plan | |
| A014 Brush Management Plan | |
| A015 Brush Management Notes | |
| A021 Basement Floor Plans | |
| A022 1st Floor Plan | |
| A023 2nd Floor Plan | |
| A040 Roof Plan | |
| A051 Elevation North | |
| A052 Elevation West | |
| A053 Elevation South | |
| A061 Section A | |
| A062 Section B | |
| A063 Section C | |
| A064 Section D | |
| A065 Section E | |
| L01 Landscape Plan | |

PROJECT TEAM

OWNER'S
Mr. Michael and Anita Akavan
8081 Calle del Cielo
La Jolla CA 92037
Phone: (619)-840-5577
Email: makavan@ma-engr.com
anitavarzi@msn.com

ARCHITECT
Marengo Morton Architects
7724 Girard Avenue, Second Floor
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Telephone: (858) 459-3769
Fax: (858) 459-3768
Contact: Claude Anthony Marengo
CAMarengo@m2a.io
Cell: (619) 417-1111

GEOLOGY
Christian Wheeler Engineering
3980 Home Ave.
San Diego, CA 92105
Contact: Dave Russell
drussell@christianwheeler.com
Cell: (619) 550-1721

SURVEY
Alta Land Surveying, Inc.
9517 Grossmont Summit Dr.
La Mesa, CA 91941
Contact: Miguel A. Martinez
Cell: (619) 713-2582

SCOPE OF WORK

PROJECT SCOPE
Marengo Morton Architects proposes to demolish a 2,217 sq. ft. one-story single family residence and build a two-story single family residence over basement for a total of 15,890.00 sq. ft. with 5 parking spaces.

The site is located in the LJSPD-SF base zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

We are requesting a Site Development Permit and a Coastal Development Permit.

DEFERRED SUBMITTAL

- Fire Sprinklers
- Solar Panel Tiles

The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building officials.

Plans for the deferred submittal items shall be submitted in a timely manner but not less than 30 business days prior to installation for city review and approval.

VICINITY MAP

PROJECT DATA

| Project Information | |
|------------------------------|---|
| Project Address: | 8081 Calle del Cielo La Jolla CA. 92037 |
| Assessors Parcel Number: | 346-422-01-00 |
| Legal Description: | Lot 29 of La Jolla del Norte Unit No.3, according to Map thereof No. 4018, filed in the office of the County Recorder of San Diego County, November 24, 1958 |
| Year Built: | 1975 (See Historical Review) |
| Building Code: | California Residential Code (CRC), 2022 Edition & Associated Amendments in SDMC. California Bldg. Code (CBC) based on 2022 IBC. National Electrical Code (NEC), 2022 Edition National Mechanical Code (CMC), 2022 Edition California Plumbing Code (CPC), 2022 Edition San Diego County Municipal Code (SDC), project shall comply with Title 24 and 2022 CBC, 2022 CMC and 2022 SPC and the 2022 CEC. |
| Occupancy Type: | R-3 |
| Number Of Dwellings: | 1 |
| Construction Type: | Type V |
| Number Of Stories: | 2 Over Basement |
| FIRE SPRINKLERS | Yes (Deferred Submittal) |
| Lot Area: | 20,206.06 SF |
| Zoning Information | |
| Zone: | LJSPD-SF |
| Overlay Zones: | Coastal Height Limit Overlay Zone, Coastal Overlay Zone N-APP-2, Parking Impact Overlay Zone - Coastal Impact, Parking Standards Transit Priority Area, Transit Priority Area, Palaeontological Sensitivity Area |
| Geo Hazard Zone: | 26, Slopes 25% or greater. |
| Setbacks | |
| Front (Street frontage): | Allowed: 35'-0" Proposed: 46'-10 1/2" to Building / 23'-10 3/4" to Pool |
| Interior Side North: | 5'-0" / 10' at 2nd Fl. / 6'-2" 1st Fl. / 13'-10" 2nd Fl. Per CC&RS |
| Interior Side South: | 5'-0" / 13' at 2nd Fl. / 6'-6" 1st Fl. / 13'-0" 2nd Fl. Per CC&RS Exhibit "A" & "B" and (1510B)(04)(C) |
| Rear: | 5'-0" / 38'-0" Per (1510B)(04)(C) |
| Building height limitations: | 30'-0" / 30'-0" |
| Parking spaces: | 2 / 5 |
| Building Areas: | |
| Basement: | Proposed: 5,788.00 Sq Ft (Not counted in FAR per 113.024(a)(2)(b)) |
| First floor: | 5,129.00 Sq Ft |
| Second floor: | 4,463.00 Sq Ft |
| Phantom Floor: | 510.00 Sq Ft |
| Total area: | 15,890.00 Sq Ft (Per 113.024(a)(2)(b) 10,102.00 Sq Ft counted in FAR) |
| First floor deck area: | 2,774.50 Sq Ft |
| Second floor deck area: | 927.66 Sq Ft |
| TOTAL: | 3,702.16 Sq Ft |
| Landscape required: | 0.30 = 6,061.82 Sq Ft |
| Landscape provided: | 0.43 = 8,810 Sq Ft (See sheet L01) |
| Lot area: | 20,206.06 SF |
| Lot coverage (Max 60%): | Allowed: 12,123.6 Sq Ft Proposed: 6,461.5 Sq Ft |
| Proposed F.A.R.: | 0.49 = 10,102.00 Sq Ft |
| Existing impervious area: | 0.43 = 8,853 Sq Ft |
| Proposed impervious area: | 0.56 = 11,353.06 Sq Ft |

Akavan Residence
8081 Calle del Cielo
La Jolla, CA 92037

REVISIONS
8/17/2023 Project Start
09/08/2023 1st Costal Submittal
07/25/2024 2nd Costal Submittal

PHASE
COASTAL

PROJECT NO. 2023-08

REVIEWED BY CAM

DRAWN BY AP

DATE 11/12/2024

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that such plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") may be subject to undetectable alteration, either intentional or unintentional, due to various other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect or Record are the Architect's Instruments of Service and are the only true contract documents of record.

SHEET TITLE
TITLE SHEET

TS01

S:\Projects\2023-08 Akavan Residence\4-Agency\1-Coastal Submittal\2_3rd Coastal Submittal\DWG\Sheets_2023-08-TS01-TITLE SHEET 24x36.dwg Nov 12, 2024 10:22 AM



PROJECT DATA

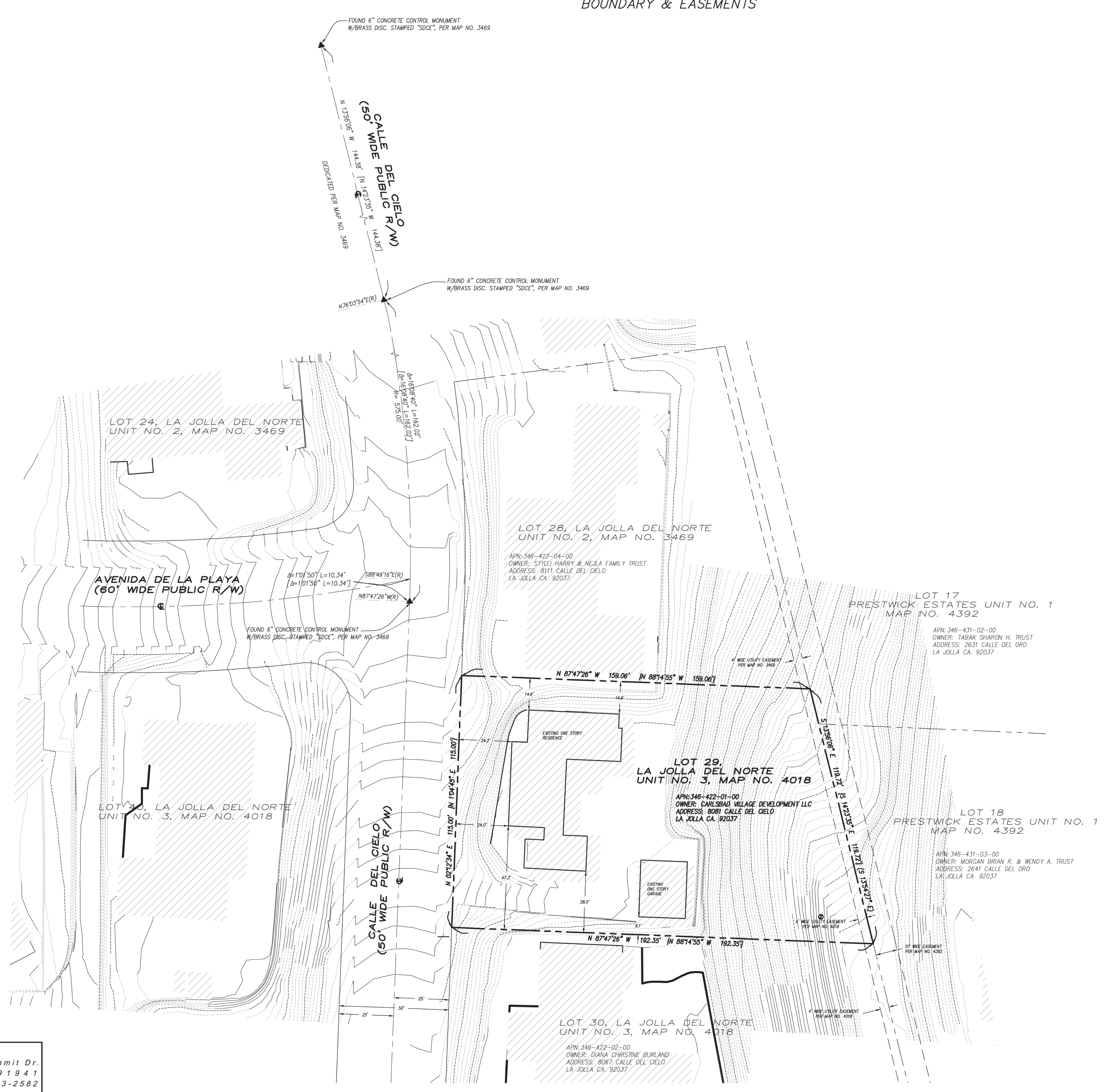
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| Occupancy Type: | R-3 | | |
| Number Of Dwellings: | 1 | | |
| Construction Type: | Type V | | |
| Number Of Stories: | 2 Over Basement | | |
| FIRE SPRINKLERS | Yes (Deferred Submittal) | | |
| Lot Area: | 20,206.06 SF | | |
| Zoning Information | | | |
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| Overlay Zones: | Coastal Height Limit Overlay Zone, Coastal Overlay Zone N-APP-2, Parking Impact Overlay Zone - Coastal Impact, Parking Standards Transit Priority Area, Transit Priority Area, Paleontological Sensitivity Area | | |
| Geo Hazard Zone: | 26, Slopes 25% or greater. | | |
| Setbacks | | Allowed | Proposed |
| Front (Street frontage): | | 35'-0" | 46'-10 1/2" to Building / 23'-10 3/4" to Pool |
| Interior Side North: | | 5'-0" / 10' at 2nd Fl. | 6'-2" 1st Fl. / 13'-10" 2nd Fl. Per CC&R's |
| Interior Side South: | | 5'-0" / 13' at 2nd Fl. | 6'-6" 1st Fl. / 13'-0" 2nd Fl. Per CC&R's Exhibits "A" & "B" and §1510.0304(b)(4) |
| Rear: | | 5'-0" | 38'-0" |
| Building height limitations: | | 30'-0" | 30'-0" Per §1510.0304(c) |
| Parking spaces: | | 2 | 5 |
| Building Areas: | | Proposed | |
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| Second floor | 4,463.00 Sq Ft | | |
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| Existing impervious area | 0.43 = 8,853 Sq Ft | | |
| Proposed impervious area | 0.56 = 11,353.06 Sq Ft | | |

AERIAL TOPOGRAPHICAL SURVEY

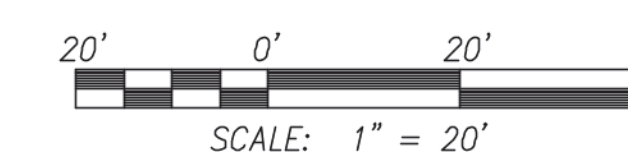
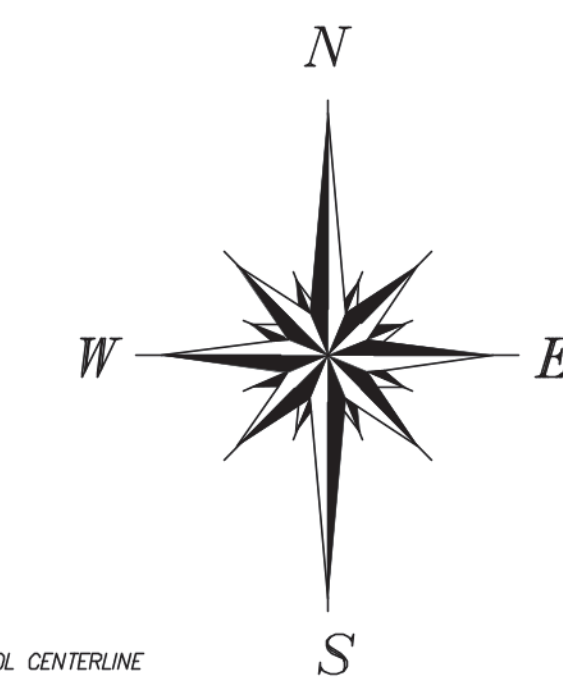
8081 CALLE DEL CIELO, LA JOLLA, CA. 92037

BOUNDARY & EASEMENTS

SHEET 1 OF 2 SHEETS



- LEGEND**
- - - - - INDICATES OWNERSHIP LINE
 - - - - - INDICATES ADJACENT PROPERTY LINES
 - - - - - INDICATES CENTERLINE R/W
 - - - - - INDICATES EASEMENT LINES
 - [] INDICATES RECORD DATA PER MAP NO. 4018
 - [] INDICATES RECORD DATA PER MAP NO. 3469
 - () INDICATES RECORD DATA PER MAP NO. 4392
 - ▲ INDICATES FOUND STANDARD SURVEY CONTROL CENTERLINE WELL MONUMENT AS NOTED HEREON



ASSESSOR'S PARCEL NO. / OWNER:

APN: 346-422-01-00
 THE ESTATE OR INTEREST IN THE LAND HEREAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE
 TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
 ELLIOTT C. LASSER AND PHYLLIS A. LASSER, TRUSTEES UNDER TRUST AGREEMENT DATED FEBRUARY 20, 1987

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 29 OF LA JOLLA DEL NORTE UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4018, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 24, 1958.

ASSESSOR'S PARCEL NUMBER: 346-422-01-00

ITEMS CORRESPONDING TO PRELIMINARY TITLE REPORT SCHEDULE "B":

BY: CHICAGO TITLE ESCROW
 787 FINANCIAL AVE., #202 LA JOLLA, CA.
 EMAIL: TITLES@CTE.COM PHONE NO: (858) 650-3924

PROPERTY ADDRESS: 8081 CALLE DEL CIELO, LA JOLLA, SAN DIEGO, CALIFORNIA

UPDATED PRELIMINARY REPORT
 ORDER NO: 73723002336
 DATED AS OF APRIL 25, 2023 AT 7:30 A.M.

THIS SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE ESCROW AS REFERENCED ABOVE. EFFECTS OF TAXES, WATER RIGHTS, TITLE TO WATER, LIENS, COVENANTS, DEEDS OF TRUST, FINANCING STATEMENTS, RIGHTS OF TENANTS (UNRECORDED LEASES), AND TITLE COMPANY STATEMENTS AND REQUIREMENTS IN SCHEDULE B OF SAID REPORT AS TAX ITEMS A AND B AND EXCEPTION ITEMS 1 AND 3 THRU 6 ARE NOT NOTED ON THIS SURVEY. THE REMAINING EXCEPTION ITEMS ARE AS FOLLOWS:

② ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP TRACT OF: 4018 REFLECTS PROPERTY AS SHOWN HEREON

BASES OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (EPOCH 1991.35) ADJUSTED, GRID BEARING BETWEEN CITY OF SAN DIEGO HORIZONTAL AND VERTICAL CONTROL STATIONS "712" AND "665" PER THE GPS CONTROL MONUMENT DATA SHEET.

