THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: NOVEMBER 27, 2024 REPORT NO. HO- 24-055

HEARING DATE: DECEMBER 4, 2024

SUBJECT: 9860 LA JOLLA FARMS ROAD - PROCESS THREE DECISION

PROJECT NUMBER: PROJECT NO. PRJ-1055647

OWNER/APPLICANT: DAVID GILBERT AND JAIME MELISSA GILBERT, TRUSTEES OF THE GILBERT FAMILY TRUST DATED JULY 30, 2008 AND AMENDED ON FEBRUARY 12, 2014.

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing pool, including pool deck and jacuzzi, and construct a new, 712 square foot (SF) Accessory Dwelling Unit (ADU) under the existing pool deck, with a new pool, jacuzzi, wine cellar and hallway to be constructed on the southwest portion of the site. In addition, minor renovations to the existing single dwelling-unit will include the demolition of existing walls, new windows, and replacement of the existing stairwell?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3187194 and Site Development Permit No. PMT-3187195.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a fee paid for by the applicant.

Community Planning Group Recommendation: On July 6, 2023, the La Jolla Community Planning Association, voted 17-0, to recommend approval of the project without conditions (Attachment 13).

Environmental Impact: A CEQA Guidelines Section 15162 consistency evaluation was conducted and determined the project would not require major revisions, result in new impacts, or changed circumstances that would require any new environmental documents, and that none of the three criteria listed under CEQA Guidelines Section 15162 has occurred. The project was previously evaluated through the Pike Residence Negative Declaration (ND) (92-0733), certified on October 11, 1993, and adopted via Resolution R-9765 on January 5, 1994 (Attachment 6), and an Addendum to the Pike Residence ND (98-0005), certified on October 15, 1998, and adopted via Resolution D-873 on November 18, 1998 (Attachment 7). The Addendum to the Pike Residence ND evaluated the

construction of the 12,140 square-foot single family residence and garage on the same 0.80-acre vacant lot. The 15162 consistency evaluation determined that the previously identified approved environmental document covers the action being proposed.

BACKGROUND

The 0.80-acre site is located at 9860 La Jolla Farms Road, also known as Assessor's Parcel Number 342-031-21-00, in the Residential Single-Unit (RS-1-2) Zone, Coastal Overlay (Appealable) Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone, Transit Priority Area, Environmentally Sensitive Lands (Sensitive Biological Resources and Steep Hillsides), and First Public Roadway of the La Jolla Community Plan area.

The site is located approximately 1,000 feet east of the Pacific Ocean, at 300 feet above sea level due to the coastal bluffs and steep hillsides that surround the project site to the west. The project is approximately 1.27 mile west of the interstate 5 freeway and 1.29 miles north of the Scripps Pier in La Jolla.

Figure 1

Project Site History

Building records indicate two previous discretionary actions for the development of single dwelling units on the site. The second action, approved in 1998 describes the current single dwelling unit that is to be updated through the current discretionary application:

1. Coastal Development Permit/Hillside Review Permit No. 92-0733 (approved January 5, 1994)

(Attachment 8).

a. One, 15,710-square-foot, two-story, single-family residence with five garages to provide for nine spaces, other accessory uses, and landscaping.

This project was never constructed.

2. Coastal Development Permit/Hillside Review Permit No. 98-0005 (approved November 18,1998) (Attachment 9).

a. One, two-story single-family residence with an attached four-car garage to total approximately 12,140 square feet in gross floor area.

This project was constructed in 2001.

DISCUSSION

Project Description:

The project proposes to demolish an existing pool, including pool deck and jacuzzi, and construct a new, 712 square foot (SF) Accessory Dwelling Unit (ADU) under the existing pool deck, with a new pool, jacuzzi, wine cellar and hallway to be constructed on the southwest portion of the site. In addition, minor renovations to the existing single dwelling-unit will include the demolition of existing walls, new windows, and replacement of the existing stairwell.

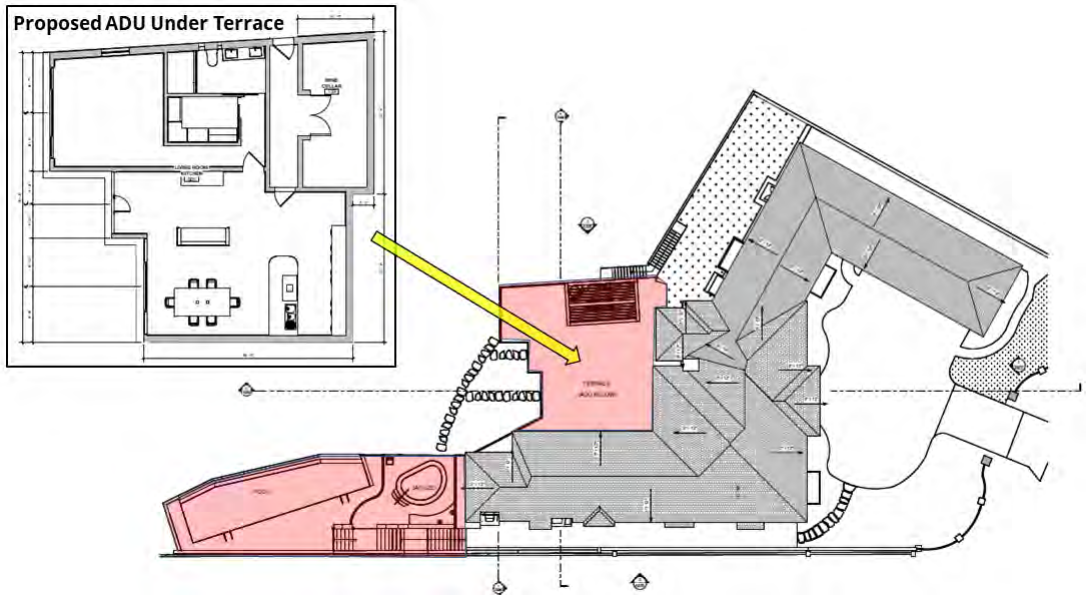


Figure 2

The project meets the zoning requirements of the RS-1-2 zone. The purpose of the RS zones is to

provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types, and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. The RS-1-2 zone allows for a maximum density of one dwelling unit per lot, with one existing and an ADU not subject to density limitations proposed, the project site is in conformity with the density requirements. SDMC Section 141.0302(b)(2)(B), states that ADUs and JADUs are not subject to the density limitations for the premises. The project conforms to the San Diego Municipal Code (SDMC) regulations for Floor Area Ratio (FAR), at 41%, where 45% is the maximum. The proposed development meets the requirements for setbacks, at 25 for the front, where 25 feet is the minimum, 8 feet at the sides, where 8 feet is the minimum, and 33 at the rear, where 33 feet is required, which is 10% of the Lot Depth. Lastly, the project meets the regulations for height at 27 feet, where 30 feet is allowed.

The project is in conformity with Article 2, *Public Access*, and Article 3, *Recreation* within Chapter 3 of the California Coastal Act, Public Resources Code sections 30210-30224. The proposed development will occur within existing landscaped and hardscaped areas, which are currently maintained outside of identified Environmentally Sensitive Lands (ESL) steep hillsides and sensitive biological resource areas. The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines.

Environmental Considerations:

The project was previously evaluated through the Pike Residence Negative Declaration (ND) (92-0733), certified on October 11, 1993, and adopted via Resolution R-9765 on January 5, 1994 (Attachment 6), and an Addendum to the Pike Residence ND (98-0005), certified on October 15, 1998, and adopted via Resolution D-873 on November 18, 1998 (Attachment 7). The Addendum to the Pike Residence ND evaluated the construction of the 12,140 square-foot single family residence and garage on the same 0.80-acre vacant lot as the previously evaluated Pike Residence. Both the Pike Residence ND as well as the Alleyne Residence Addendum ND concluded that there would be no significant environmental impacts with the proposed projects and no mitigation measures were required.

As stated, the project site contains ESL in the form of steep hillsides on the western edge of the property. According to the Biology Report, the steep hillsides contain sensitive habitat, including Diegan Coastal Sage Scrub. The current condition of the project site illustrates (Figure 3) the sensitive habitat in relation to the single dwelling unit.