BENCHMARK:

THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK FOR THIS SURVEY IS A FOUND BRASS PLUG AT THE INTERSECTION OF VALLEJITOS AND VALLEJITOS COURT AS REFERENCED IN CITY OF SAN DIEGO VERTICAL CONTROL BENCH BOOK

ELEVATION = 104.99'
 DATUM: MEAN SEA LEVEL



Miguel A. Martinez
 08/14/23

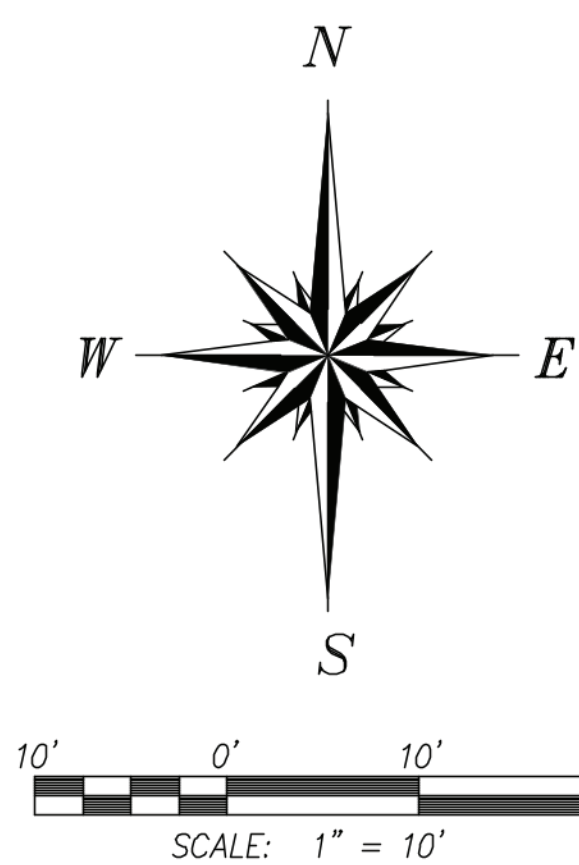
MIGUEL A. MARTINEZ
 L.S. 7443
 LIC. EXP. 6/30/24

ALTA LAND SURVEYING, INC.
 9517 Grossmont Summit Dr.
 La Mesa, CA 91941
 Phone/fax: (619) 713-2582
 altaandsurveying.com

AERIAL TOPOGRAPHICAL SURVEY

8081 CALLE DEL CIELO, LA JOLLA, CA. 92037

AERIAL & SPOT ELEVATIONS

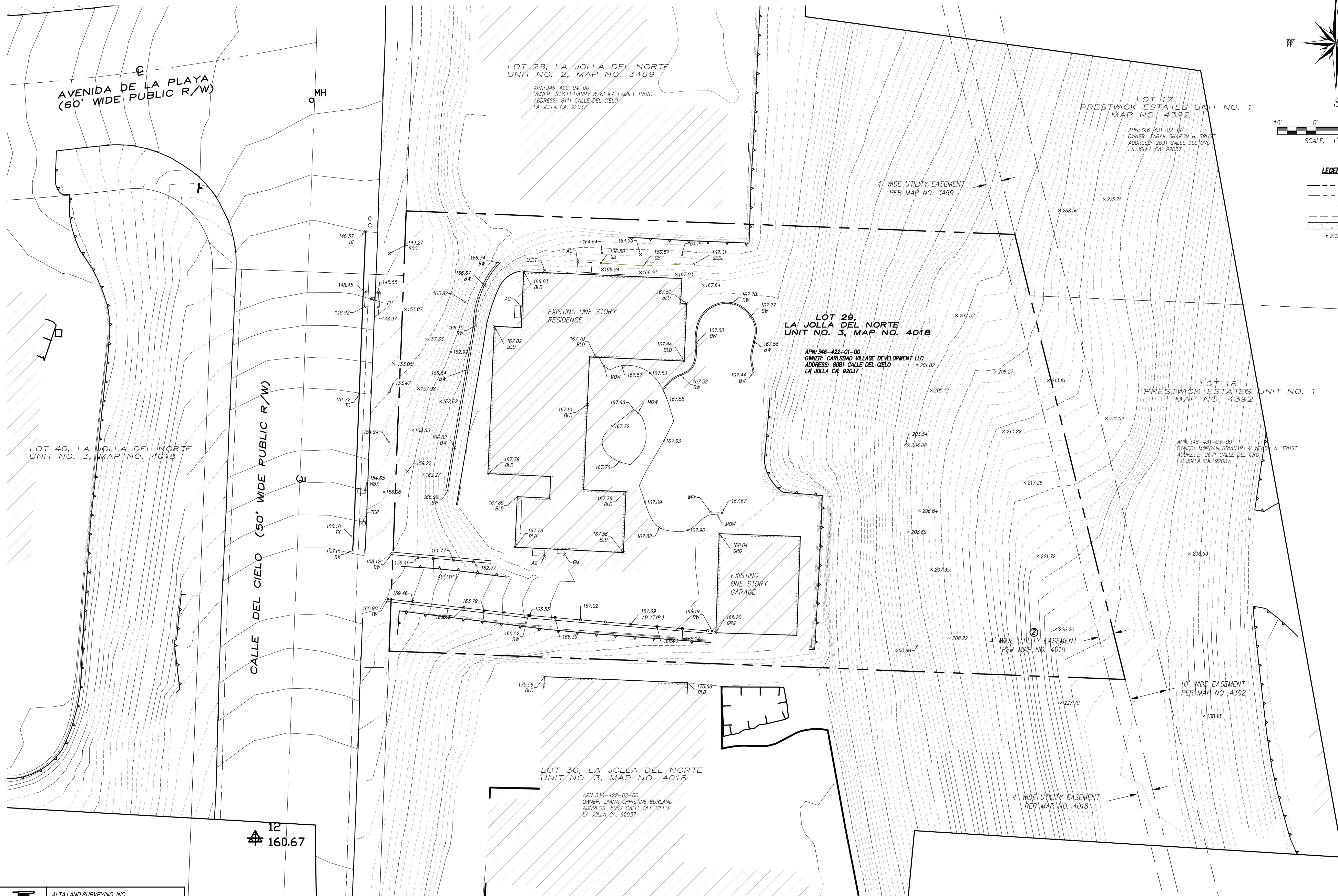


LEGEND

- INDICATES OWNERSHIP LINE
- - - INDICATES ADJACENT PROPERTY LINES
- - - INDICATES CENTERLINE R/W
- - - INDICATES EASEMENT LINES
- CONCRETE
- X 217.28 — INDICATES SPOT ELEVATION

ABBREVIATIONS:

- AC — AIR CONDITIONER
- APN — ASSESSOR'S PARCEL NUMBER
- BLD — BUILDING
- BW — BOTTOM WALL
- CNDT — CONDUIT
- CTR — CENTER
- FF — FINISH FLOOR
- FGD — FILING
- FI — FIRE HYDRANT
- GB — GRADE BREAK
- GBDL — GRADE BREAK DAYLIGHT
- GM — GAS METER
- GRG — GARAGE
- HT — HEIGHT
- L/A — LANDSCAPE AREA
- MOW — MOWING
- OH — OVERHEAD/OVERHANG
- Q/S — STREET
- PL — PROPERTY LINE
- R/W — RIGHT OF WAY
- SO — SEWER CLEAN OUT
- SOFT — SQUARE FEET
- TC — TOP FACE OF CURB
- TOR — TEL. COMMUNICATION RISER
- TX — TOP FACE OF CURB AT DRIVEWAY TRANSITION
- TW — TOP OF WALL
- WBX — WATER BOX

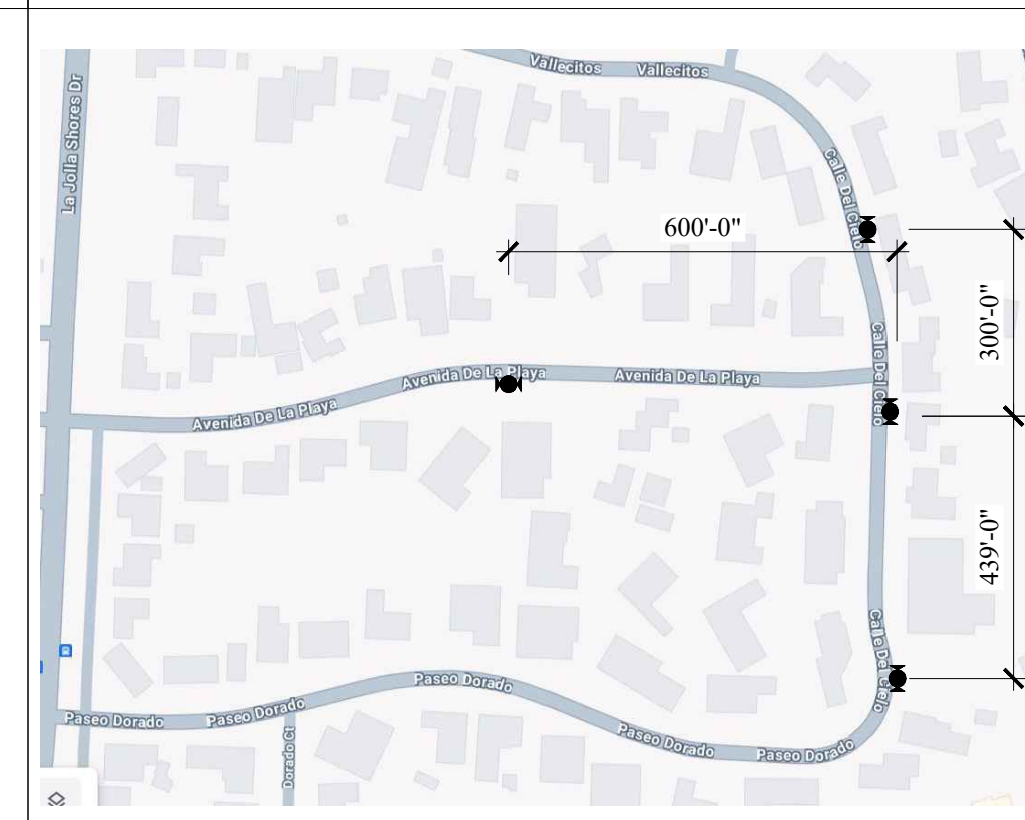


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 9517 Grossmont Summit Dr.
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 Phone/fax: (619) 713-2582
 altaandsurveying.com

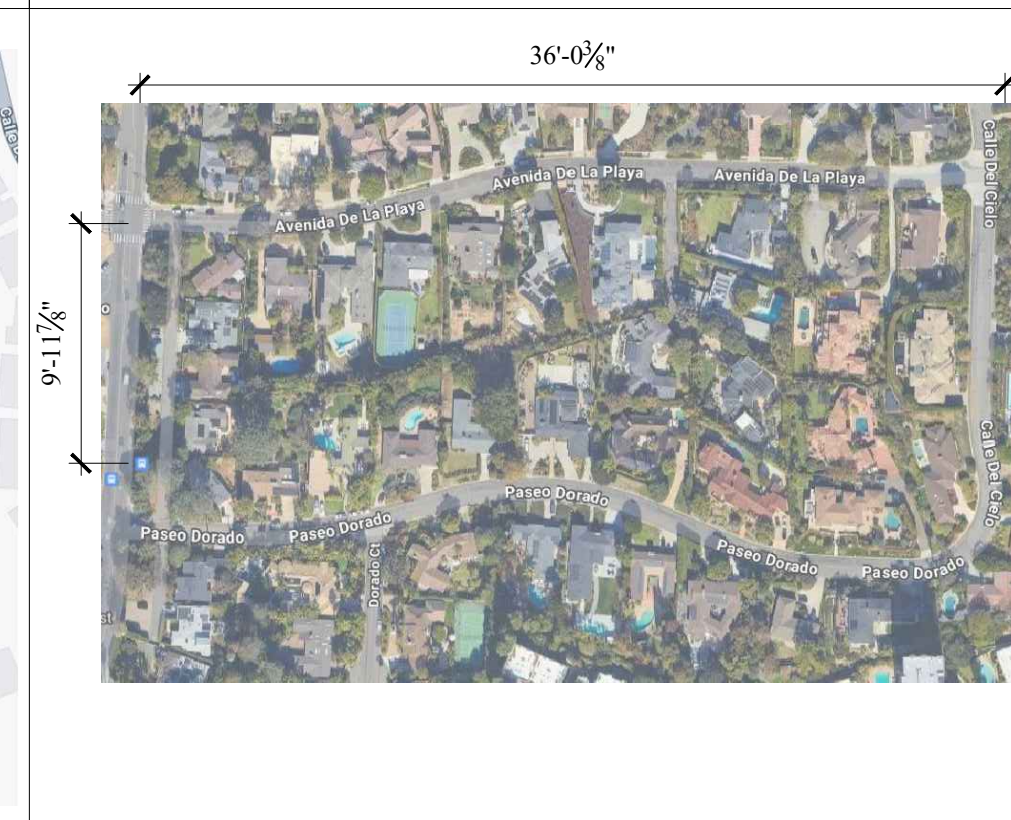
KEYNOTES

- 1 Planting area
- 2 (N) Driveway per SDG-160
- 3 (N) Mailbox location
- 4 10x10' Visibility Triangles, no obstruction including landscaping or solid walls in the visibility area shall exceed 36 inches in height.
- 5 (N) 24" Box Prunus ilicifolia and "Lyoni" (Evergreen) (Native)
- 6 (N) Water Meter per separate ROW Permit
- 7 (N) Backflow Preventer
- 8 (N) Telecom Tower
- 9 (N) Slopped & Battered Retaining Walls, 3" above Existing Adjacent Grade
- 10 (N) Slopped Retaining Walls 8" above Existing Adjacent Grade
- 11 (N) Reflection Pool
- 12 (N) Service Ladder with Cage
- 13 (N) Transformer
- 14 (N) Contour Lines
- 15 (N) Swale with Perforated Underdrain, Refer to Drainage Plan Sheet A011.

FIRE HYDRANTS



TRANSIT STOPS



GENERAL SITE NOTES

- A. The site plan is for general site reference only. Refer to other construction documents for complete scope of work.
- B. This is an interior tenant improvement plan only, only new or relocation of non-bearing walls are involved. Minor alterations to existing electrical, water, phone and other existing utilities to the tenant space are proposed.
- C. Before commencing any site foundation or slab cutting or excavation the contractor shall verify locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any) underground utilities, and indicate utility type.
- D. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
- E. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
- F. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- G. Coordinate with other tenants the temporary shut-off of any site utilities, including but not limited to electrical service, gas service, water service, sewer service, telephone service, cable or other data links with are connected to the building.
- H. Locate refuse bin at approved on-site location. Contractor shall dispose of all site refuse at city-approved locations.
- I. Provide building address numbers, visible and legible from street or road fronting the property.
- J. Verify the level and plumb of existing floors, walls, ceilings and other items, which will not be changed, so that any attached structure, walls, ceiling or other components can be installed level and plumb.
- K. No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
- L. All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
- M. Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.
- N. All public improvements and dedications must be up to current city standard.