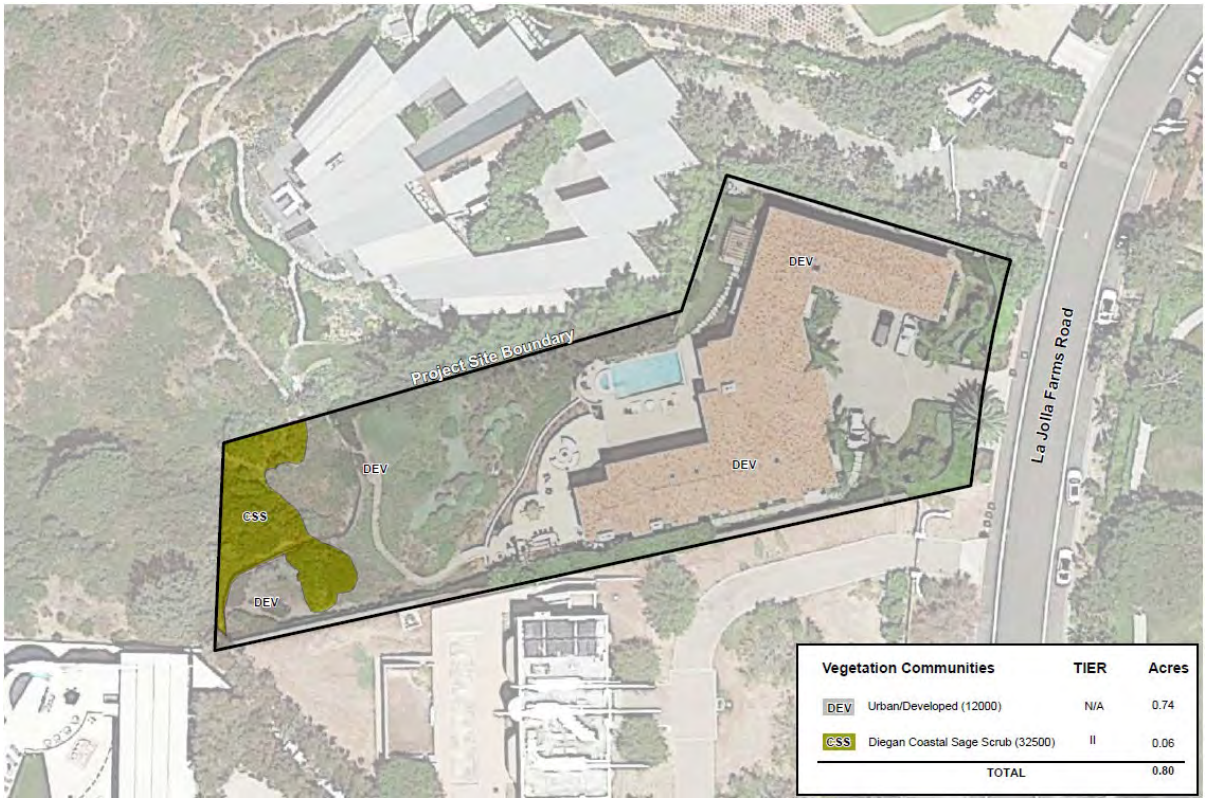


Figure 3

The current environmental analysis for the proposed project was conducted through a CEQA Guidelines Section 15162-consistency evaluation of the previously adopted Pike Residence ND (92-0733) and the Alleyne Residence Addendum ND (98-0005). The consistency evaluation concluded, that based on the previous analysis and information, there is no evidence that the current project would require a substantial change to the Alleyne Residence Addendum ND. The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

The Biology Report (Attachment 8) for the project also states that the proposed development would have, “no direct permanent impacts to ESL resources (Diegan coastal sage scrub).” The proposed pool and terrace will not encroach upon, or have any direct impact on the sensitive habitat as illustrated on the project plans (Figure 4):

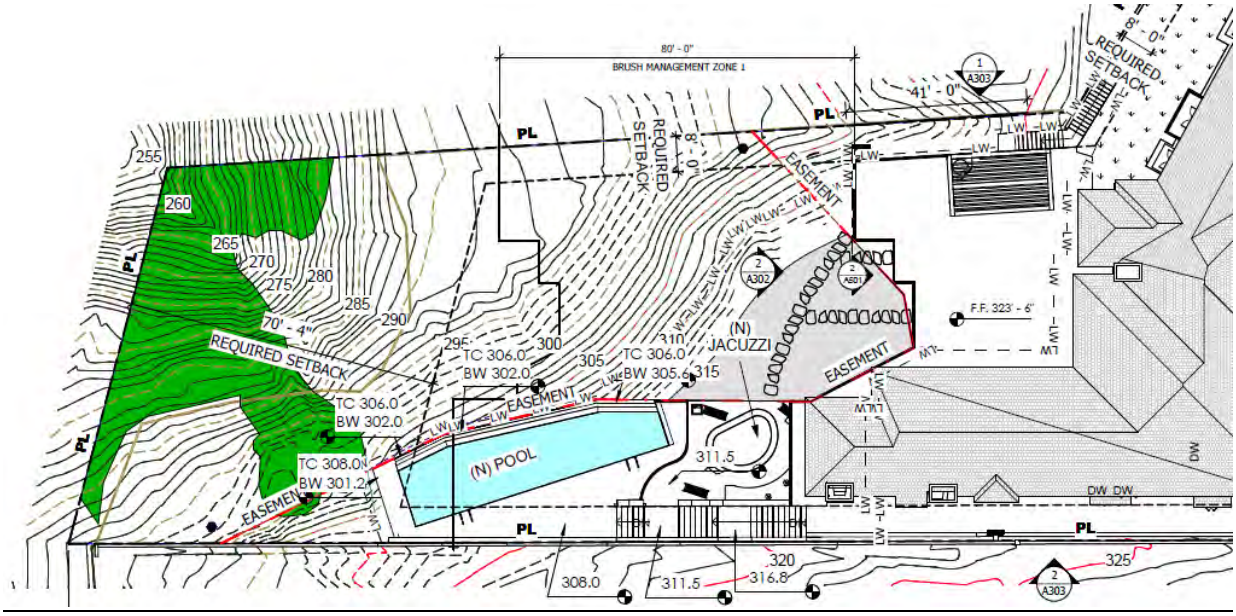


Figure 4

Brush Management Considerations:

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

Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called “Zone One” and “Zone Two”.

Zone One and Zone Two are broken down within the SDMC as follows:

Table 142-04H
Brush Management Zone Width Requirements

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

The SDMC allows for reductions in the brush management zones pursuant to SDMC Section 142.0412(f), which states:

The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

Using the formula provided in Table 142-04H, an increase in Zone One will decrease Zone Two

proportionately. The extreme of this ratio would be to increase Zone One to 80 feet which would correlate to zero feet of Zone Two. This ratio works well with the project site as it pertains to the ESL, as seen on the proposed Brush Management plan (Figure 5):

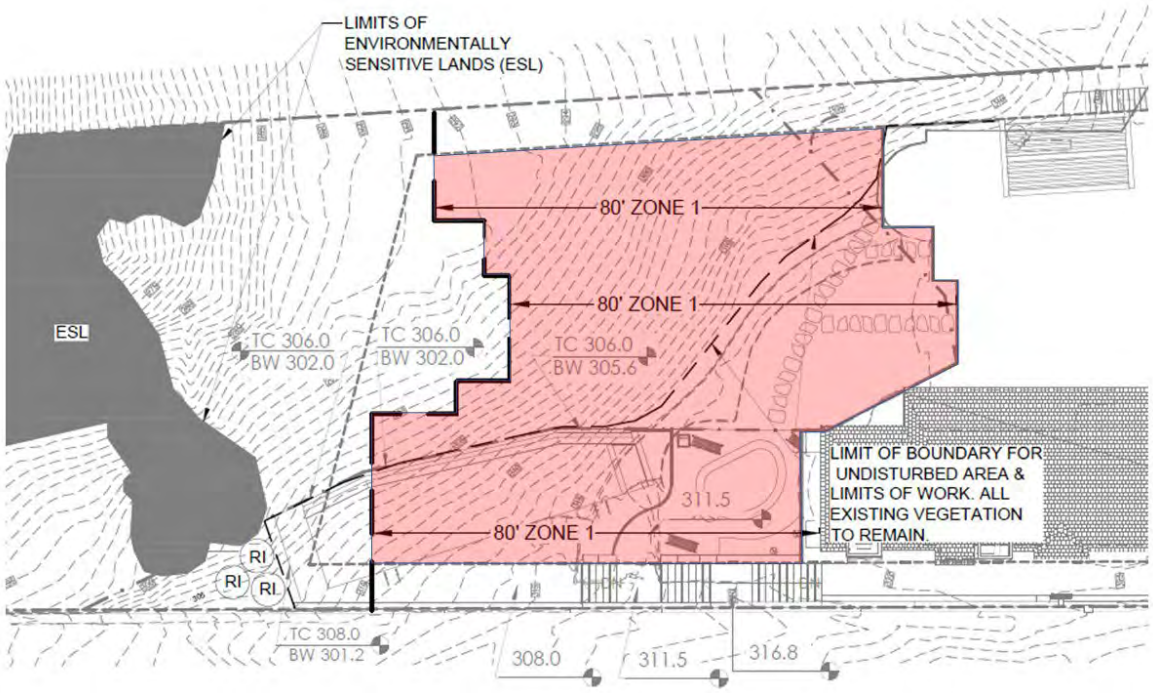


Figure 5

However, SDMC Section 142.0412(f) also states that a project within the Coastal Overlay Zone, which the proposed project is within, is only permitted a maximum reduction of 30 feet of Zone Two width, which would disqualify the proposed increase of Zone One to 80 feet and the elimination of Zone Two.

The conflict for the proposed project Brush Management Plan is resolved through SDMC Section 142.0412(c), which states:

The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i).

SDMC Section 142.0412(i) states:

An applicant may request approval of alternative compliance for brush management if all of the following conditions exist:

(1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context

of the proposed development.

a. Staff concluded that the proposed 80' of Zone 1 is a complete brush management program. Per Table 142-04H 100' feet of combined zones (35' Zone 1 + 65' Zone 2) is a complete brush management area. Additionally, zones established per §142.0412(f) with the expanded Zone 1 & corresponding Zone 2 are also considered a complete brush management program.

   The project is utilizing §142.0412(f) to expand Zone 1 to 80' resulting in a corresponding Zone 2 of 0'. As the 80' Zone 1 area is a complete brush management program per code, it meets §142.0412(i)(1) for providing sufficient defensible space.

(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.

a. The proposed 80' of Zone 1 does not expand into any existing ESL.

(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

a. Staff concluded there is no indication that the expanded Zone 1 area located on site is detrimental to the public health, safety, and welfare of persons residing or working in the area.

As the proposed project meets the conditions for alternative compliance as stated in SDMC Section 142.0412(i); and the Brush Management Plan is requesting modifications pursuant to SDMC Section, 142.0412(c), which allows for modifications of Zone width requirements; which can be reduced according to SDMC, Section 142.0412(f); than the proposed Brush Management Plan, with an 80-foot Zone One buffer, and zero Zone Two, is in compliance with the Landscape Regulations as written in the SDMC.

Permits Required

- A Coastal Development Permit (CDP) per SDMC 126.0704(a)(2) for improvements to any structure that would result in an increase of 10 percent or more of interior floor area or an additional improvement of 10 percent or less where an improvement to the structure had previously been exempted or an increase in building height by more than 10 percent where the structure is located between the sea and first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater distance; and

- A CDP per SDMC 126.0704(a)(7) for any significant non-attached structures such as garages, fences, shoreline protective works or docks on property located between the sea and the first public road paralleling the sea or within 300 feet of the inland

extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance.

- A CDP per SDMC 126.0704(a)(9) for an Accessory Dwelling Units and Junior Accessory Dwelling Units that are not completely contained in the existing primary structure or include increases in habitable area or include conversion of non-habitable space. Such ADUs and JADUs are considered self-contained residential units within new construction and are therefore ineligible for an exemption.

- A Site Development Permit per SDMC 126.0502(a)(1)(B) for single dwelling unit development that involves development on lots greater than 15,000 square feet containing sensitive biological resources (name) or steep hillsides – as described in Section 143.0110.

When there are more than one permit, map, or other approval type for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for the development per SDMC 112.0103(a)(1).

Community Plan Analysis:

Figure 1 of the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) identifies the project within the Very Low-Density Residential area, with 0-5 dwelling units per acre allowed. The project site is 0.80-acres, which would equate to four units allowed. With one existing and none proposed, the project is in conformity with the Community Plan density regulations.

The Community Plan identifies several General Community Goals (pg. 5). The proposed development meets these goals, with two specific to the project:

(1) Maintain La Jolla as a primarily residential and recreational oriented community by protecting its residential areas and historic resources, maintaining its public recreational areas, and enhancing its commercial districts.

- The proposed development will protect the residential area by meeting the design requirements of the RS-1-2 zone and maintain public access to recreational areas as identified below:

  - Appendix G, Figure A of the Community Plan identifies the specific locations of each public access point within the vicinity of the project location.

    - Torrey Pines City Park. A 12.39-acre portion of the park within the La Jolla Farms area contains the mouth of Box Canyon. Several trails feed into Box Canyon, a unique, remote beach area, from public and private parcels on La Jolla Farms Road.

      - Torrey Pines City Park is approximately 0.37 miles north of the project site. The trails leading down Box Canyon originate from Salk Institute Road (0.1

mile north) and La Jolla Farms Road, as stated. The trail entrance on La Jolla Farms Road is approximately 150 feet north of the project site and will not be affected by the proposed development.

- The northwestern-most lot of the La Jolla Farms subdivision provides the entrance of a beach access trail which winds through Box Canyon to the only portion of Torrey Pines Beach still within City ownership. The lot has been developed and some on street parking is available.

    - The beach access trail entrance is approximately 150 feet north of the project site and will not be affected by the proposed development.

(2) *Conserve and enhance the natural amenities of the community such as its views from identified public vantage points, (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife, and natural vegetation, and achieve a desirable relationship between the natural and developed components of the community.*

- The project site is designed to have no impact on the hillsides, coastal bluffs, open space, or natural landforms. The project meets the Community Plan guidelines for vantage points as identified below.

    - Figure 9 of the Community Plan identifies several Public Vantage Points in the vicinity of the project site. The proposed project will enhance and protect the listed resources specifically stated as:

        - View Cone - Figure 9 identifies one view cone within the vicinity of the project. Located approximately 0.83 mile south of the project site, the view cone is oriented north, south, and west towards the Pacific Ocean. The view cone follows the lines of the Coastal Bluffs which orient north to south. With the project site located approximately 1000 feet east of the Pacific Ocean, the proposed development will not interfere with the view cone.

        - View Corridor – The nearest view corridor designated in Figure 9 of the Community Plan is located approximately 1.47 miles south of the project site. The view corridor is defined as an unobstructed framed view down a public right-of-way. The public-right of-way is identified as El Paseo Grande after it turns east, orienting the framed view west towards the Pacific Ocean. This view is obstructed to the north and south. As such, the project site is not visible within the view corridor.

        - Viewshed – Figure 6 defines a viewshed as being, “usually from high elevations looking down over large areas.” There are two viewsheds within the project’s vicinity. One viewshed to the north is identified as Torrey Pines

City Park, and one viewshed to the south is identified as the Scripps Nature Reserve.

- Torrey Pines City Park - Torrey Pines City Park is approximately 0.37 mile north of the project site. The viewsheds identified are oriented from east to west towards the Pacific Ocean, including views towards the north and south as it pertains to following the coastal bluffs along the shoreline. The project site sits directly south of the viewsheds and approximately 1,000 feet east of the shoreline. As such, no viewshed would be interfered with from the proposed development.

- Scripps Nature Reserve - Scripps Nature Reserve is approximately 0.41 mile south of the project site. The viewsheds identified are oriented from east to west towards the Pacific Ocean, including views towards the north and south as it pertains to following the coastal bluffs along the shoreline. The project site sits directly south of the viewsheds and approximately 1,000 feet east of the shoreline. As such, no viewshed would be interfered with from the proposed development.

- Intermittent or Partial Vista – An intermittent or partial vista is identified along La Jolla Farms Road, immediately to the east of the project site. The vistas are maintained through openings in the existing residential developments. The orientation of the vistas is from east to west and north to south towards the Pacific Ocean. With the proposed development of a subterranean ADU under the existing pool deck and the addition of a pool on the southeast portion of the property, no existing site lines would be affected as no vertical development is being proposed. The proposed improvements to the existing building would be on the west side of the building which would be encompassed within the current building envelope and not interfere with any vistas oriented from east to west or north and south.

- Roads from which Coastal Body of Water Can Be Seen – The nearest road identified in the Community Plan (Figure 9) is La Jolla Shores Drive, where it meets Horizon way. This view is blocked by residential development to the north and primarily orients to the southwest. The project site is approximately .91 miles to the north of the road and would not interfere with any of the bodies of water which could be seen from La Jolla Shores Drive.

  A second road which is identified in Figure 9 is where La Jolla Shores Drive meets La Jolla Shores Lane. This vista has a much more open perspective of the Pacific Ocean, with views to the west and south. Views to the north are blocked by steep hillsides and the University of California San Diego. The project site is approximately 0.96 mile to the north of the road and would not interfere with any of the bodies of water which could be seen.