TOTAL DISTURBANCE AREA

| | |
|--|----------------------|
| New building footprint | 7,762.2 S.F. |
| New hardscape/concrete areas | 4,091.63 S.F. |
| New landscape areas | 0 S.F. |
| Removal of existing building footprint | 2,217.56 S.F. |
| Removal of existing concrete | 1,915.45 S.F. |
| Removal of existing landscape areas | 2,071.27 S.F. |
| Total disturbance area | 4,133.01 S.F. |

NEW/REPLACED IMPERVIOUS AREA

| | |
|---|-----------------------|
| a) Existing impervious area (Ex. bldg. footprint & Ex. hardscape areas, etc.) | 5,244.25 S.F. |
| b) New impervious area (Bldg. footprint, parking lot, walkways, hardscape areas, etc.) | 11,853.83 S.F. |
| c) Replaced impervious area (Ex. bldg. footprint, hardscape areas, walkways, etc. to be replaced) | 6,609.58 S.F. |
| Total new & replaced impervious area: | 11,853.83 S.F. |

EARTHWORK QUANTITIES

| | |
|------------------|------------|
| Cut quantities: | 214.95 CYD |
| Fill quantities: | 0 CYD |
| Import/export: | 214.95 CYD |
| Max cut depth: | 5 FT |
| Max fill depth: | 0 FT |



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 Claude Anthony Marengo DESA



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Akavan Residence
 8081 Calle del Cielo
 La Jolla, CA 92037

| | |
|----------------------|---------------|
| REVISIONS | Project Start |
| 8/17/2023 | 09/08/2023 |
| 1st Costal Submittal | 07/25/2024 |
| 2nd Costal Submittal | |

PHASE
COASTAL

PROJECT NO. **2023-08**

REVIEWED BY **CAM**

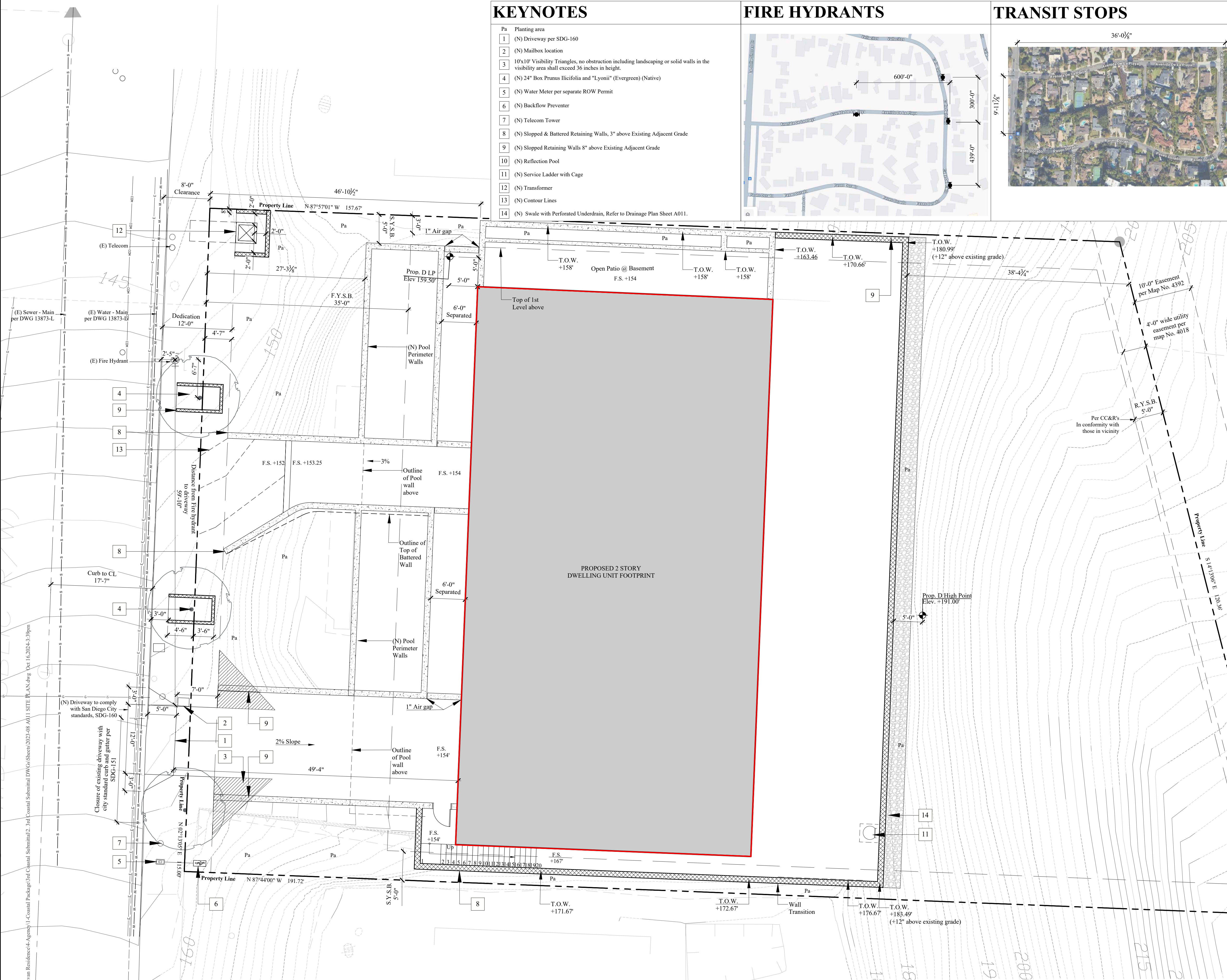
DRAWN BY **AP**

DATE **10/16/2024**

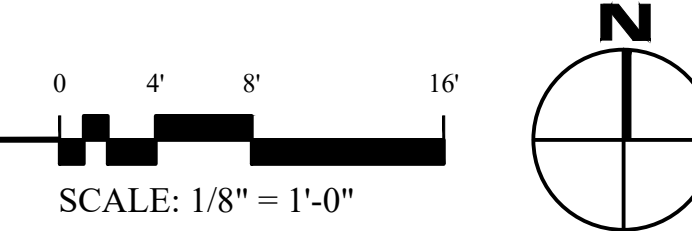
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SHEET TITLE
PROPOSED SITE PLAN

A 011



PROPOSED SITE PLAN



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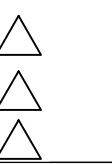


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Akavan Residence

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La Jolla, CA 92037

| REVISIONS | |
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| 07/25/2024 | 2nd Costal Submittal |



PHASE COASTAL

PROJECT NO. 2023-08

REVIEWED BY CAM

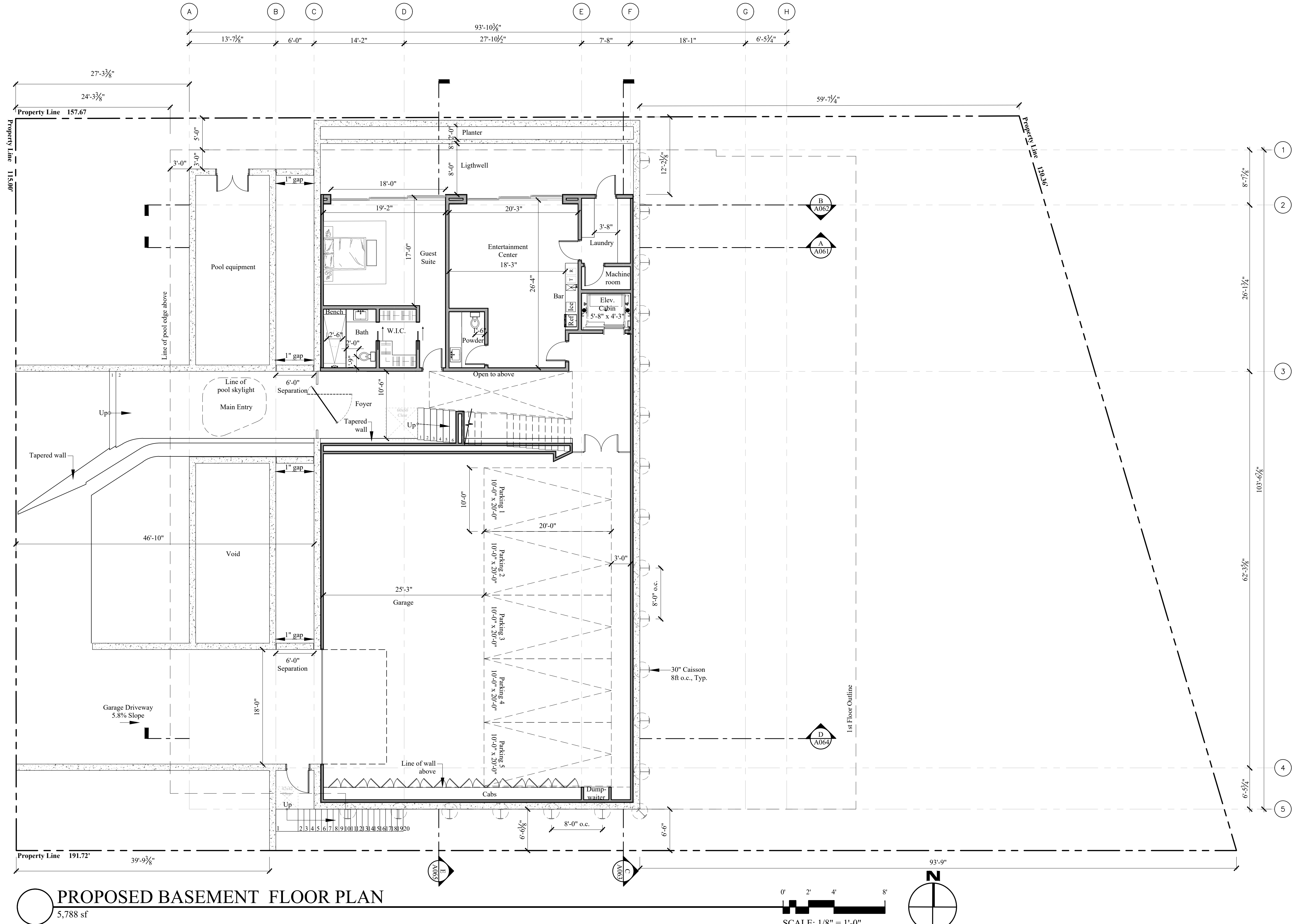
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SHEET TITLE PROPOSED FLOOR PLAN

A021



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ROOF LEGEND

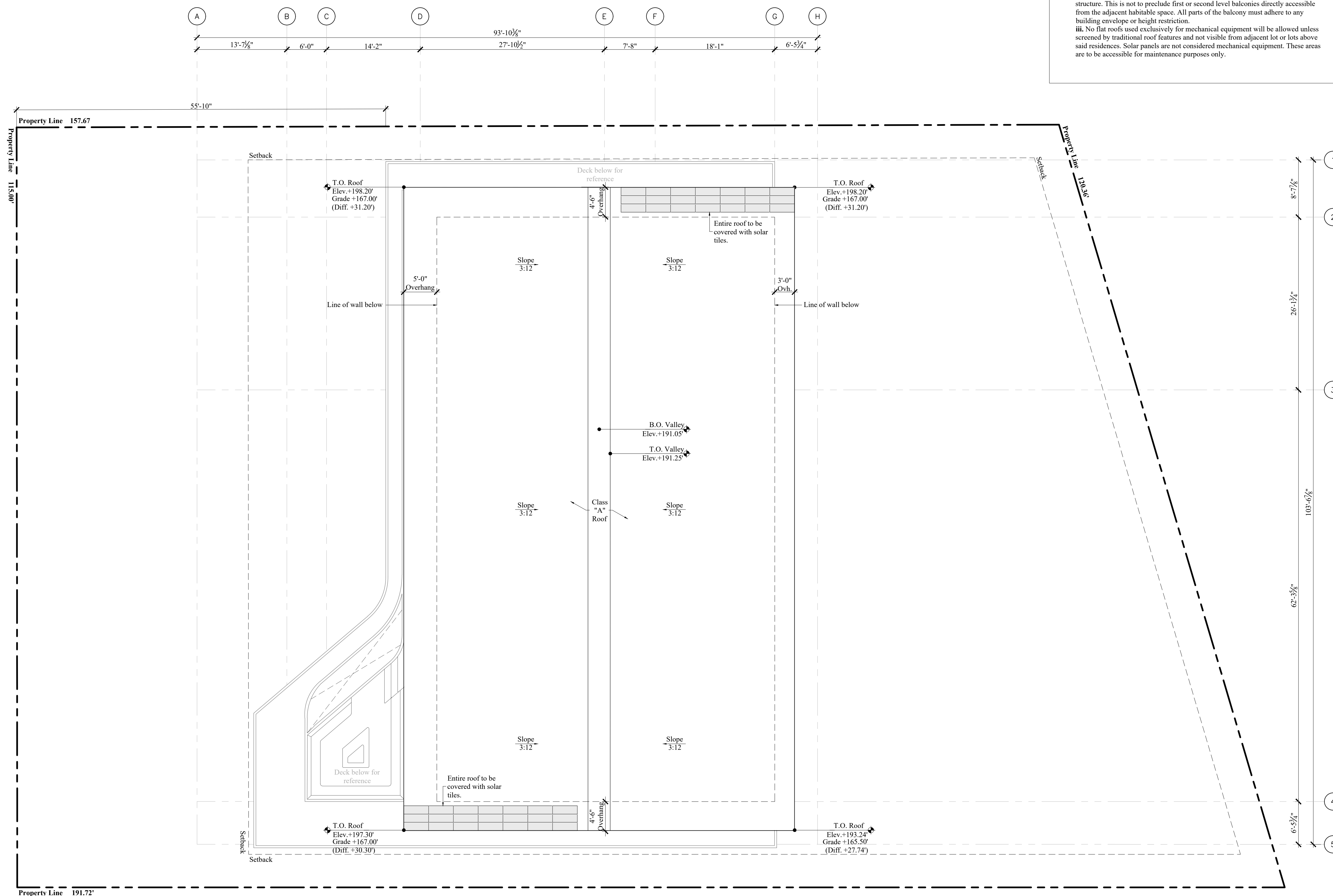
- Slope 3:12 Roof pitch 3:12
- Tesla Solar Roof**
Fire Rating: Class A
Solar Glass: 72W
Steel Tiles: Corrosion and weather resistant

STORM DRAINAGE NOTES

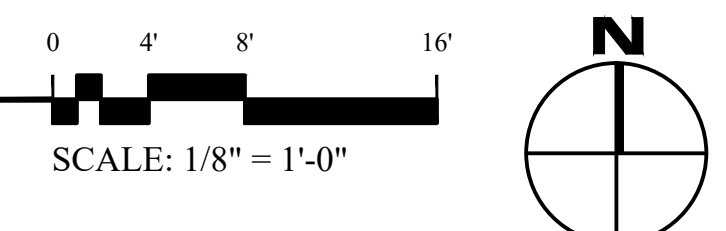
- The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer.
- The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel.

DECLARATION OF RESTRICTIONS

7. Roofs
- Pitched Roofs: All pitched roofs are required to have a minimum 3:12 and a maximum 5:12 roof pitch.
 - Flat Roofs:
 - No flat roof area or combination of flat roof areas shall exceed 10% of the total roof area for the level it is covering.
 - Roof top viewing decks are not permitted on either the 1st or 2nd level of any structure. This is not to preclude first or second level balconies directly accessible from the adjacent habitable space. All parts of the balcony must adhere to any building envelope or height restriction.
 - No flat roofs used exclusively for mechanical equipment will be allowed unless screened by traditional roof features and not visible from adjacent lot or lots above said residences. Solar panels are not considered mechanical equipment. These areas are to be accessible for maintenance purposes only.



PROPOSED ROOF PLAN



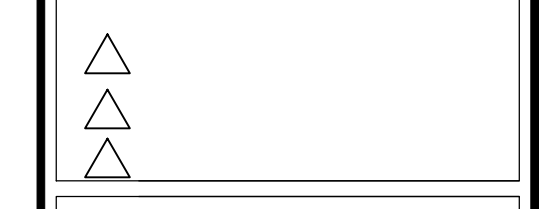
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| REVISIONS | |
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PHASE **COASTAL**

PROJECT NO. **2023-08**

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DATE **10/16/2024**

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SHEET TITLE **PROPOSED ROOF PLAN**

A040

MATERIALS LIST

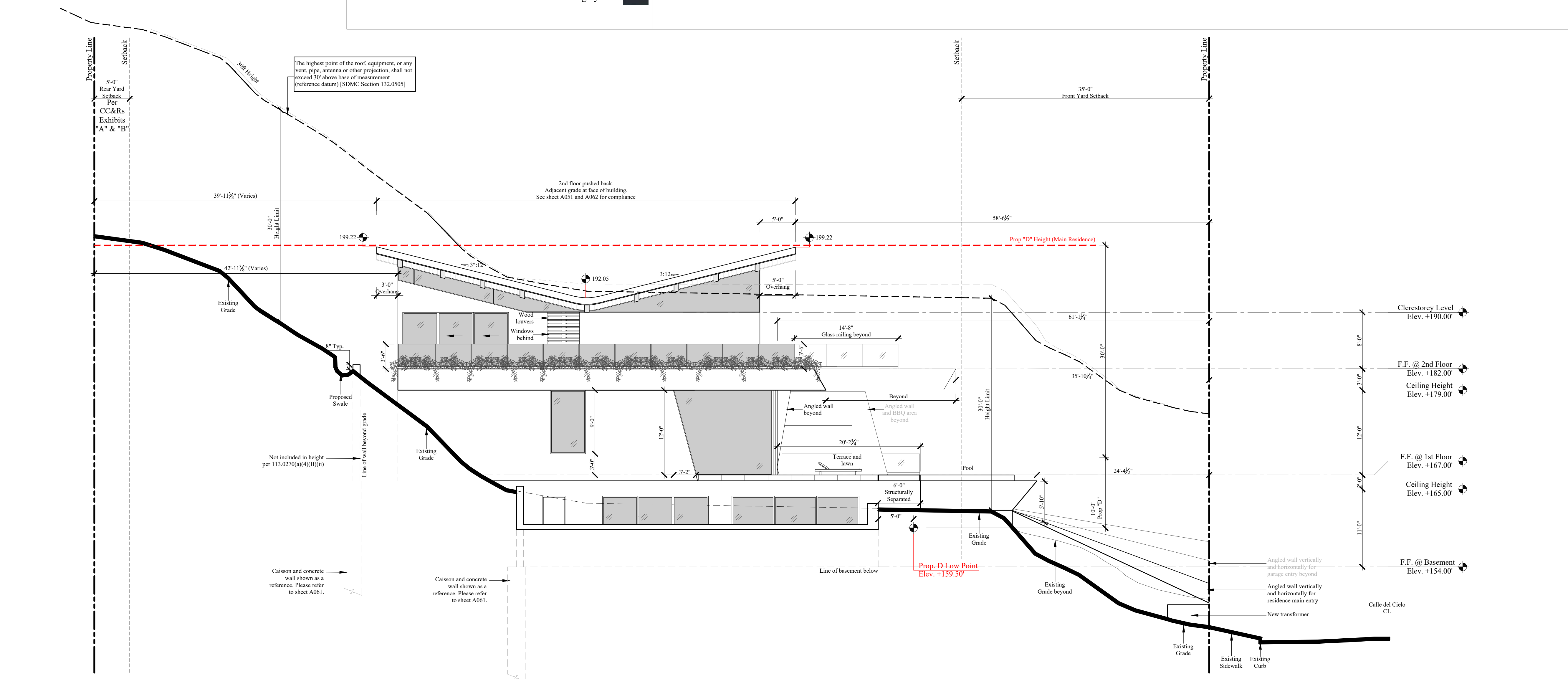
| | | |
|-------------------------------|----------------------------------|--|
| Walls: | White plaster and paint | |
| Internal and external floors: | Travertine tiles | |
| Internal timber finishes: | Grey washed oak | |
| Primary walls: | Off-shutter concrete | |
| External walls: | Grey plaster and paint | |
| Feature cladding and trims: | Anodised aluminum - Dark bronze | |
| Pool: | Charcoal trims | |
| Window frame systems: | Anodised aluminum - Natural grey | |
| Columns: | Anodised aluminum - Natural grey | |

AGING IN PLACE - NOTES

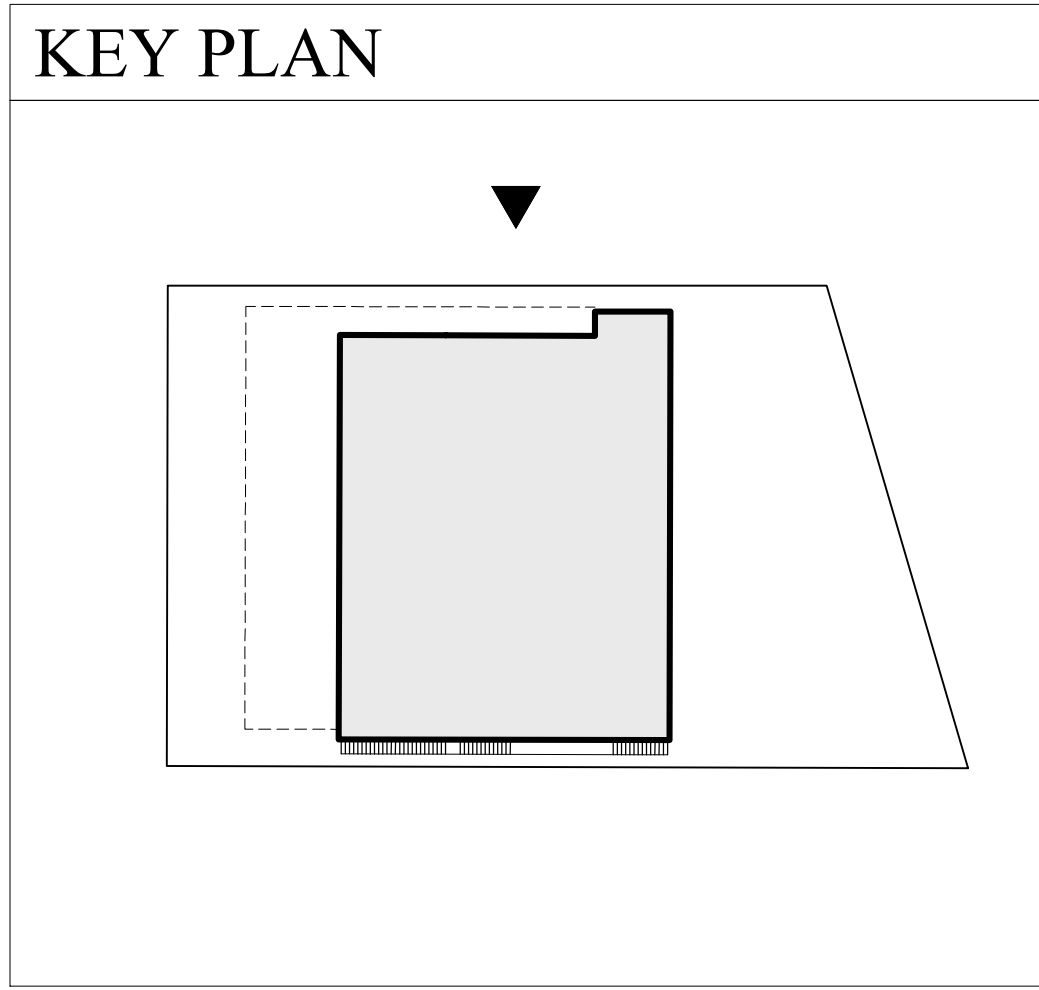
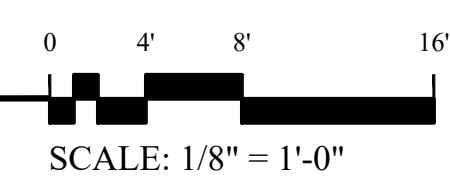
- A) At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with CRC R327.1.1. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply. Show location and layout of grab bar reinforcements on plans, and provide details or add following notes on plan:
- Reinforcement shall be solid lumber or other approved construction materials.
 - Reinforcement for grab bars shall not be less than 2 by 8 inch nominal lumber[1.5 inch by 7.25 inch actual dimension] or other approved construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches and 39 1/4 inches above the finished floor flush with the wall framing.
 - Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
 - Shower reinforcement shall be continuous where wall framing is provided.
 - Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall.
 - Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim.
- B) Show location of electrical receptacle outlets, switches and controls on plans, or Add following note and the Exceptions on plan: "Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finish floor. [CRC R327.1.2]
- C) When Doorbell buttons or controls are installed show the location and requirements on plan or add following notes on plan: "Doorbell buttons or controls shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control". [CRC R327.1.4]

ELEVATION NOTES

- A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility information.
- C. Refer to Sheet A060 and A061 for building sections.
- D. For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
- F. A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.



PROPOSED NORTH ELEVATION



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Akavan Residence
 8081 Calle del Cielo
 La Jolla, CA 92037

| REVISIONS | DATE | DESCRIPTION |
|------------|-----------------------|-------------|
| 8/17/2023 | Project Start | |
| 09/08/2023 | 1st Coastal Submittal | |
| 07/25/2024 | 2nd Coastal Submittal | |

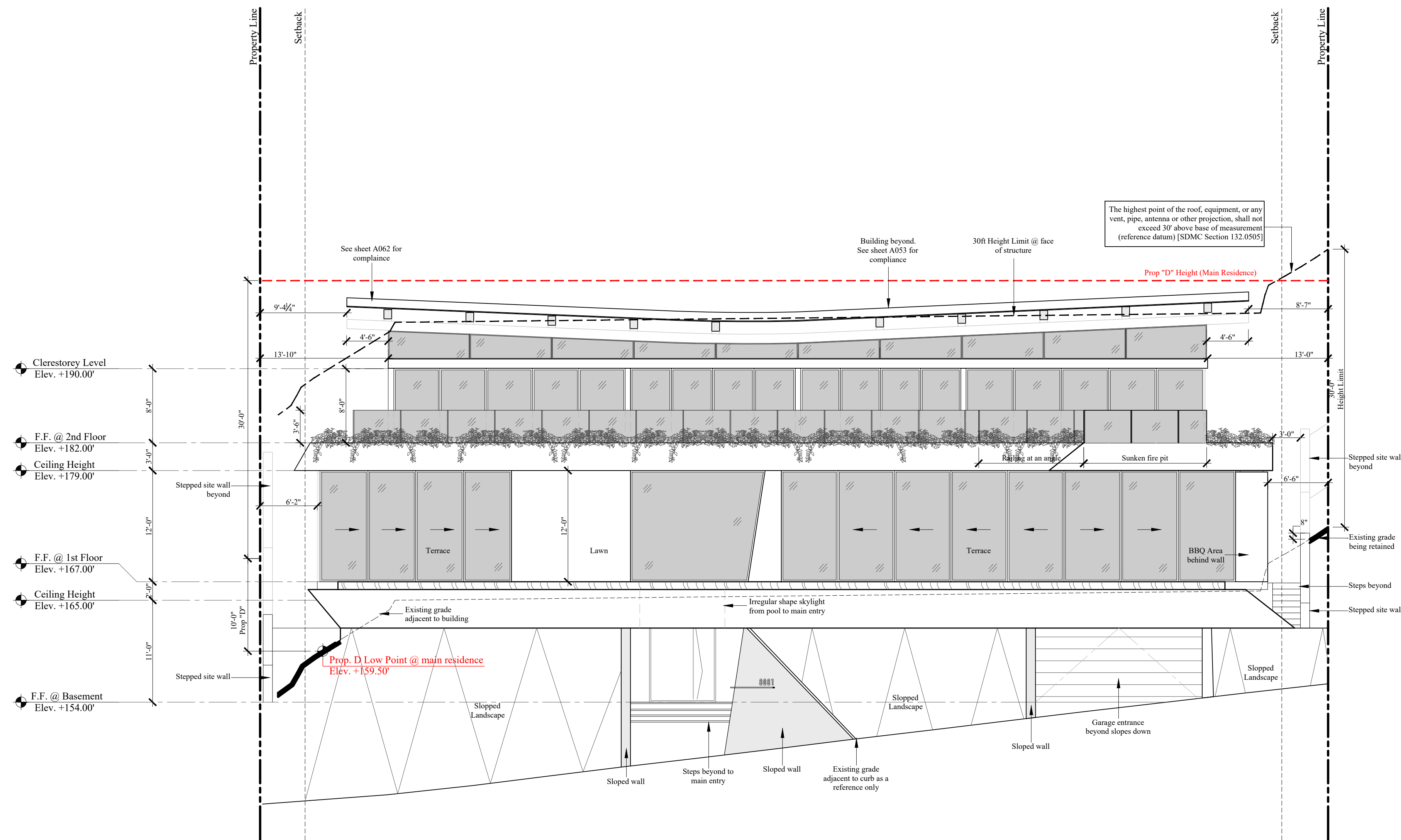
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|-------------|------------|
| PHASE | COASTAL |
| PROJECT NO. | 2023-08 |
| REVIEWED BY | CAM |
| DRAWN BY | AP |
| DATE | 10/16/2024 |

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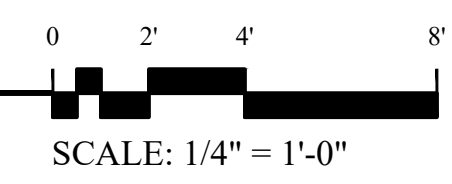
SHEET TITLE: **PROPOSED EXTERIOR ELEVATIONS**

A051

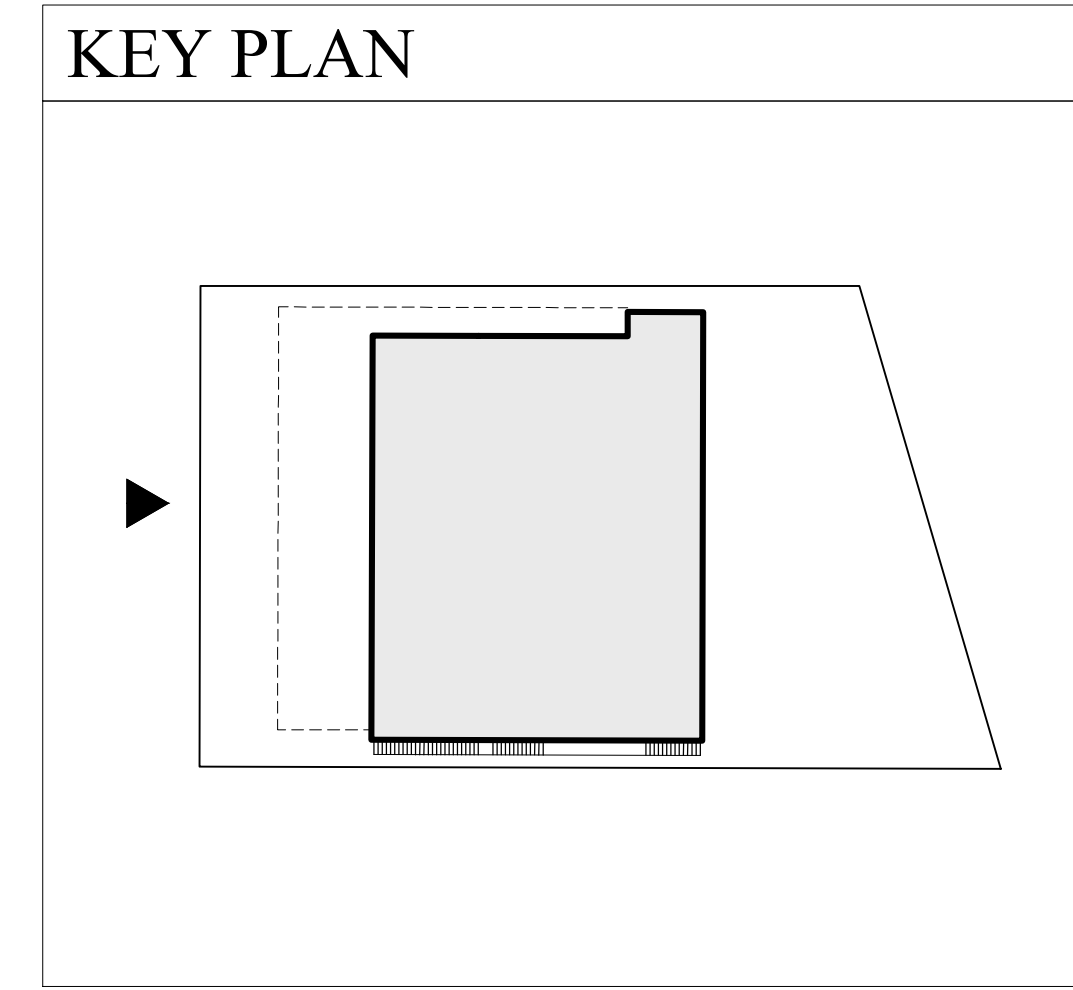
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PROPOSED WEST ELEVATION



- ### ELEVATION NOTES
- A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
 - B. Refer to site plan for site and utility information.
 - c. Refer to Sheet A060 and A061 for building sections.
 - d. For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be notified immediately if any revisions to window sizes are required prior to start of construction.
 - e. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
 - F. A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.