- Scenic Overlook – A scenic outlook is defined as a view over private property from a public right-of-way. Figure 9 identifies a scenic outlook immediately to the north and east of the project site from La Jolla Farms Road, where it turns into Blackgold Road, looking west towards the Pacific Ocean. The scenic outlook provides intermittent views primarily through the established residential side yard setbacks separating the properties along the road. With the proposed development of a subterranean ADU under the existing pool deck and the addition of a pool on the southwest portion of the property, no existing site lines would be affected as no vertical development is being proposed. The proposed improvements to the existing building would be on the west side of the building which would be encompassed within the current building envelope and not interfere with any side yard setbacks providing the east to west overlooks.

The Community Plan identifies several goals to preserve Natural Resources and Open Space. By preserving existing ESL, the proposed project conforms to these goals, specifically to the following:

- Preserve the natural amenities of La Jolla such as its open space, hillsides, canyons, bluffs, parks, beaches, tidepools and coastal waters.
  - The project design avoids impacts to the natural landforms.
- Maintain the identified public views to and from these amenities in order to achieve a beneficial relationship between the natural or unimproved and developed areas of the community.
  - The project design maintains current views and will not impact identified public views.
- Preserve all designated open space and habitat linkages within La Jolla such as the slopes of Mount Soledad and the sensitive ravines of Pottery Canyon.
  - The project design avoids impacts to the natural landforms and will preserve open space and habitat linkages.
- Protect the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages.
  - The project design protects the ESL by adherence to the ESL regulations and avoiding ESL areas.

Lastly, the proposed project is helping the Community Plan meet the stated goals by incorporating some of the Plan Recommendations (pg. 44), specifically the Open Space Preservation and Natural Resource Protections and Visual Resources as identified:

- Limit encroachment of new development in sensitive resource areas by implementing the Environmentally Sensitive Lands regulations of the Land Development Code.

    - The project design protects the ESL by adherence to the ESL regulations and avoiding ESL areas.

- Implement the City of San Diego's MSCP Subarea Plan which ensures a system of viable habitat linkages between the existing open space areas to the canyons and hillsides throughout La Jolla's open space system.

    - The project does not encroach into, or impact ESL and ESL regulations were applied. By not impacting ESL, the project preserves the MSCP and supports the Subarea Plan.

- Protect public views to and along the shoreline as well as to all designated open space areas and scenic resources from public vantage points as identified in Figure 9 and Appendix G.

    - See above for public vantage points identified in Figure 9. Appendix G identifies existing or potential shoreline access site within La Jolla, specifically in Subarea A (La Jolla Farms). The areas identified are:

        - Torrey Pines City Park. A 12.39-acre portion of the park within the La Jolla Farms area contains the mouth of Box Canyon. Several trails feed into Box Canyon, a unique, remote beach area, from public and private parcels on La Jolla Farms Road.

            - Torrey Pines City Park is approximately 0.37 miles north of the project site. The trails leading down Box Canyon originate from Salk Institute Road (0.1 mile north) and La Jolla Farms Road, as stated. The trail entrance on La Jolla Farms Road is approximately 150 feet north of the project site and will not be affected by the proposed development.

        - The northwestern-most lot of the La Jolla Farms subdivision provides the entrance of a beach access trail which winds through Box Canyon to the only portion of Torrey Pines Beach still within City ownership. The lot has been developed and some on street parking is available.

            - The beach access trail entrance is approximately 150 feet north of the project site and will not be affected by the proposed development.

- Implement the regulation of the building envelope to preserve public views through the height, setback, landscaping, and fence transparency regulation of the Land Development Code that limit the building profile and maximize view opportunities.

    - The project design does not change the building envelope and will preserve the current building profile.

- Where existing streets serve as public vantage points, as identified in Figure 9 and Appendix G including, but not limited to, view corridors and scenic overlooks and their associated viewsheds, set back and terrace development on corner lots and/or away from the street in order to preserve and enhance the public view provided from the public vantage point to and along the ocean.

    - See above for public vantage points and access identified in Figure 9 and Appendix G. The proposed development will be contained entirely within the existing building footprint and there will be no impacts to existing views.

- Where new development is proposed on property that lies between the shoreline and the first public roadway, preserve, enhance, or restore existing or potential view corridors within the yards and setbacks by adhering to setback regulations that cumulatively, with the adjacent property, form functional view corridors and prevent an appearance of the public right-of-way being walled off from the ocean.

    - See above for public vantage points and access identified in Figure 9 and Appendix G. The proposed development will be contained entirely within the existing building footprint and there will be no impacts to existing views.

<u>Project-Related Issues:</u>

The project is located in the Coastal Overlay-Appealable Zone. As such, the project proposal and accompanying development plans were distributed to the San Diego division of the California Coastal Commission. Upon review, Coastal Commission staff provided comments, which were addressed through the Development Services Department review. One comment, as it relates to sensitive habitat, was not addressed due to differing requirements for the two jurisdictional bodies, as stated:

<u>California Coastal Commission Staff (6/17/2024)</u>

The submitted biological survey material identified substantial segments of environmentally sensitive habitat area (ESHA) on the western portion of the property. In line with the Commission's past comments on this project, ESHA should be afforded a 100-foot buffer area (distinct from brush management areas) to protect it and the wildlife utilizing it from adverse impacts from encroachment and indirect impacts from noise and lighting. The latest plan sheet shows the western pool area and patio located immediately adjacent to the ESHA area. The project should reconfigure the pool and spa to pull it back landward away from the ESHA.

<u>City Staff's Response</u>
The SDMC regulates sensitive habitat through Chapter 14, Article 3, Division 1, Environmentally Sensitive Land Regulations. These regulations provide comprehensive requirements for development where sensitive lands exist. The project site was found to be within a steep hillside system as well as having sensitive biological resources (Diegan coastal sage scrub). The proposed project was reviewed under the regulations for both Steep Hillsides and Sensitive Biological Resources and found to be in compliance with the requirements.

The SDMC Environmentally Sensitive Land Regulations do not have specific requirements for buffers as it relates to sensitive biological resources, other than wetlands, as defined in SDMC Section 143.0141(b)(5). However, SDMC Section 143.0141(a)(1) states:

All development occurring in sensitive biological resources is subject to a site-specific impact analysis conducted by a qualified Biologist, in accordance with the Biology Guidelines in the Land Development Manual.

As previously noted, the project's Biology Technical Report (BTR), dated April 22, 2024, and revised August 7, 2024 states the following as it relates to the sensitive biological resource in question:

- No permanent impacts to ESL resources would occur as a result of project implementation.

Furthermore, in a letter addressed to the California Coastal Commission, dated June 22, 2024, the qualified Biologist states:

- ….. as referenced in the biological report, no Diegan coastal sage scrub, lemonadeberry scrub, or coastal bluff scrub will be directly impacted. The current property currently possesses hardscaping and landscaping to the edge of this vegetation community.

- The proposed project was analyzed to be consistent with the ESL and Environmentally Sensitive Habitat Areas (ESHA) requirements of a similar project approved by the CCC and City of San Diego in 2021, Project No. 643954, B-West Residence, 9872 La Jolla Farms Road, San Diego, California (2021 Project). Similar with the 2021 project, the proposed action would occur adjacent to an ESL and ESHA and incorporate construction and post-construction avoidance measures to ensure indirect impacts do not result from project approval and implementation. Also, both project impact areas are not located adjacent to a Multi-Habitat Planning Area (MHPA).

The proposed project meets the guidelines and requirements of the SDMC as it relates to ESL. Therefore, staff recommends the project be approved as submitted.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3187194 and Site Development Permit No. PMT-3187195, if the findings required to approve the project can be made.