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| 8/17/2023 | Project Start |
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- △
- △

PHASE **COASTAL**

PROJECT NO. **2023-08**

REVIEWED BY **CAM**

DRAWN BY **AP**

DATE **10/16/2024**

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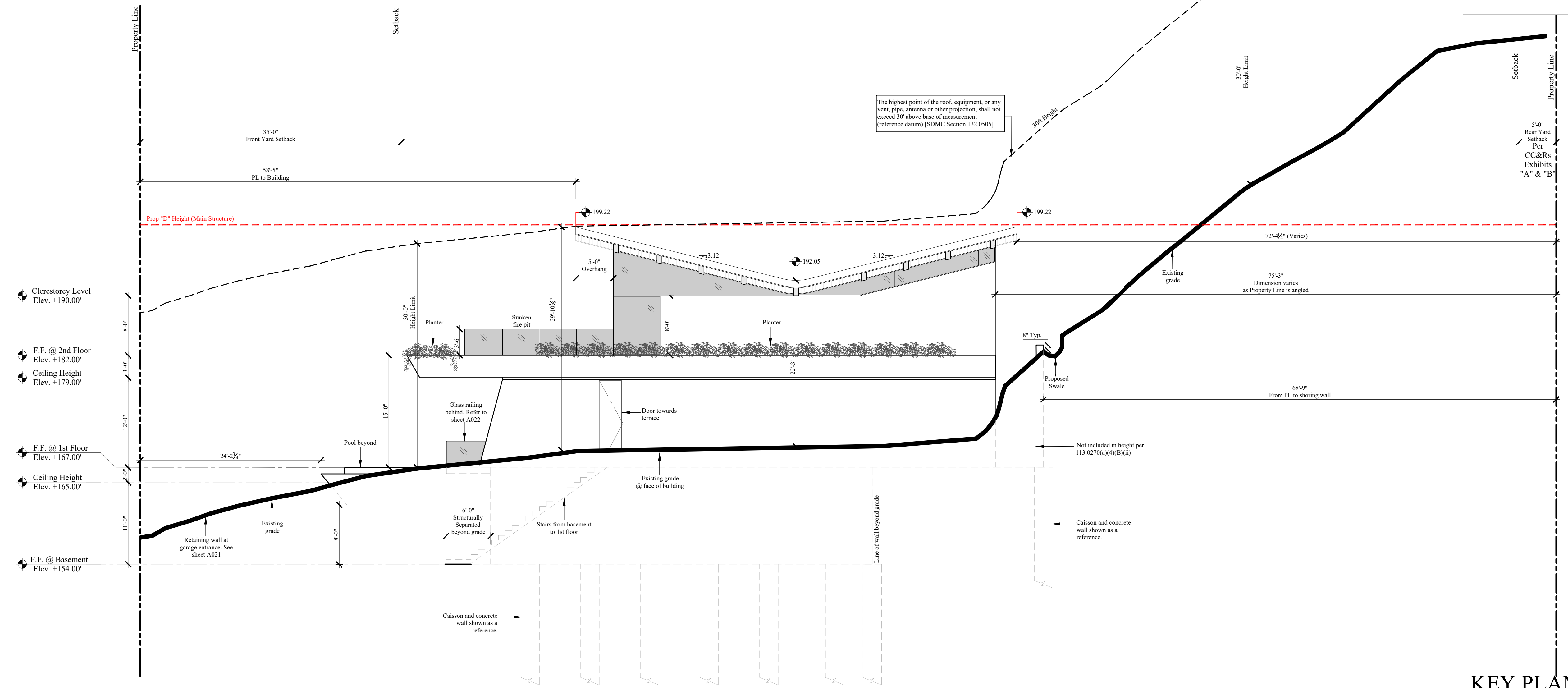
SHEET TITLE **PROPOSED EXTERIOR ELEVATIONS**

A052

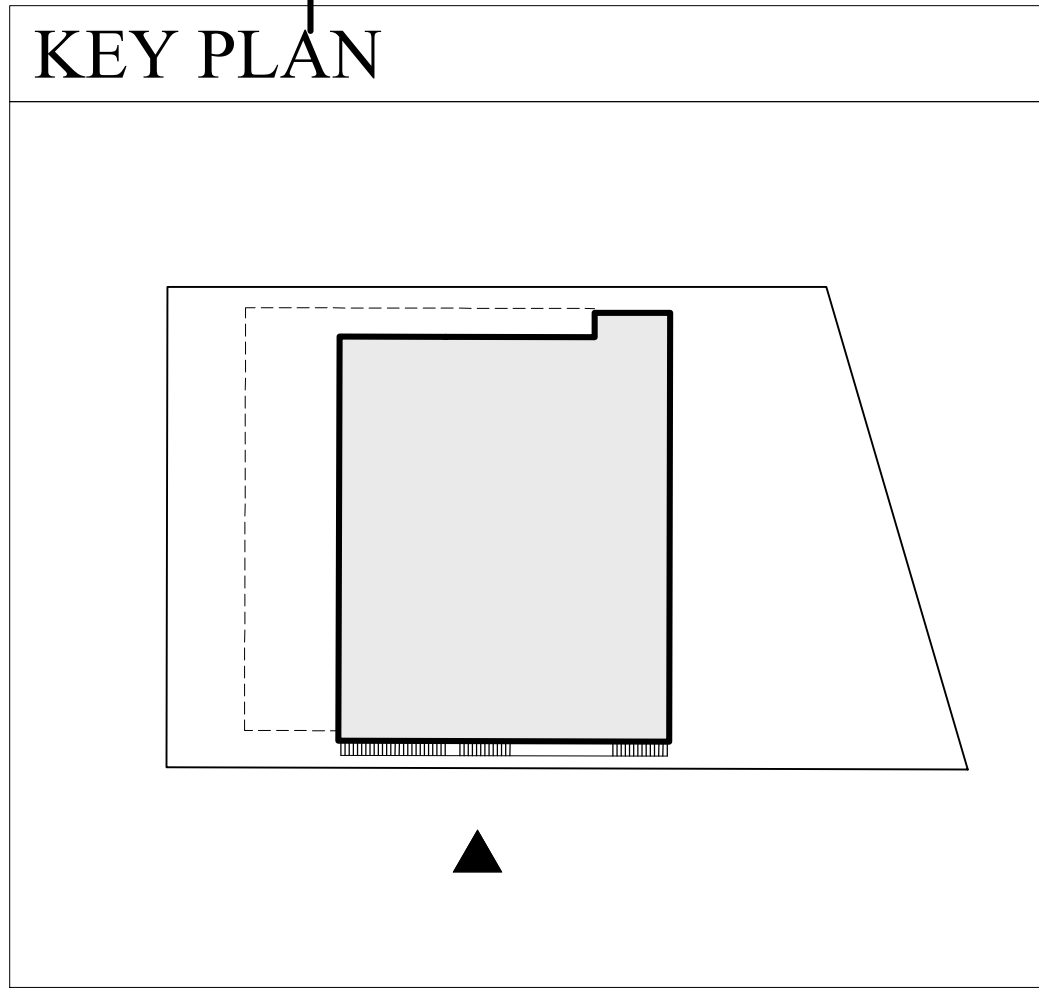
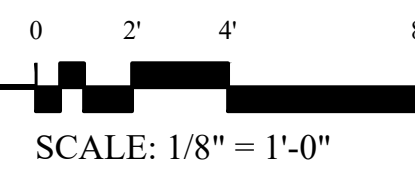
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ELEVATION NOTES

- All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- Refer to site plan for site and utility information.
- Refer to Sheet A060 and A061 for building sections.
- For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
- A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.



PROPOSED SOUTH ELEVATION





Marengo Morton Architects

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Akavan Residence
 8081 Calle del Cielo
 La Jolla, CA 92037

| REVISIONS | |
|------------|----------------------|
| 8/17/2023 | Project Start |
| 09/08/2023 | 1st Costal Submittal |
| 07/25/2024 | 2nd Costal Submittal |



PHASE **COASTAL**

PROJECT NO. **2023-08**

REVIEWED BY **CAM**

DRAWN BY **AP**

DATE **10/16/2024**

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SHEET TITLE **PROPOSED EXTERIOR ELEVATIONS**

A053



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Akavan Residence

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PHASE COASTAL

PROJECT NO. 2023-08

REVIEWED BY CAM

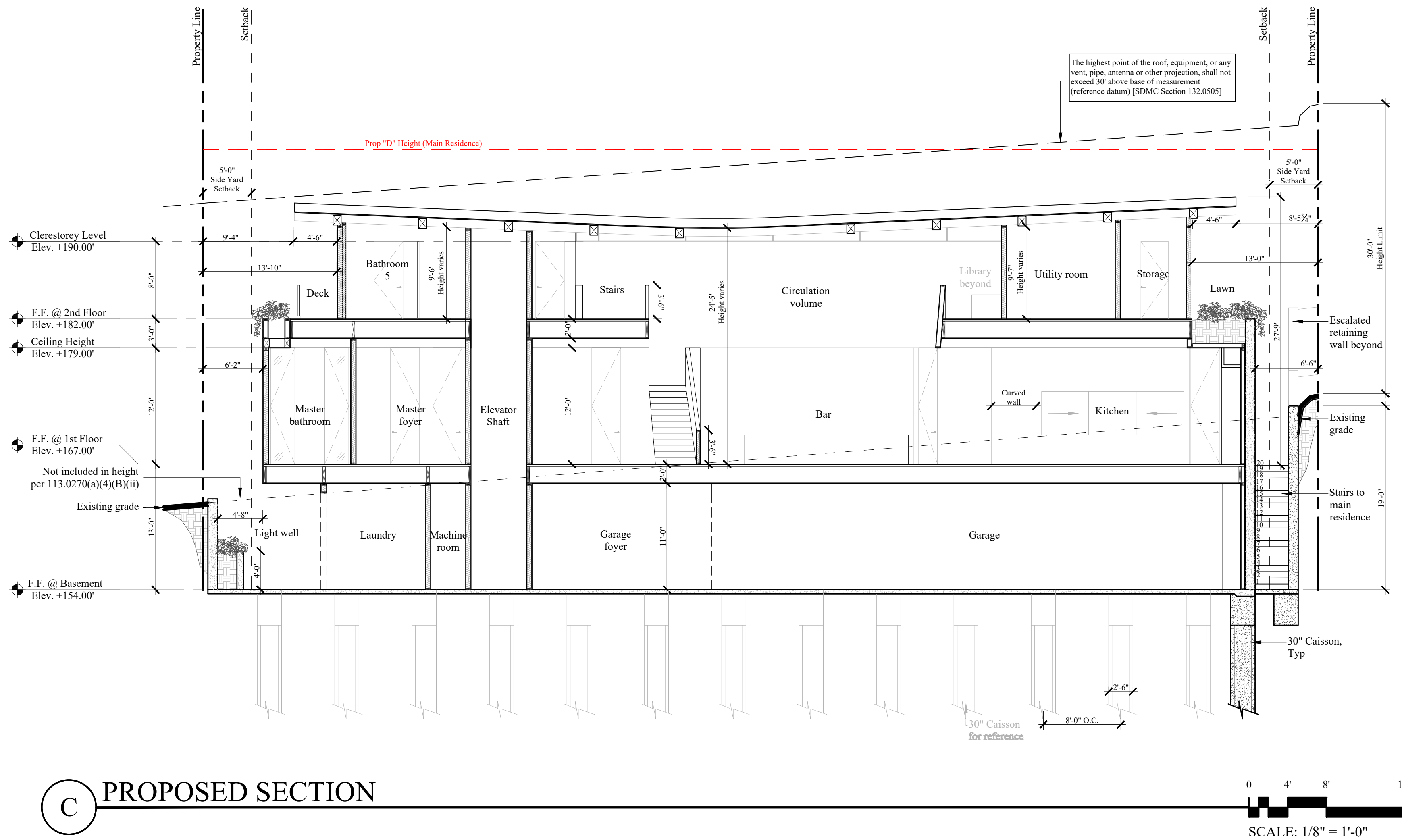
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DATE 10/16/2024

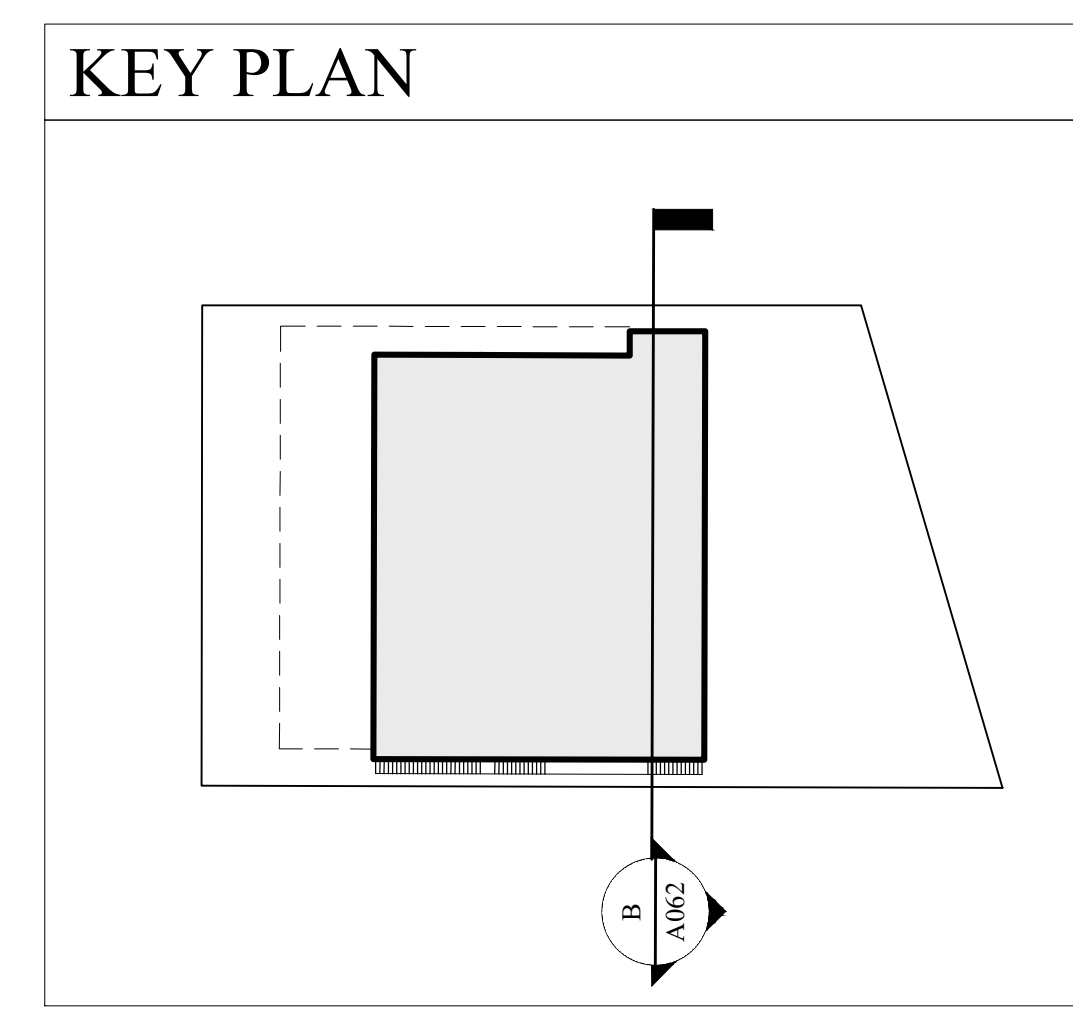
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SHEET TITLE PROPOSED SECTIONS

A063



C PROPOSED SECTION





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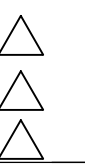


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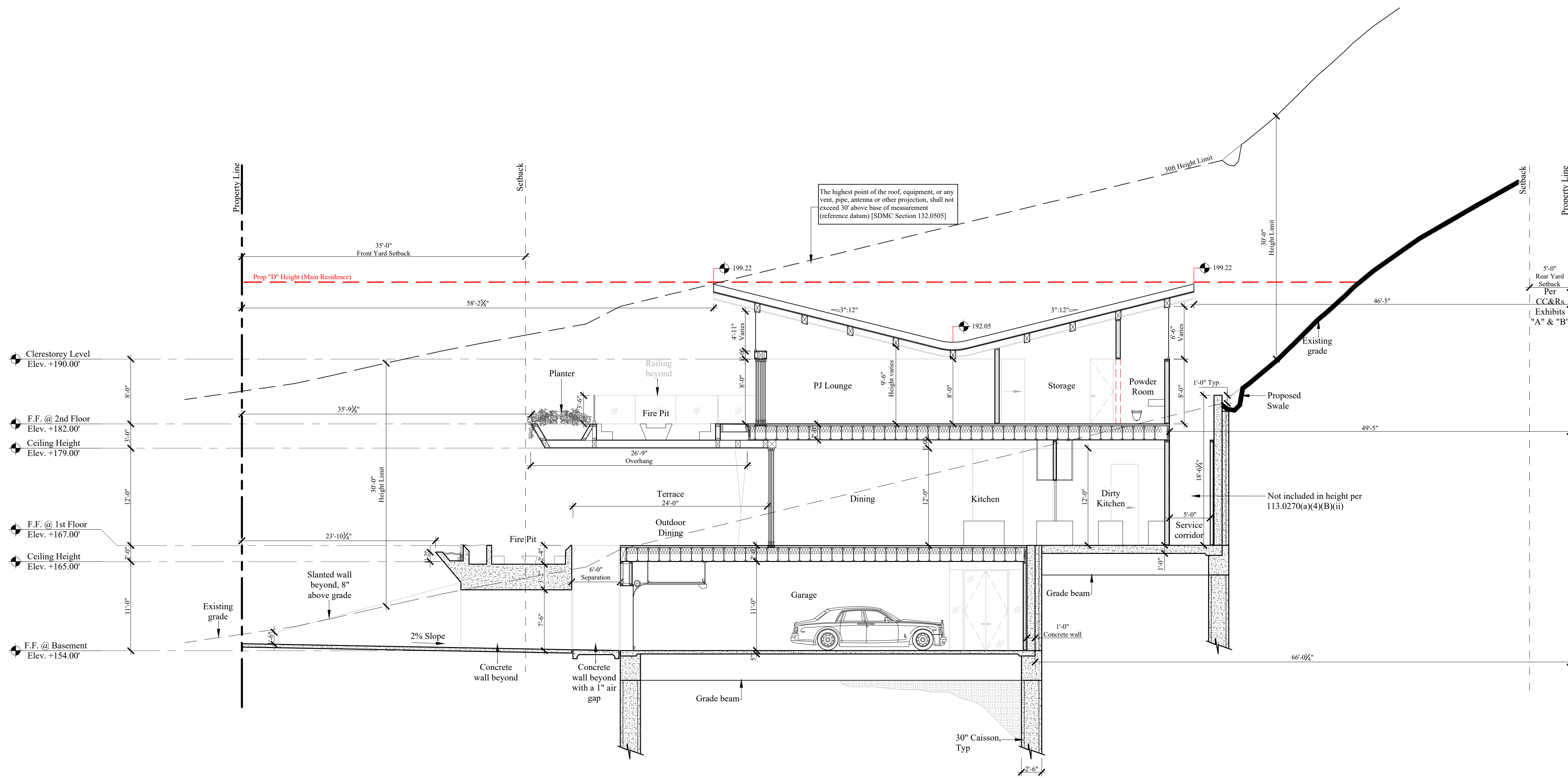
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DATE 10/16/2024

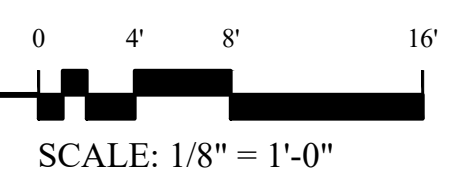
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SHEET TITLE PROPOSED SECTIONS

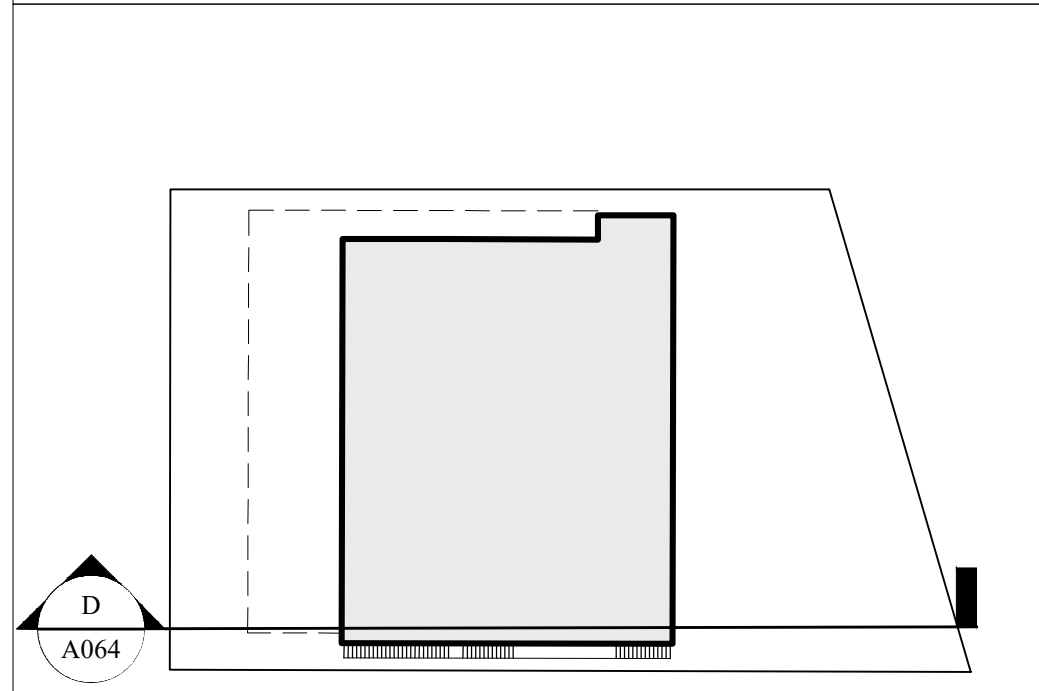
A064



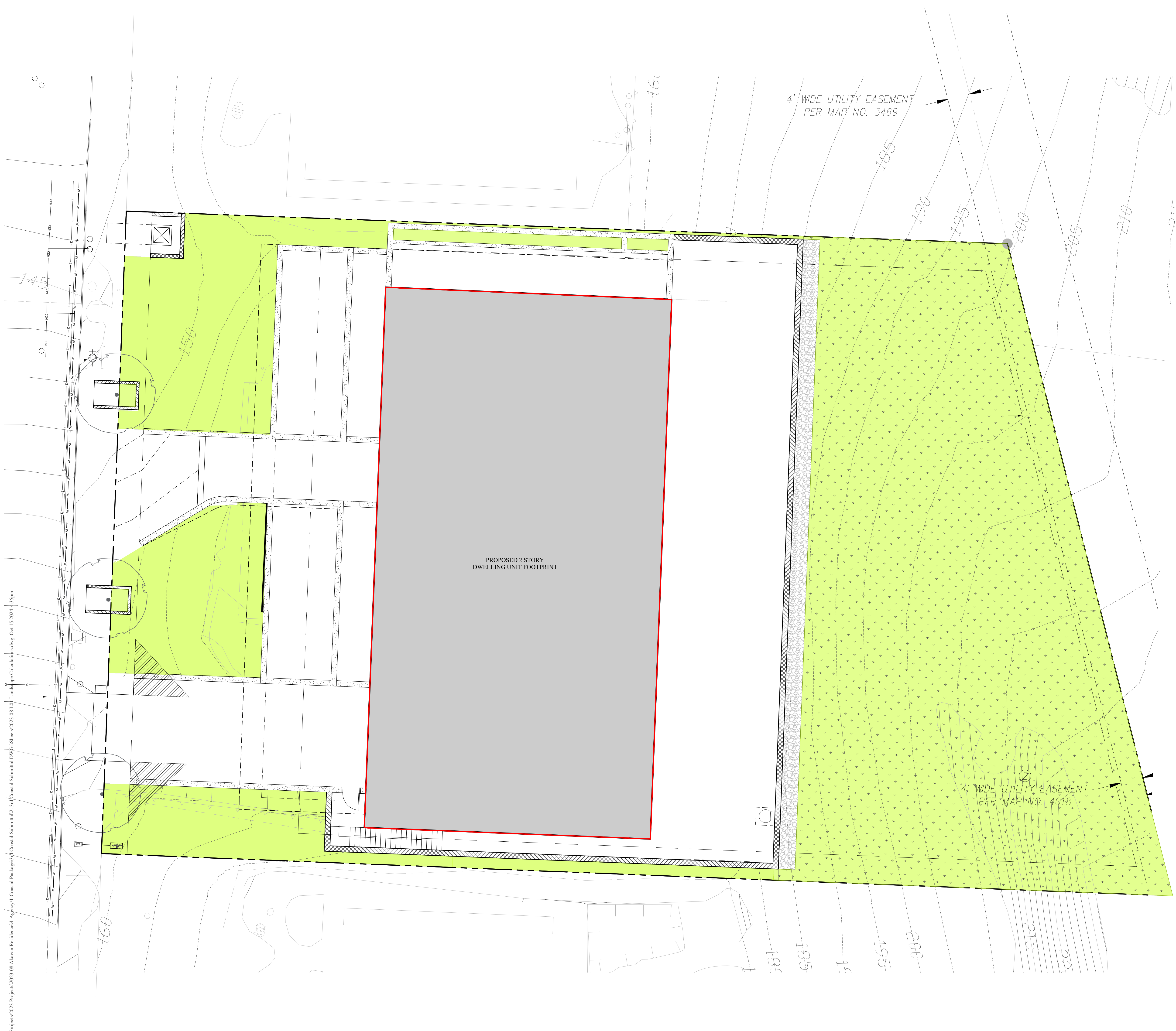
D PROPOSED SECTION



KEY PLAN



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GENERAL LANDSCAPE NOTES

- A. The plan is for general landscape reference only. Refer to other construction documents for complete scope of work.
- B. All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the city of San Diego land development manual standards and all the other landscape related city and regional standards.
- C. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
- D. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
- E. No trees or shrubs whose height is over 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
- F. Minimum tree separation distance :
To traffic signals / stop signs : 20 ft.
To underground utility lines : 5 ft. (10 ft. for sewer)
To above ground utility structures : 10 ft.
Intersections (intersecting curb line of two streets): 25 ft.
- G. A minimum root zone of 4081 in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(6).
- H. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball."
- I. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of travel way per the sdmc 142.0403(b)(10).
- M. Irrigation: an automatic, electrically controlled drip irrigation system shall be provided as required 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.
- N. Maintenance: All required landscape areas shall be maintained by the Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
Per SD municipal code 142.0409: minimum of one 24-inch box tree for every 30 ft. of street frontage or one 10-foot brown trunk height palm tree for each 20 feet of street frontage.
- P. Landscaping shall be planted and maintained to not exceed 3ft in height in order to preserve public views
- Q. Prior to issuance of any construction permits for structures, the owner/permittee shall submit complete landscape and irrigation construction documents to the development services department for approval.
- R. 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.
- S. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the development services department within 30 days of damage.

Legend

- PROPOSED RESIDENCE FOOTPRINT
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE TO REMAIN
- (N) 24" Box Prunus Illicifolia and "Lyonii" (Evergreen) (Native)
Height: 25'-0"
Spread: 10'-0"/25'-0"

Landscape Calculations

| LANDSCAPE REQUIREMENTS | AREA (SQ FT) | PERCENTAGE |
|------------------------------|-------------------|------------|
| LOT AREA | 20,206.06 SQ. FT. | 100% |
| REQUIRED LANDSCAPE | 6,601.82 SQ FT | 30% |
| PROPOSED LANDSCAPE | 2,867 SQ FT | 14.2% |
| EXISTING LANDSCAPE TO REMAIN | 5,847 SQ FT | 24.9% |
| TOTAL (PROPOSED + EXISTING) | 8,714 SQ FT | 43.12% |

| | AREA (SQ FT) | PERCENTAGE |
|---------------------------------|-----------------|------------|
| Total amount of pervious area | 7,893 SQ FT | 39.1% |
| Total amount of impervious area | 12,634.06 SQ FT | 60.9% |



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PHASE **COASTAL**

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REVIEWED BY **CAM**

DRAWN BY **AP**

DATE **10/15/2024**

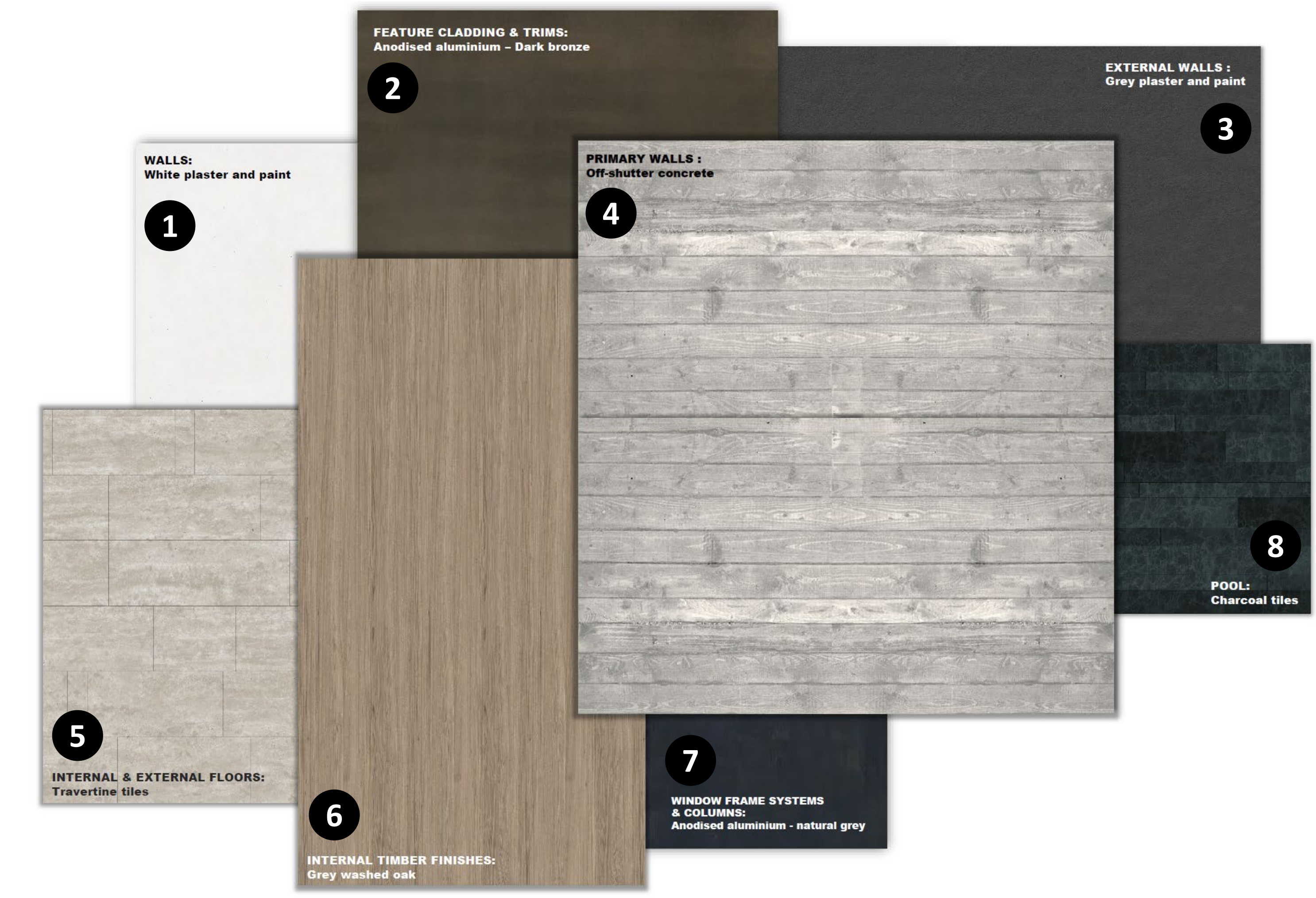
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SHEET TITLE **LANDSCAPE PLANS**

L01



- 1 WALLS**
White plaster and paint
- 2 FEATURE CLADDING & TRIMS**
Anodized aluminum – Dark bronze
- 3 EXTERNAL WALLS**
Grey plaster and paint
- 4 PRIMARY WALLS**
Off-shutter concrete
- 5 INTERNAL & EXTERNAL FLOORS**
Travertine tiles
- 6 INTERNAL TIMBER FINISHES**
Grey washed oak
- 7 WINDOW FRAME SYSTEMS & COLUMNS**
Anodized aluminum – Natural grey
- 8 POOL**
Charcoal tile



BIOLOGICAL RESOURCE ASSESSMENT FOR THE AKAVAN RESIDENCE PROJECT

CITY OF SAN DIEGO, CALIFORNIA

Project No. PRJ-1104216

Submitted to:

**City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, California 92101**

Prepared for:

**Michael Akavan
8081 Calle del Cielo
La Jolla, California 92037**

Prepared by:

**Brianna Bernard
Carlson Strategic Land Solutions, Inc.
c/o BFSA Environmental Services,
a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064**

September 3, 2024



BFSA Environmental Services
A Perennial Company

Memorandum

Date: September 3, 2024

To: Jenni Stropes, BFS A Environmental Services, a Perennial Company

From: Brianna Bernard

Subject: Biological Resource Assessment for Akavan Residence Project in the City of San Diego

Carlson Strategic Land Solutions (CSLS) prepared this Biological Resource Assessment Memorandum and graphics documenting the finding of a field review for potential sensitive plants and wildlife at the Akavan Residence Project (Project) located in La Jolla. In support of Project efforts, CSLS biologist Brianna Bernard conducted an analysis of the biological resources observed on the Project site and surrounding 300-foot (collectively referred to as the Study Area) on May 29, 2024.