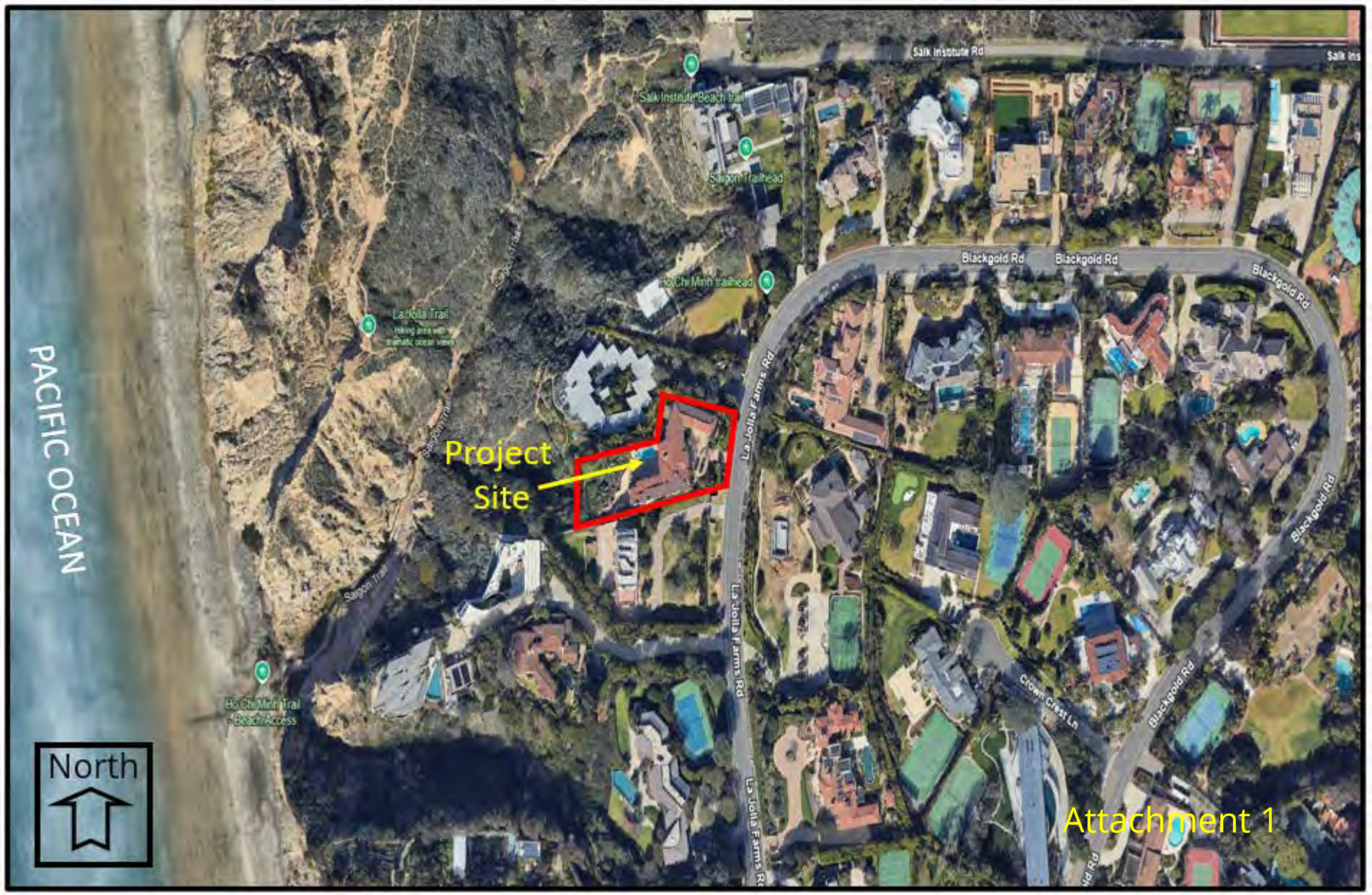
2. Deny Coastal Development Permit No. PMT-3187194 and Site Development Permit No. PMT-3187195, if the findings required to approve the project cannot be made.

Respectfully submitted,

Robin MacCartee
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. California Environmental Quality Act (CEQA) Guidelines Section 15162 Evaluation
6. Pike Residence Negative Declaration (ND) (92-0733), certified on October 11, 1993, adopted via Resolution R-9765 on January 5, 1994.
7. Addendum to the Pike Residence ND (98-0005), certified on October 15, 1998, adopted via Resolution D-873 on November 18, 1998
8. Coastal Development Permit/Hillside Review Permit No. 92-0733 (approved January 5, 1994).
9. Coastal Development Permit/Hillside Review Permit No. 98-0005 (approved November 18, 1998).
10. Biological Resources Technical Report (BTR) issued April 22, 2024, and revised August 7, 2024.
11. Letter addressed to the California Coastal Commission, dated June 22, 2024
12. Geotechnical Report Addendum prepared March 5, 2024
13. Community Plan Recommendation, IB-620
14. Project Plans
15. Ownership Disclosure Statement


PACIFIC OCEAN
Salk Institute Rd
Salk Institute Beach Trail
Salk Trailhead
Ho Chi Minh Trailhead
La Jolla Trail
Blackgold Rd
Blackgold Rd
Blackgold Rd
Project Site
La Jolla Farms Rd
Saigon Trail
Ho Chi Minh Trail - Beach Access
Crown Crest Ln
North
Attachment 1


Legend
Very Low Density Residential (0-5 DU/AC)
Low Density Residential (5-9 DU/AC)
Low Medium Residential (9-15 DU/AC)
Medium Residential (15-30 DU/AC)
Medium High Residential (30-45 DU/AC)
Commercial/Mixed Use
Parks,Open Space
Schools
Cultural
Community Facilities
La Jolla
LA JOLLA VILLAGE DR
SCRIPPS
UCSD
LA JOLLA SHORES DR
LA JOLLA SCENIC N DR
PACIFIC OCEAN
NORTH TORREY PINES RD
North
ATTACHMENT 2

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009208 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3187194
SITE DEVELOPMENT PERMIT NO. PMT-3187195
9860 LA JOLLA FARMS ROAD PROJECT NO. PRJ-1055647

This Coastal Development Permit No. PMT-3187194, and Site Development Permit No. PMT-3187195 is granted by the Hearing Officer of the City of San Diego to David Gilbert and Jaime Melissa Gilbert, as Trustees of the Gilbert Family Trust dated July 30, 2008, and Amended on February 12, 2014, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708, and section 126.0505 respectively. The 0.80-acre site is located at 9860 La Jolla Farms Road, also known as Assessor's Parcel Number 342-031-21-00, in the Residential Single-Unit (RS-1-2) zone, Coastal Overlay (Appealable) Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone, Transit Priority Area, and Environmentally Sensitive Lands (Sensitive Biological Resources and Steep Hillsides), of the La Jolla Community Plan area. The project site is legally described as:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 16819, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED APRIL 3, 1992, AS FILE NO. 192-0192733 OF OFFICIAL RECORDS.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing pool to construct an Accessory Dwelling Unit (ADU), pool , and minor renovations to the existing single dwelling-unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2024, on file in the Development Services Department.

The project shall include:

a. Demolish existing pool, including pool deck and jacuzzi;

b. Construct new, 712 square-foot (SF) ADU;

c. Construct new pool, jacuzzi, wine cellar and hallway on southwest portion of site;

d. Minor renovations to existing single dwelling unit, including the demolition of existing walls, new windows, and replacement of the existing stairwell; and

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 18, 2027.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

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

14. 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 the landscape/irrigation, mailbox, and non-standard driveway in La Jolla Farms Road right-of-way.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

16. The Brush Management Program shall consist of a modified Zone One of 80 feet in width with no Zone Two required, extending out from the structure towards the native/naturalized vegetation, consistent with §142.0412, and utilizing alternative compliance measures set forth under §142.0412(i) for the expanded Zone One area.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

21. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance

with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

24. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

25. Prior to the issuance of any building permit Owner/Permittee shall install appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

26. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

27. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 4, 2024, and HO- 24-055 .

ATTACHMENT 3

COASTAL DEVELOPMENT PERMIT NO. PMT-3187194
SITE DEVELOPMENT PERMIT NO. PMT-3187195
Date of Approval: December 4, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Robin MacCartee
Development Project Manager

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

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

David Gilbert and Jaime Melissa Gilbert
Trustees of the Gilbert Family Trust
Owner/Permittee

By _____
DAVID GILBERT
TRUSTEE

By _____
JAIME MELISSA GILBERT
TRUSTEE

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

HEARING OFFICER RESOLUTION NO. HO- 24-055
COASTAL DEVELOPMENT PERMIT NO. PMT-3187194
SITE DEVELOPMENT PERMIT NO. PMT-3187195
9860 LA JOLLA FARMS ROAD - PROJECT NO. PRJ-1055647

WHEREAS, David Gilbert and Jaime Melissa Gilbert, as Trustees of the Gilbert Family Trust dated July 30, 2008 and Amended on February 12, 2014, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing pool, including pool deck and jacuzzi, and construct a new, 712 square foot (SF) Accessory Dwelling Unit (ADU) under the existing pool deck, with a new pool and jacuzzi to be constructed on the southwest portion of the site. In addition, minor renovations to the existing single dwelling-unit will include a new wine cellar and hallway (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3187194, and PMT-3187195), on portions of a 0.8-acre site;

WHEREAS, the project site is located at 9860 La Jolla Farms Road, also known as Assessor's Parcel Number 342-031-21-00, in the Residential Single-Unit (RS) 1-2 zone, Coastal Overlay (Appealable) Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, and Environmentally Sensitive Lands (Sensitive Biological Resources & Steep Hillsides), of the La Jolla Community Plan area.;

WHEREAS, the project site is legally described as;

Parcel 1 as Shown on Parcel Map No. 16819, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed April 3, 1992, as File No. 192-0192733 of Official Records.

WHEREAS, on December 4, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3187194, and Site Development Permit No. PMT-3187195 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 4, 2024, the Hearing Officer of the City of San Diego, considered the CEQA Guidelines Section 15162 consistency evaluation with the previously certified Pike Residence ND (92-0733) and the Addendum ND (98-0005);

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3187194, and Site Development Permit No. PMT-318719:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The proposed project is located at 9860 La Jolla Farms Road. La Jolla Farms Road is the first public roadway from the Pacific Ocean, which is located approximately 1,000 feet west of the project site. Coastal bluffs and steep hillsides surround the project site to the west, separating it from coastal beach below. Figure 6 (pg. 23) of the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) identifies the project site within Subarea A, which describes the location as having, "Public access to the coastal bluff and Scripps (La Jolla Farms Knoll) Natural Reserve is available through pedestrian trails and open space easements that are located along La Jolla Farms Road and Black Gold Road. Below the coastal bluffs, unrestricted public access is available along the beach area from Box Canyon to Sumner Canyon. Spectacular vistas of the ocean and shoreline can be seen from the pedestrian trails that lead down to the beach, to Box Canyon and to the Natural Reserve (pg. 25)." The project site is not located within any of the identified access points or public views within the Community Plan, specifically stated as:

Appendix G, Figure A of the Community Plan identifies the specific locations of each public access point within the vicinity of the project location.

- Torrey Pines City Park. A 12.39-acre portion of the park within the La Jolla Farms area contains the mouth of Box Canyon. Several trails feed into Box Canyon, a unique, remote beach area, from public and private parcels on La Jolla Farms Road.

    - Torrey Pines City Park is approximately 0.37 miles north of the project site. The trails leading down Box Canyon originate from Salk Institute Road (0.1 mile north) and La Jolla Farms Road, as stated. The trail entrance on La Jolla Farms Road is approximately 150 feet north of the project site and will not be affected by the proposed development.

- The northwestern-most lot of the La Jolla Farms subdivision provides the entrance of a beach access trail which winds through Box Canyon to the only portion of Torrey Pines Beach still within City ownership. The lot has been developed and some on street parking is available.

    - The beach access trail entrance is approximately 150 feet north of the project site and will not be affected by the proposed development.

The Community Plan notes that, "La Jolla is a community of significant visual resources (pg. 31)." Figure 9 of the Community Plan identifies several Public Vantage Points in the vicinity of the project site. The proposed project will enhance and protect the listed resources specifically stated as:

- View Cone - Figure 9 identifies one view cone within the vicinity of the project. Located approximately 0.83 mile south of the project site, the view cone is oriented north, south and west towards the Pacific Ocean. The view cone follows the lines of the Coastal Bluffs which orient north to south. With the project site located approximately 1000 feet east of the Pacific Ocean, the proposed development will not interfere with the view cone.

- View Corridor – The nearest view corridor designated in Figure 9 of the Community Plan is located approximately 1.47 miles south of the project site. The view corridor is defined as an unobstructed framed view down a public right-of-way. The public-right of-way is identified as El Paseo Grande after it turns east, orienting the framed view west towards the Pacific Ocean. This view is obstructed to the north and south. As such, the project site is not visible within the view corridor.

- Viewshed – Figure 6 defines a viewshed as being, "usually from high elevations looking down over large areas." There are two viewsheds within the project's vicinity. One viewshed to the north is identified as Torrey Pines City Park, and one viewshed to the south is identified as the Scripps Nature Reserve.

    - Torrey Pines City Park - Torrey Pines City Park is approximately 0.37 mile north of the project site. The viewsheds identified are oriented from east to west towards the Pacific Ocean, including views towards the north and south as it pertains to following the coastal bluffs along the shoreline. The project site sits directly south of the viewsheds and

approximately 1,000 feet east of the shoreline. As such, no viewshed would be interfered with from the proposed development.

- Scripps Nature Reserve - Scripps Nature Reserve is approximately 0.41 mile south of the project site. The viewsheds identified are oriented from east to west towards the Pacific Ocean, including views towards the north and south as it pertains to following the coastal bluffs along the shoreline. The project site sits directly south of the viewsheds and approximately 1,000 feet east of the shoreline. As such, no viewshed would be interfered with from the proposed development.

- Intermittent or Partial Vista – An intermittent or partial vista is identified along La Jolla Farms Road, immediately to the east of the project site. The vistas are maintained through openings in the existing residential developments. The orientation of the vistas is from east to west and north to south towards the Pacific Ocean. With the proposed development of a subterranean ADU under the existing pool deck and the addition of a pool on the southeast portion of the property, no existing site lines would be affected as no vertical development is being proposed. The proposed improvements to the existing building would be on the west side of the building which would be encompassed within the current building envelope and not interfere with any vistas oriented from east to west or north and south.

- Roads from which Coastal Body of Water Can Be Seen – The nearest road identified in the Community Plan (Figure 9) is La Jolla Shores Drive, where it meets Horizon way. This view is blocked by residential development to the north and primarily orients to the southwest. The project site is approximately .91 miles to the north of the road and would not interfere with any of the bodies of water which could be seen from La Jolla Shores Drive.

  A second road which is identified in Figure 9 is where La Jolla Shores Drive meets La Jolla Shores Lane. This vista has a much more open perspective of the Pacific Ocean, with views to the west and south. Views to the north are blocked by steep hillsides and the University of California San Diego. The project site is approximately 0.96 mile to the north of the road and would not interfere with any of the bodies of water which could be seen.

- Scenic Overlook – A scenic outlook is defined as a view over private property from a public right-of-way. Figure 9 identifies a scenic outlook immediately to the north and east of the project site from La Jolla Farms Road, where it turns into Blackgold Road, looking west towards the Pacific Ocean. The scenic outlook provides intermittent views primarily through the established residential side yard setbacks separating the properties along the road. With the proposed development of a subterranean ADU under the existing pool deck and the addition of a pool on the southwest portion of the property, no existing site lines would be affected as no vertical development is being

proposed. The proposed improvements to the existing building would be on the west side of the building which would be encompassed within the current building envelope and not interfere with any side yard setbacks providing the east to west overlooks.

The proposed project located at 9860 La Jolla Farms Road complies with all the identified visual and access resources within the Community Plan. As such, 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.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project is located at 9860 La Jolla Farms Road. La Jolla Farms Road is the first public roadway from the Pacific Ocean, which is located approximately 1,000 feet west of the project site. Coastal bluffs and steep hillsides surround the project site to the west, separating it from coastal beach below. In addition, the site contains Diegan Coastal Sage Scrub, a sensitive biological resource. The entire site is located within the Multiple Species Conservation Program (MSCP), and the Coastal Overlay Zone which require compliance with Environmentally Sensitive Lands (ESL) regulations. The project site is also located within an area designated as ESL (Steep Hillside and Sensitive Biological Resources) and therefore ESL regulations are applicable.

The proposed development will occur within existing landscaped and hardscaped areas, which are currently maintained outside of identified ESL areas.

The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures are required, and the Biological Resources Technical Report (BTR) determined that no direct permanent impacts to ESL resources (Diegan coastal sage scrub) would occur as a result of project implementation. In addition, any temporary direct and/or indirect impacts of the project would not result in significant cumulative impacts (CEQA Guidelines Section 15310) to environmental resources within the region of the project site.

The project site was analyzed within the Pike Residence Negative Declaration (ND) No. 92-0733 dated October 11, 1993, and the Alleyne Residence ND Addendum No. 98-0005 dated October 15, 1998. A CEQA Guidelines Section 15162 consistency evaluation was conducted and determined the project would not require major revisions, result in new impacts or changed circumstances that would require a new environmental document consistent with the previously certified and adopted environmental documents, and that none of the three criteria listed under CEQA Guidelines Section 15162 has occurred. The evaluation determined that the

previously identified approved environmental document covers the action being proposed.

Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The Community Plan identifies La Jolla as a Special Community of regional and state-wide importance. The Community Plan presents the coastal issues that have been identified for the community. Several of the referenced coastal issues are not applicable to the project site due to location, use or zoning, as noted below. The issues within the vicinity of the project site are:

- *Public Access to the Beaches and Coastline*: The project location is approximately 1,000 feet east of the Pacific Ocean in a built out residential neighborhood. The project site is not within any physical access points as identified in Appendix G, Figure A of the Community Plan (see Finding A(1)(a), incorporated here by reference). The project is located in the coastal Subarea A, with the nearest access point being at the northwestern-most lot of the La Jolla Farms subdivision which provides the entrance to a beach access trail which winds through Box Canyon to the only portion of Torrey Pines Beach still within City ownership. The lot has been developed and some on street parking is available. The beach access trail entrance is approximately 150 feet north of the project site and will not be affected by the proposed development.

- *Environmentally Sensitive Habitat Areas and Marine Resources:* The proposed project is located at 9860 La Jolla Farms Road. La Jolla Farms Road is the first public roadway from the Pacific Ocean, which is located approximately 1,000 feet west of the project site. There are no marine resources on or to be encroached upon by the proposed development.

  The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures are required, and the Biological Resources Technical Report (BTR) determined that no direct permanent impacts to ESL resources (Diegan coastal sage scrub) would occur as a result of project implementation. In addition, any temporary direct and/or indirect impacts of the project would not result in significant cumulative impacts (CEQA Guidelines Section 15310) to environmental resources within the region of the project site.

- *Recreation and Visitor Serving Retail Areas:* The issue is not applicable as the closest recreation and visitor area is at Torrey Pines City Park, which is approximately 0.37 miles north of the project site.

- *Preservation or Conservation of Historic Resources:* The issue is not applicable as the closest historic resource is the G.H. Scripps Marine Biological Laboratory, which is approximately 1.4 mile south of the project site.

- *Provision of Parks and Recreation Areas:* The issue is not applicable as the project site is in residential zone and no parks or recreations areas are present.

- *Provision of Affordable Housing:* The issue is not applicable to the private residence.

- *Coastal Bluff, Hillside Development and Preservation:* The project site is located next to coastal bluffs and hillsides are prevalent in the project vicinity. The proposed development will not interfere or encroach on any coastal bluff or hillside. The project is designed to meet ESL regulations and will use existing roof drains and install additional floor drains that flow away from the bluffs towards the street drainage facilities to prevent bluff erosion.

- *Nonpoint Source Pollution in Urban Runoff:* All Best Management Practices and required regulations will be followed in regard to source pollution and urban runoff as required in the Building Permits.

- *Seismic Risk Areas:* Figure 5 of the Community Plan designates two fault lines, one north of the project and one south of the project, as well as unstable bluffs to the west of the project site. The project prepared a geotechnical investigation for the proposed development reviewed and accepted by staff that found the proposed development is feasible from a geotechnical standpoint, provided the recommendations presented in the following sections are adopted and incorporated into the project plans and specifications:

  Recommendations the project plans on incorporating into the design include proper site preparation, grading and excavation, deep foundation design, lateral loading for piers in slope influence zones, retaining walls, and proper site drainage. With the design proposals incorporated into the project, the development will meet the standards for mitigating seismic risk.

- *Impact of Buildout on Residential Development:* The issue is not applicable as the project is in a residential zone with no potential for mixed use development.

- *Visual Resources:* The project will not obstruct any views as illustrated in Figure 9 of the Land Use Plan and identified in detail in Finding A(1)(a), herein incorporated by reference.

- *Public Works:* The issue is not applicable to the private residence.

- *Facilitating Public Access:* The issue is not applicable to the private residence.

Issues in the Community Plan not applicable to the project site include the following due to location, use or zoning: *Provision of Parks and Recreation Areas; Provision of Affordable Housing; Impact of Buildout on Residential Development; Public Works; Facilitating Public Access*

By meeting the criteria for issues identified in the Community Plan, the proposed project is in conformity with the certified Local Coastal Program Land Use Plan.

The Implementation Program (pg. 9) recommends a number of actions for the City and the La Jolla community to pursue in order to implement the policies and recommendations of the plan. The Implementation Program includes some of the following actions along with the corresponding relationship to the proposed project as follows:

- Proposal for changes in the current zoning of the community: to protect and enhance beach access, both visually and physically.
    - The project site is in a residential zone that already allows for beach access as well as coastal views as identified in detail in Finding A(1)(a) herein incorporated by reference.
- Improvements to existing circulation patterns and public facilities.
    - The proposed project for improvements and additions to the existing site will not interfere with improvements to the existing circulation patterns or public facilities.
- Preparation of a Public Facilities Financing Plan identifying present and future community needs and the capital improvements necessary to accommodate future development.
    - The proposed project for improvements and additions to the existing site will not interfere with a Public Facilities Financing Plan.

By meeting the issues within the Community Plan and actions within the Implementation Program, 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.

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

The proposed project is located at 9860 La Jolla Farms Road. La Jolla Farms Road is the first public roadway from the Pacific Ocean, which is located approximately 1,000 feet west of the project site.

The project is in conformity with Article 2, *Public Access*, within Chapter 3 of the Coastal Act. As stated in Finding A(1)(a) herein incorporated by reference, the project meets the Community Plan guidelines for public access. In addition, the project meets the following sections of the Coastal Act Article 2 applicable to the site:

Public Resources Code Section 30211 Development not to interfere with access.

- *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

The proposed development will not interfere with the public's right of access to the sea acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. The project site does not have direct access to the sea and does not encroach on the access points to the north of the project site.

Public Resources Code Section 30212 New development projects provides in pertinent part:

- *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*
  - *It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources.*
  - *Adequate access exists nearby.*
  - *Agriculture would be adversely affected.*

- *For purposes of this section, "new development" does not include:*

  - *Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.*

As previously stated, the project does not have direct access to the sea, access to the sea from the project site would be unsafe and inadequate to meet the needs of the public, there is an existing public access point to the sea just north of the project site,

and the project will not interfere with agriculture. The project is not "new development" as defined.

Public Resources Code Section 30212.5 Public facilities; distribution.

- *Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.*

It is not appropriate nor feasible for public facilities, including parking areas or facilities, to be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

The project is in conformity with Article 3, *Recreation*, within Chapter 3 of the Coastal Act. As stated in Finding A(1)(a), the project meets the Community Plan guidelines for public access. In addition, the project conforms to the following provisions of Article 3:

Public Resources Code Section 30221 Oceanfront land; protection for recreational use and development.

- *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

The project site is not suitable for recreational use as it is located 300 feet above sea level. Coastal bluffs and steep hillsides surround the project site to the west making it inaccessible to the sea. The project site is zoned Residential, and commercial uses would not be applicable. In addition, commercial recreational activities that could be accommodated on the property are already adequately provided for in the area.

Public Resources Code Section 30222 Private lands; priority of development purposes.

- *The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

The project site does not contain private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation. The project is in a built out, residential neighborhood.

The proposed project is within the first public roadway and meets all the criteria of Coastal Act Chapter 3, Article 2 and Article 3, and therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The 0.80-acre site is located at 9860 La Jolla Farms Road, also known as Assessor's Parcel Number 342-031-21-00, in the Residential Single-Unit (RS-1-2) zone, Coastal Overlay (Appealable) Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone, Transit Priority Area, and Environmentally Sensitive Lands (Sensitive Biological Resources and Steep Hillsides), of the La Jolla Community Plan area.

The proposed project is in conformity with the First Public Roadway requirements, as illustrated in Finding A(1)(a) and A(1)(d) herein incorporated by reference, and the project meets the regulations for ESL (Steep Hillsides and Sensitive Biological Resources) as illustrated in Finding A(1)(b) herein incorporated by reference.

Figure 1 of the Community Plan identifies the project within the Very Low-Density Residential area, with 0-5 dwelling units per acre allowed. The project site is 0.80-acres, which would equate to four units allowed. With one existing unit and an ADU unit not subject to density limitations proposed, the project is in conformity with the Community Plan density regulations.

The Community Plan identifies several General Community Goals (pg. 5). The proposed development meets these goals, with two specific to the project:

- Maintain La Jolla as a primarily residential and recreational oriented community by protecting its residential areas and historic resources, maintaining its public recreational areas, and enhancing its commercial districts.
    - The proposed development will protect the residential area and maintain public access to recreational areas as identified in Finding A(1)(a) herein incorporated by reference.
- Conserve and enhance the natural amenities of the community such as its views from identified public vantage points, (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife and natural vegetation, and achieve a desirable relationship between the natural and developed components of the community.
    - The project meets the Community Plan guidelines for vantage points as identified in Finding A(1)(a) herein incorporated by reference. In addition, the project site preserves existing ESL, hillsides, and coastal bluffs. As such, the project meets the intent of the Community Goal.