This report provides all the necessary biological data and background information required for environmental analysis according to guidelines set forth in the City's Multiple Species Conservation Plan (MSCP) Subarea Plan (1997) and the City Biology Guidelines (2022).

The results of the document review and survey are described in further detail below.

1.0 Project Location

The Project Site is located at 8081 Calle del Cielo in La Jolla (**Figures 1 and 2**). More specifically, it is located east of Calle del Cielo, west of Calle del Oro, north of Torrey Pines Road. The Project Site is located within the United States Geological Survey (USGS) 7.5-Minute Topographic Map *La Jolla* Quadrangle.

The Project site is designated within the "Urban Area" under the City of San Diego's (City's) Multiple Species Conservation Plan (MSCP) Subarea Plan and located on "Developed" land. The site is not designated as MSCP Multi-Habitat Planning Area (MHPA) by the City's Subarea Plan. The Project is within the City's Coastal Zone. The property and surrounding areas currently support residential uses.

The Project site is approximately 0.48 acres in size and is a developed single-family home. The subject property is located within a residential neighborhood located at 8081 Calle del Cielo in La Jolla (**Figure 2**). The Project site is located at Assessor's Parcel Numbers (APN) 346-422-01-00.

2.0 Project Description

The Project proposes the demolition of the current residential unit, hardscape, and landscape, and the reconstruction of a new single-family residential unit and associated landscape. The slope found behind the home will be graded at a 2:1 gradient to the Property boundary and revegetated with a natural drought tolerant palette.

3.0 Methodology

3.1 Biological Survey

Prior to the field survey, available literature, historical aeriels, and databases were reviewed regarding sensitive habitats, special status plants, and wildlife species within the vicinity. CSLS reviewed and consulted literature and databases focused on San Diego County, California, including the California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS), and the U.S. Fish and Wildlife Service (USFWS) Critical Habitat database. The CNDDDB is a California Department of Fish and Wildlife (CDFW) species account database that inventories status and locations of rare plants and wildlife in California. A two-mile radius surrounding the Project site was assessed for special status plant and wildlife occurrences. The CNDDDB was used to identify any sensitive plant communities and special status plants and wildlife that have potential to occur within the Project site.

The CNPS inventory provides information and range for sensitive plant species within a specific or general area. This data was reviewed to assess the suitability of sensitive plant species onsite. The USFWS's online service for information regarding Final Critical Habitat designation within California was reviewed to determine if the Project site is within any species' designated Critical Habitat (**Figure 3**).

CSLS Biologists conducted a general biological survey within the Project site and surrounding 300-foot buffer (Study Area) on May 29, 2024. The survey was performed between 10:55 a.m. and 11:43 a.m. The temperature ranged from 64° F to 67° with 30 percent cloud cover and 0-1 mph wind.

Figure 1: Regional Location Map

Figure 2: Project Location Map

Figure 3: Critical Habitat Map

The area and vicinity were surveyed on foot and potential constraints were noted. The study area was evaluated for general land covers or vegetation communities present and its potential to support special-status wildlife and plant species. Vegetation community and land cover classifications follow the City MSCP and Biology Guidelines, which are derived primarily from Holland, as adopted in the City Land Development Code, Biology Guidelines. In some cases, Oberbauer et al. was also utilized as a reference, especially with regards to land cover types. Areas on site supporting less than 20% native plant species cover were mapped as disturbed land.

3.1.1 General Plant Inventory

All plant species observed during the general and focused surveys were either identified in the field or collected and later identified using taxonomic keys. Vegetation communities were characterized utilizing vegetation alliances in accordance Holland and The Manual of California Vegetation, Second Edition (MCVII) (Sawyer et al. 2009). All plant species observed were recorded in field notes and included within *Section 5.1.1*.

3.1.2 General Wildlife Inventory

All wildlife species observed on the Project site, as well as any diagnostic sign (call, tracks, nests, scat, remains, or other sign), were recorded in field notes. Binoculars and regional field guides were utilized for the identification of wildlife, as necessary. Wildlife taxonomy follows California Herps (2024) for amphibians and reptiles, the American Ornithologists' Union (1998) for birds, and Bowers (2004) for mammals. All wildlife species detected were recorded in field notes and included in Section 5.1.

4.0 Regulatory Context

The following is a list of the key local, state, and federal laws and regulations that apply to protecting plant communities, plants, wildlife, and water quality from project impacts relevant to the Project.

4.1 Federal Laws and Regulations

4.1.1 Federal Endangered Species Act

The Federal Endangered Species Act (ESA) of 1973 defines an endangered species as "any species which is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species which is likely to become an Endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the ESA, unless properly

permitted, it is unlawful to “take” any listed species. “Take” is defined in Section 3(18) of ESA: “...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Further, the US Fish and Wildlife Service (USFWS), through regulation, has interpreted the terms “harm” and “harass” to include certain types of habitat modification as forms of “take.” These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action which could affect a federally listed plant or animal species, the property owner and agency are required to consult with USFWS pursuant to Section 7 of the ESA if there is a federal nexus, or pursuant to Section 10 of the ESA. Section 9(a)(2)(b) of the ESA addresses the protections afforded to listed plants. All references to federally-protected species in this biological assessment include the most current published status or candidate category to which each species has been assigned by USFWS.

4.1.2 Migratory Bird Treaty Act (MBTA)

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, Federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

4.1.3 Federal Clean Water Act (CWA)

The Clean Water Act (CWA), Section 401 provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation’s waters. Section 401 requires a project operator to obtain a federal license or permit that allows activities resulting in a discharge to waters of the United States to obtain state certification, thereby ensuring that the discharge will comply with provisions of the CWA. The Regional Water Quality Control Board administers the certification program in California. Section 404 establishes a permit program administered by the United States Army Corps of Engineers (Corps) that regulates the discharge of dredged or fill material into waters of the United States, including wetlands. The Corps implementing regulations are found at 33 CFR 320 and 330. Guidelines for implementation are

referred to as the Section 404(b)(1) Guidelines, which were developed by the United States Environmental Protection Agency in conjunction with the Corps (40 CFR 230). The guidelines allow the discharge of dredged or fill material into the aquatic system only if there is no practicable alternative that would have less adverse impacts.

4.1.4 Wetlands and Other Waters of the United States

Aquatic resources, including riparian areas, wetlands, and certain aquatic vegetation communities, are considered sensitive biological resources and fall under the jurisdiction of several regulatory agencies. The Corps exerts jurisdiction over waters of the United States, including all waters that are subject to the ebb and flow of the tide; wetlands and other waters such as lakes, rivers, streams (including intermittent or ephemeral streams), mudflats, sandflats, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds; and tributaries of the above features. The extent of waters of the United States is generally defined as the portion that falls within the limits of the Ordinary High-Water Mark (OHWM). The OHWM is defined as the “line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.”

The definition of waters of the United States has undergone several iterations, including a much more streamlined definition which was published and formally adopted in April 2020. However, in August 2021, the April 2020 Navigable Waters definition was challenged in the case *Pascua Yaqui Tribe v. U.S. Environmental Protection Agency*. In light of this case and subsequent order from US District Court for the District of Arizona, the U.S. Environmental Protection Agency (EPA) and Corps have halted implementation of the Navigable Waters Protection Rule from 2020 and are interpreting “waters of the United States” consistent with the pre-2015 regulatory regime. Then in March 2023 following a Supreme Court decision, the rule was once again changed and finalized to codify the pre-2015 definition with some revisions to the definition wetlands. On August 29, 2023 the EPA and Corps issued a final rule to amend the prior definition of Waters of the United States. The final rule conforms with the definition of Waters of the United States to the US Supreme Court’s May 25, 2023 decision in the case *Sackett v. Environmental Protection Agency*. As a result of the case, key aspects of the regulatory text have been amended to conform to the Court’s decision, which revised the definitions of Waters of the United States and became effective on September 8, 2023.

The September 2023 ruling codified the term (a) waters of the United States to mean:

1. Waters which are:
 - i. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
 - ii. The territorial seas; or
 - iii. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
3. Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
 - i. Waters identified in paragraph (a)(1) of this section; or
 - ii. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
 - iii. Waters identified in paragraph (a)(2) or (3) of this section when the wetlands either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section;
5. Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.
6. Intrastate lakes and ponds, streams, or wetlands not identified in paragraphs (a)(1) through (4) of this section:
 - i. That are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3)(i) of this section; or
 - ii. That either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section.

Wetlands, including swamps, bogs, seasonal wetlands, seeps, marshes, and similar areas, are defined by Corps as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in

saturated soil conditions” (33 CFR 328.3[a]; 40 CFR 230.3[t]). Indicators of three wetland parameters (i.e., hydric soils, hydrophytic vegetation, and wetlands hydrology), as determined by field investigation, must be present and, as outlined within the September 2023 ruling, have adjacency with relative permanent, standing or continuously flowing bodies of water with continuous connection to Waters of the US. Wetlands must meet the parameters as outlined above classified as a wetland by Corps.

It is important to note that the RWQCB definition of wetland was redefined, and the new definition went into effect May 28, 2020. The definition of a wetland is as follows: An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area’s vegetation is dominated by hydrophytes, or the area lacks vegetation. This RWQCB modified three-parameter definition is similar to the federal definition in that it identifies three wetland characteristics that determine the presence of a wetland: wetland hydrology, hydric soils, and hydrophytic vegetation. Unlike the federal definition, however, the RWQCB wetland definition allows for the presence of hydric substrates as a criterion for wetland identification (not just wetland soils) and wetland hydrology for an area devoid of vegetation (less than 5% cover) to be considered a wetland.

Examples of waters that would be considered wetlands by the RWQCB definition, but not by the federal wetland definition, are non-vegetated wetlands, or wetlands characterized by exposed bare substrates like mudflats and playas, as long as they meet the three-parameters as described in the RWQCB definition. It is important to note that while the Corps may not designate a feature as a wetland, that feature could be considered a special aquatic site or other water of the U.S. by the Corps and potentially subject to Corps’ jurisdiction.

4.2 State Laws and Regulations

4.2.1 California Endangered Species Act (CESA)

The California Endangered Species Act (CESA) establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. The CESA mandates that state agencies should not approve projects that would jeopardize the continued existence of threatened or endangered species if reasonable and prudent alternatives are available that would avoid jeopardy. There are no state agency consultation procedures under the CESA. For projects that would affect a listed species under both the CESA and the ESA, compliance with the ESA would

satisfy the CESA if California Department of Fish and Wildlife (CDFW) determines that the federal incidental take authorization is “consistent” with the CESA under California Fish and Game Code (FGC) Section 2080.1. For projects that would result in take of a species listed under the CESA only, the project operator would have to apply for a take permit under Section 2081(b).

4.2.2 California Fish and Game Code Section 1600-1616

Section 1602 of the California Fish and Game Code requires notifying CDFW prior to any project activity that might (1) substantially divert or obstruct the natural flow of any river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. If, after this notification, the CDFW determines that the activity may substantially adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will need to be obtained. CDFW may then place conditions in the Section 1602 Streambed Alteration Agreement to avoid, minimize, and mitigate any potentially significant adverse impacts within CDFW jurisdictional limits.

4.2.3 California Fully Protected Species

California fully protected species are described in Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species. CDFW is unable to authorize incidental take of fully protected species when activities are proposed in areas inhabited by those species.

4.2.4 California Fully Protected Species

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4.2.5 Protection of Birds

Section 3503.5 of the California Fish and Game Code states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code, Section

3515 states that it is unlawful to take any non-game migratory bird protected under the MBTA.

4.2.6 Porter-Cologne Water Quality Act - California Code, Division 7

The RWQCB also has jurisdiction over waters deemed "isolated" or not subject to Section 404 jurisdiction under the Solid Waste Agency of Northern Cook County v. Corps decision. Dredging, filling, or excavation of isolated waters constitutes a discharge of waste to waters of the state and prospective dischargers are required to obtain authorization through an Order of Waste Discharge or waiver thereof from the RWQCB and comply with other requirements of Porter-Cologne Act.

Under Section 401 of the CWA, the local RWQCB must certify that actions receiving authorization under Section 404 of the CWA also meet state water quality standards. The RWQCB requires projects to avoid impacts to wetlands if feasible and requires that projects do not result in a net loss of wetland acreage or a net loss of wetland function and values. Compensatory mitigation for impacts to wetlands and/or waters of the state is required.

4.2.7 California Native Plant Protection Act

The California Native Plant Protection Act (NPAA) (California Fish and Game Code §§ 1900-1913) requires all State agencies to use their authority to carry out programs to conserve Endangered and Rare native plants. The NPAA gives the CDFW the regulatory authority to designate native plants as "Endangered" or "Rare" and prohibits the take of such plants with certain exceptions.

Provisions of the NPAA prohibit the taking of listed plants from the wild and require notification of CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed. The project operator is required to conduct botanical inventories and consult with CDFW during project planning to comply with the provisions of this act and sections of CEQA that apply to rare or endangered plants.

4.2.8 Sensitive Plant Communities

Sensitive plant communities include those habitat types considered sensitive by resource agencies, namely CDFW, due to their scarcity and/or their ability to support State and Federally listed Endangered, Threatened, and Rare vascular plants, as well as several sensitive bird and reptile species. CDFW maintains a natural plant community list, the List of California Terrestrial Natural Communities. Sensitive natural communities

(also referred to by CDFW as 'rare', 'special-status', or 'special concern') are identified on the list by an asterisk and are considered high priority vegetation types.

4.2.9 California Native Plant Society

The California Native Plant Society (CNPS) is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California. The list serves as the candidate list for Threatened and Endangered by CDFW. CNPS has developed five categories of rarity, of which Ranks 1A, 1B, and 2 are particularly considered sensitive.

Sensitive species that occur or potentially could occur within the Study Area are based on one or more of the following: (1) the direct observation of the species within the Study Area during any field surveys; (2) a record reported in the CNDDDB; and (3) the Study Area is within known distribution of a species and contains appropriate habitat.

4.3 Local Regulations

4.3.1 Multiple Species Conservation Program

The City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan (Subarea Plan) was prepared pursuant to the general outline developed by the United States Fish and Wildlife Service (USFWS) and the California Department of Fish Wildlife (CDFW) (herein referred to as the "wildlife agencies") to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992. The Subarea Plan forms the basis for the implementing agreement which is the contract between the City and the wildlife agencies that ensures implementation of the Subarea Plan and thereby allows the City to issue take permits at the local level. This Subarea Plan is also consistent with the MSCP plan and qualifies as a standalone document to implement the City's portion of the MSCP preserve. The City of San Diego Multi-Habitat Planning Area (MHPA) was developed by the City in cooperation with the wildlife agencies, property owners, developers and environmental groups. The Preserve Design Criteria contained in the MSCP plan and the City Council adopted criteria for the creation of the MHPA were used as guides in the development of the City's MHPA. The Multi-Habitat Planning Area delineates core biological resource areas and corridors targeted for conservation. Within the MHPA limited development may occur.

4.3.2 City of San Diego Biological Guidelines

The City of San Diego Development Services Department developed the San Diego Biological Guidelines (SDBG) presented in the Land Development manual “to aid in the implementation and interpretation of the Environmentally Sensitive Lands (ESL) regulations, Land Development Code (LDC), Chapter 14, Division 1, Section 143.0101 et seq., and the Open Space Residential (OR-1-2) Zone, Chapter 13, Division 2, Section 131.0201 et seq.” (City of San Diego 2018a). The SDBG also provide standards for the determination of impact and mitigation under California Environmental Quality Act (CEQA) and the California Coastal Act (CCA). Biological technical report supplemental guidelines were provided in the 2018 update of the 2012 SDBG. Sensitive biological resources, as defined by the ESL regulations, include lands in the MHPA, as well as other lands outside the MHPA that contain wetlands; vegetation communities classifiable as Tier I, II, IIIA, or IIIB; habitat for rare, threatened, or endangered species; or narrow endemic species. The SDBG also ranks upland habitat values by rarity and sensitivity. The most sensitive habitats are Tier I, and the least sensitive are Tier IV. The varying mitigation ratios and requirements that mitigation be either in-tier or in-kind are based on the sensitivity of the habitat being affected provided in Table 3 of the SDBG. Mitigation ratios for impacts to sensitive habitats are also determined based on the relationship between impacts and mitigation relative to their location inside or outside the MHPA boundary.

The City’s definition of wetlands is broader than the definition applied by the Corps and is provided in San Diego Municipal Code, Section 113.0103. The City uses the criteria listed in Section 320.4(b)(2) of the Corps General Regulatory Policies (33 CFR 320-330) to apply an appropriate buffer around wetlands that serves to protect the function and value of the wetland. Guidelines that supplement the development regulation requirements described in this section are provided in the SDBG. The jurisdictional delineation conducted in the project area surveyed a 50-foot buffer from the proposed impact area, and there are resources within this buffer located within the Coastal Overlay Zone (COZ) that would be considered wetlands and, therefore, would require adherence to the applicable COZ wetland buffer regulations. According to the SDBG, a wetland buffer is an area surrounding a wetland that helps protect the function and value of the adjacent wetland by reducing physical disturbance, provides a transition zone where one habitat phases into another, and acts to slow flood waters for flood and erosion control, sediment filtration, water purification, and groundwater recharge. Within the COZ, wetland buffers should be a minimum of 100 feet wide (as determined on a case-by-case basis in consultation with the CDFW, USFWS, and Corps) adjacent to a wetland. The width of the buffer is determined by factors such as the type and size of

development, sensitivity of the wetland resource to edge effects, topography, and need for upland transition.

4.3.3 City of San Diego Land Development Code Regulations - Environmentally Sensitive Lands Regulations

The ESL regulations in Chapter 14, Article 3, Division 1 (Section 143.0101), of the City's LDC are intended to ensure that development, including but not limited to coastal development in the COZ, occurs in a manner that protects the overall quality of specific natural resources, as defined in the City's LDC, and is consistent with sound resource conservation principles and the rights of private property owners. These regulations and accompanying guidelines for biological resources, steep hillsides, Special Flood Hazard Areas, and coastal bluffs and beaches are intended to serve as standards for the determination of impacts and mitigation under the CEQA Statute and Guidelines and the CCA. Development on a site containing ESL requires a Site Development Permit in accordance with LDC Section 125.0502.

5.0 Results

5.1 *Biological Results*

The Project site is developed with a single-family residence and associated hardscape and landscaping. The northern portion of the Project site consists of portions of steep slope with exposed soil that showed signs of erosion.

Wildlife species observed onsite was low and included urbanized species such as California gull (*Larus californicus*), American crow (*Corvus brachyrhynchos*), red-tailed hawk (*Buteo jamaicensis*), wrenit (*Chamaea fasciata*), northern mockingbird (*Mimus polyglottos*), lesser goldfinch (*Spinus psaltria*), song sparrow (*Melospiza melodia*), mourning dove (*Zenaida macroura*), house finch (*Haemorhous mexicanus*), and Allen's hummingbird (*Selasphorus sasin*).

Representative photographs of the Project site were taken and included within **Attachment A**.

5.1.1 Vegetation Communities

Two land covers were identified within the Project site, including developed land and disturbed land. These communities are described in detail below, the acreages are presented in **Table 1** and shown on **Figure 4**. Included in Table 1 is the designation of vegetation community sensitivity, based on rarity and ecological importance, as

identified by the City's Land Development Manual Biology Guidelines (City of San Diego 2022).

Table 1. Vegetation within the Project Site

| Vegetation Community | MSCP Subarea Plan Tier ¹ | Acreage |
|----------------------|-------------------------------------|-------------|
| Developed | IV | 0.28 |
| Disturbed | IV | 0.20 |
| Total | | 0.48 |

1. City Subarea Plan tiers from City Biology Guidelines (City of San Diego 2022).

Based on the field survey, the Project site lacks native vegetation and includes ornamental non-native species associated with residential neighborhoods (**Figure 4**).

Developed

The Project site is developed with a single-family residential home. This includes the single-family home, garage, hardscape, and ornamental landscaping. Species used in the landscaping include, Algerian ivy (*Hedera canariensis*), blackberry lily (*Iris domestica*), Chinese banyan (*Ficus microcarpa*), Japanese privet (*Ligustrum japonicum*), lowland flax (*Phormium tenax*), cape honeysuckle (*Tecoma capensis*), red firethorn (*Pyracantha coccinea*), boxwood (*Buxus sinica var. parvifolia*), common juniper (*Juniperus communis*), Brazilian peppertree (*Schinus terebinthifolia*), birds of paradise (*Strelitzia reginae*), bougainvillea (*Bougainvillea glabra*), lily of the Nile (*Agapanthus praecox*), red powderpuff (*Calliandra haematocephala*), and Kentucky bluegrass (*Poa pratensis*). A single native species, lemonade berry (*Rhus integrifolia*), is scattered within the ornamental slope. Developed land is considered a Tier IV land cover according to the City's Biology Guidelines.

Disturbed

Located behind the single-family home is a steep disturbed slope. The slope shows signs of erosion. Scattered vegetation occurs on the slope. Species include Algerian ivy, summer mustard (*Hirschfeldia incana*), prickly lettuce (*Lactuca serriola*), California brome (*Bromus carinatus*), and crimson bottlebush (*Callistemon citrinus*). This community consists of large bare areas where erosion is observed. Disturbed land is considered a Tier IV land cover according to the City's Biology Guidelines.

Figure 4: Vegetation Mapping

5.1.2 CNDDDB and Critical Habitat

The Project site contains no special-status vegetation type listed by the MSCP Subarea Plan, CNDDDB, or CDFW. No sensitive wildlife species were observed during the field survey.

No critical habitat was mapped onsite (**Figure 3**). The closest critical habitat is located approximately 3.10-miles to the east for Spreading Navarretia (*Navarretia fossalis*). No suitable habitat for the species occurs onsite.

5.1.3 Special Status Plant and Wildlife Species

The Project does not contain any suitable habitat for special status plants or wildlife. The vegetation communities observed onsite are not identified as special status habitats by MSCP Subarea Plan, CDFW, or CNDDDB; furthermore, the developed and disturbed vegetation community observed onsite does not constitute as a habitat for special status plants as identified in CNPS or the MSCP Subarea Plan. No mammal burrows were observed.

5.2 *Jurisdictional Waters*

Based on the literature review and USGS quadrangle topographic map, no blue line drainages were mapped on the Project site. During the field survey, the biologists paid special attention for any drainages meeting the regulatory definitions of waters.

The Project site does not contain any waters that meet the definition of Waters of the United States or Waters of the State.

5.3 *Soils*

The United States Department of Agriculture Natural Resources Conservation Service (NRCS) soils mapping lists three soil types on the Project site. Please see below for the following soil type, which was used to determine the possibility for sensitive wildlife and plant species. No unique soil type or sensitive soil type exist on the Project site. The soil types are shown on **Figure 5**:

- Altamont clay, 15 to 30 percent slopes, warm MAAT, MLRA 20 (AtE)
- Altamont clay, 15 to 30 percent slopes, eroded (AtE2)
- Altamont clay, 30 to 50 percent slopes, warm MAAT, MLRA 20 (AtF)

Figure 5: Soils Map

5.4 MSCP

As stated in the City 2022 Biology Guidelines, a project site is considered to contain sensitive biological resources if:

1. The site has been identified as part of the MHPA by the City's MSCP Subarea Plan or the Vernal Pool Habitat Conservation Plan. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. MHPA lands are considered by the City to be a sensitive biological resource.
2. The site supports Tier I, II, or IIIA and IIIB vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.). The CEQA determination of significant impacts may be based on what was on the site (e.g., if illegal grading or vegetation removal occurred, etc.), as appropriate.
3. The site contains, or comes within 100 feet of, a natural drainage.
4. The site occurs within the 100-year floodplain established by the Federal Emergency Management Agency or the floodplain/floodway zones.
5. The site has potential to provide habitat for threatened, endangered, or otherwise protected wildlife species. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation.

The Project site is not identified as part of the MHPA. The closest MHPA is 0.62 mile to the east. The Project site vegetation communities/land forms are classified as a Tier IV vegetation. The Project site is not located within 100-feet of a natural drainage or 100-year floodplain established by FEMA. Finally, the Project does not provide habitat for threatened, endangered, or otherwise protected wildlife species.

6.0 Threshold of Significance

Appendix G of the CEQA Guidelines is used by public agencies in determining whether a project may have a significant impact on biological resources. Under Appendix G, a project may have a significant impact on biological resources if it would:

Threshold BIO-A Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

- Threshold BIO-B** Have a substantial adverse effect on any riparian habitat or other sensitive plant community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS.
- Threshold BIO-C** Have a substantial adverse effect on state federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Threshold BIO-D** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery areas.
- Threshold BIO-E** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Threshold BIO-F** Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan.

For the purposes of this impact analysis the following definitions apply:

- “Substantial adverse effect” means loss or harm of a magnitude which, based on current scientific data and knowledge would: (1) substantially reduce population numbers of a listed, candidate, sensitive, rare, or otherwise special status species; (2) substantially reduce the distribution of a sensitive plant community/habitat type; or (3) eliminate or substantially impair the functions and values of a biological resource (e.g., streams, wetlands, or woodlands) in a geographical area defined by interrelated biological components and systems. In the case of this analysis, the prescribed geographical area is considered to be the region that includes the USGS topographic quadrangle for the site. For some species, the geographic area may extend to the vicinity of the site based on known distributions of the species.
- “Conflict” means contradiction of a magnitude, which based on foreseeable circumstances, would preclude or prevent substantial compliance.
- “Rare” means: (1) that the species exists in such small numbers throughout all, or a significant portion of, its range that it may become endangered if its environment worsens; or (2) the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered “threatened” as that term is used in the FESA.

6.1 Project Related Impacts

The determination of impacts in this analysis is based on the proposed Project development plan and the biological values of the habitat and/or sensitivity of plant and wildlife species to be affected. Any recommended mitigation measures to address impacts are discussed below, along with compliance of existing regulations.

6.2 Threshold BIO-A

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact.

6.2.1 Sensitive Plant Species and Wildlife Species

Impacts to the vegetation as a result of Project implementation are identified on **Figure 6** and on **Table 2** below. As identified the entire Project boundary will be impacted. While the single residential family unit will sit closer to the street, the slope (disturbed area) identified behind the current home will be re-graded at a 2:1 to the Property boundary. The slope will be revegetated following construction with a native drought tolerant plant palette.

Table 2. Vegetation Impacts within the Project Site

| Vegetation Community | MSCP Subarea Plan Tier ¹ | Existing Acreage | Impacted Acreage |
|----------------------|-------------------------------------|------------------|------------------|
| Developed | IV | 0.28 | 0.28 |
| Disturbed | IV | 0.20 | 0.20 |
| Total | - | 0.48 | 0.48 |

1. City Subarea Plan tiers from City Biology Guidelines (City of San Diego 2022).

The Project site consists of a single-family home with a disturbed slope. No suitable habitat occurred onsite for special status plant species, nor were any observed onsite during the field survey. Furthermore, no suitable habitat occurred onsite for special status wildlife species, nor were any observed onsite during the field survey. Therefore, no impact would occur to sensitive plant species and sensitive wildlife species and no mitigation is required.

In accordance with the City's Biology Guidelines, any impacts to disturbed or developed land (Tier IV) would not be considered significant.

Figure 6: Vegetation Impact Map

The Project site provides limited suitable habitat for some common avian species in the form of non-native and ornamental species. While none of the common avian species carry a Federal or State listing as threatened or endangered, they are all protected under the Migratory Bird Treaty Act (MBTA). Therefore, the Project will require compliance with MBTA and CDFW code is anticipated.

6.3 Threshold BIO - B

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact.

6.3.1 Sensitive Plant Communities

The Project site consists of developed and disturbed vegetation community with ornamental and non-native species. The Project site is developed with a single-family unit with a disturbed steep slope. The slope shows signs of erosion. No special status plant communities occur onsite, nor were any observed onsite during the field visit; therefore, no impacts would occur.

6.3.2 CDFW Jurisdiction

No jurisdictional features were identified on the Project site subject to Section 1602 of the California Fish and Game Code, as regulated by CDFW. Therefore, no impacts would occur.

6.4 Threshold BIO - C

Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact.

No jurisdictional state or federal non-wetland or wetland waters were identified on the Project site. Therefore, no impacts would occur.

6.5 Threshold BIO - D

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory corridors, or impede the use of native wildlife nursery sites?

No Impact.

6.5.1 Wildlife Movement

The Project site is a single-family home and is surrounded by existing residential development and as such, does not function as or contribute to any wildlife corridors or linkages. Furthermore, the Project site consists of developed and disturbed vegetation community with a steep slope that shows signs of erosion and would not be expected to be utilized as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources. Furthermore, the Project site is not a significant MSCP regional corridor and does not provide a throughway for wildlife species into major areas of off-site habitats. Due to surrounding development areas, the Project site provides no function to facilitate movement for wildlife species on a local or regional scale.

6.6 Threshold BIO - E

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact.

The Project is not subject to any local policies, such as a tree preservation ordinance; therefore, no impacts would occur.

6.7 Threshold BIO - F

Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact.

The Project site is designated within the "Urban Area" under the City's MSCP and is located on "Developed" land. The site is not designated as MSCP Multi-Habitat Planning Area (MHPA) by the City's Subarea Plan. No sensitive MSCP-covered species observed or that have a high-to-moderate potential to occur onsite.

As stated in the City 2022 Biology Guidelines, a project site is considered to contain sensitive biological resources if:

1. The site has been identified as part of the MHPA by the City's MSCP Subarea Plan or the Vernal Pool Habitat Conservation Plan. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. MHPA lands are considered by the City to be a sensitive biological resource.
2. The site supports Tier I, II, or IIIA and IIIB vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.). The CEQA determination of significant impacts may be based on what was on the site (e.g., if illegal grading or vegetation removal occurred, etc.), as appropriate.
3. The site contains, or comes within 100 feet of, a natural drainage.
4. The site occurs within the 100-year floodplain established by the Federal Emergency Management Agency or the floodplain/floodway zones.
5. The site has potential to provide habitat for threatened, endangered, or otherwise protected wildlife species. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation.

The Project site is not identified as part of the MHPA. The closest MHPA is 0.62 mile to the east. The Project site vegetation communities/land forms are classified as a Tier IV vegetation. The Project site is not located within 100-feet of a natural drainage or 100-year floodplain established by FEMA. Finally, the Project does not provide habitat for threatened, endangered, or otherwise protected wildlife species.

While the Project site occurs within the Coastal overlay, no blue line drainages, state or federally regulated wetlands, or other jurisdictional waters occur onsite. Therefore, no impact and no mitigation is required.

Therefore, there is no impact to an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plans.

7.0 Summary

The Project site is developed with a single-family residential home, associated hardscape and landscaping. The northern portion of the Project site consists of portions of steep slope with exposed soil that showed signs of erosion.

The Project site consists of developed and disturbed vegetation communities, which are classified as In accordance with the City's Biology Guidelines, any impacts to disturbed or developed land (Tier IV) would not be considered significant.

The Project site provides limited suitable habitat for some common avian species in the form of non-native and ornamental species. While none of the common avian species carry a Federal or State listing as threatened or endangered, they are all protected under the MBTA. Therefore, the Project will comply with MBTA and CDFW Fish and Game Code. No impacts would occur and no mitigation is required.

The Project site does not contain sensitive habitat or suitable habitat for sensitive plant or wildlife species. No jurisdictional features are present onsite. Furthermore, the Project site does not serve as a wildlife corridor since the site is surrounded by development, and the site is fenced.

The Project site is designated within the "Urban Area" under the City's MSCP and is located on "Developed" land. The site is not designated as MSCP Multi-Habitat Planning Area (MHPA) by the City's Subarea Plan. No sensitive MSCP-covered species observed or that have a high-to-moderate potential to occur onsite. The Project site is not identified as part of the MHPA. The closest MHPA is 0.62 mile to the east. The Project site vegetation communities/land forms are classified as a Tier IV vegetation. The Project site is not located within 100-feet of a natural drainage or 100-year floodplain established by FEMA. Finally, the Project does not provide habitat for threatened, endangered, or otherwise protected wildlife species.

While the Project site occurs within the Coastal overlay, no blue line drainages, state or federally regulated wetlands, or other jurisdictional waters occur onsite. Therefore, no impacts would occur and no mitigation is required.

Please contact me at bbernard@carlsonsls.com or 949.542.7042, should you have any questions or comments.

Brianna Bernard
Project Manager

Enclosures:

- Attachment A: Representative Photographs

- Attachment B: Literature Cited