The Community Plan identifies several goals to preserve Natural Resources and Open Space. By preserving existing ESL, the proposed project conforms to these goals, specifically to the following:

- Preserve the natural amenities of La Jolla such as its open space, hillsides, canyons, bluffs, parks, beaches, tidepools and coastal waters.
    - The project design avoids impacts to the natural landforms.
- Maintain the identified public views to and from these amenities in order to achieve a beneficial relationship between the natural or unimproved and developed areas of the community.
    - The project design maintains current views and will not impact identified public views.
- Preserve all designated open space and habitat linkages within La Jolla such as the slopes of Mount Soledad and the sensitive ravines of Pottery Canyon.
    - The project design avoids impacts to the natural landforms and will preserve open space and habitat linkages.
- Protect the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages.
    - The project design protects the ESL by adherence to the ESL regulations and avoiding ESL areas.

Lastly, the proposed project is helping the Community Plan meet the stated goals by incorporating some of the Plan Recommendations (pg. 44), specifically the Open Space Preservation and Natural Resource Protections and Visual Resources as identified:

- Limit encroachment of new development in sensitive resource areas by implementing the Environmentally Sensitive Lands regulations of the Land Development Code.
    - The project design protects the ESL by adherence to the ESL regulations and avoiding ESL areas.
- Implement the City of San Diego's MSCP Subarea Plan which ensures a system of viable habitat linkages between the existing open space areas to the canyons and hillsides throughout La Jolla's open space system.
    - The project does not encroach into, or impact ESL and ESL regulations were applied. By not impacting ESL, the project preserves the MSCP and supports the Subarea Plan.

- Protect public views to and along the shoreline as well as to all designated open space areas and scenic resources from public vantage points as identified in Figure 9 and Appendix G.
    - See Finding A(1)(a), herein incorporated by reference.
- Implement the regulation of the building envelope to preserve public views through the height, setback, landscaping, and fence transparency regulation of the Land Development Code that limit the building profile and maximize view opportunities.
    - The project design does not change the building envelope and will preserve the current building profile.
- Where existing streets serve as public vantage points, as identified in Figure 9 and Appendix G including, but not limited to, view corridors and scenic overlooks and their associated viewsheds, set back and terrace development on corner lots and/or away from the street in order to preserve and enhance the public view provided from the public vantage point to and along the ocean.
    - See Finding A(1)(a), herein incorporated by reference.
- Where new development is proposed on property that lies between the shoreline and the first public roadway, preserve, enhance, or restore existing or potential view corridors within the yards and setbacks by adhering to setback regulations that cumulatively, with the adjacent property, form functional view corridors and prevent an appearance of the public right-of-way being walled off from the ocean.
    - See Finding A(1)(d), herein incorporated by reference.

As demonstrated, the proposed development is in conformity with several Goals and Plan Recommendations of the Community Plan and by doing so will not adversely affect the applicable land use plan.

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

The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures are required~~,~~ and the Biological Resources Technical Report (BTR), issued April 22, 2024, and revised August 7, 2024, determined that no direct permanent impacts to ESL resources (Diegan coastal sage scrub) would occur as a result of project implementation. In addition, any temporary direct and/or indirect

impacts of the project would not result in significant cumulative Impacts (CEQA Guidelines Section 15310) to environmental resources within the region of the project site.

Project conditions will protect the public's health and safety in regard to: Engineering oversight of water pollution control (Permit Condition No. 3), and work in the public right-of-way (Condition No. 14). Brush Management regulations for zones, alternative compliance measures and adherence to the Landscape Regulations and Standards (Conditions Nos. 16, 17, 18). Public Utility conditions will ensure fire water lines (Condition No. 25), sewer facilities (Conditions Nos. 24, 26), and water service (Condition No. 24), is built and maintained to City standards in the best interest of public health, safety, and welfare.

The project will be constructed to applicable City standards, including all California Building, Fire, Plumbing, Electrical, Mechanical, California Green Building Standards Code (CGBSC), and City regulations governing the construction and continued operation of the development. These regulations mitigate any potential for adverse effects on those persons or properties in the vicinity of the project. As such, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project meets the zoning requirements of the RS-1-2 zone. The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types, and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

The RS-1-2 zone allows for a maximum density of one dwelling unit per lot, with one existing unit and an ADU unit not subject to density limitations proposed, the project site is in conformity with the density requirements. SDMC Section 141.0302(2)(B), states that ADUs and Junior Accessory Dwelling Unit (JADUs) are not subject to the density limitations for the premises. The project conforms to the SDMC regulations for FAR, at 41%, where 45% is the maximum. The proposed development meets the requirements for setbacks, at 25 for the front, where 25 feet is the minimum, 8 feet at the sides, where 8 feet is the minimum, and approximately 33 feet at the rear, where 33 feet is required as 10% of the lot depth. Lastly, the project meets the regulations for height at 27 feet, where 30 feet is allowed.

The project does not seek any allowable deviations and therefore will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

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

Coastal bluffs and steep hillsides surround the project site to the west, separating it from the coastal beach to the west. In addition, the site contains Diegan Coastal Sage Scrub, a sensitive biological resource. The site is located completely within the Multiple Species Conservation Program (MSCP), and the Coastal Overlay Zone which requires compliance with Environmentally Sensitive Lands (ESL) regulations. The project site is also located within an area designated as Steep Hillsides and ESL regulations are applicable.

The project proposes to demolish an existing pool, including pool deck and jacuzzi, and construct a new, 712 square foot (SF) Accessory Dwelling Unit (ADU) under the existing pool deck, with a new pool and jacuzzi to be constructed on the southwest portion of the site. In addition, minor renovations to the existing single dwelling-unit will include a new wine cellar and hallway. The proposed development will occur within existing landscaped and hardscaped areas, which do not encroach into coastal bluffs or steep hillsides and are currently maintained outside of identified ESL areas.

The project's Biology Technical Report (BTR), dated April 22, 2024, and revised August 7, 2024, states the following as it relates to the sensitive biological resource in question:

- No permanent impacts to ESL resources would occur as a result of project implementation.

Furthermore, in a letter addressed to the California Coastal Commission, dated June 22, 2024, the qualified Biologist states:

- ..... as referenced in the biological report, no Diegan coastal sage scrub, lemonadeberry scrub, or coastal bluff scrub will be directly impacted. The current property currently possesses hardscaping and landscaping to the edge of this vegetation community.

- The proposed project was analyzed to be consistent with the ESL and Environmentally Sensitive Habitat Areas (ESHA) requirements of a similar project approved by the CCC and City of San Diego in 2021, Project No. 643954, B-West Residence, 9872 La Jolla Farms Road, San Diego, California (2021 Project). Similar with the 2021 project, the proposed action would occur adjacent to an ESL and ESHA and incorporate construction and post-construction avoidance measures to ensure indirect impacts do not result from project approval and implementation. Also, both project impact areas are not located adjacent to a Multi-Habitat Planning Area (MHPA).

The project site has been analyzed for geotechnical stability including site conditions and fault implications. Figure 5 of the Community Plan designates two fault lines, one north of the project and one south of the project, as well as unstable bluffs to the west of the project site. A geotechnical investigation for the proposed development reviewed and accepted by staff found the project to be feasible from a geotechnical standpoint, provided the recommendations presented are adopted and incorporated into the project plans and specifications:

- Recommendations the project proposes on incorporating into the design include proper site preparation, grading and excavation, deep foundation design, lateral loading for piers in slope influence zones, retaining walls, and proper site drainage. With the design proposals incorporated into the project, the development will meet the standards for mitigating seismic risk.

A Geotechnical Report Addendum was prepared for the project on March 5, 2024, with the following statements as it pertains to the project site:

- From a geotechnical standpoint, the site is considered suitable for the intended residential use.

- If constructed in conformance with the project plans, specifications and soils report, the proposed development is not expected to destabilize or result in settlement of adjacent property or the Right-of-Way.

- Literature indicates geologic bedding dipping towards the northeast or generally into slope and is considered favorable. In addition, our recommendations for the top of slope improvements includes a deepened caisson foundation system. Adverse geologic structure is not expected to have a negative impact on the proposed project.

The project site contained two previous Environmental analysis: Pike Residence Negative Declaration (ND) (92-0733), adopted on January 5, 1994, and the Alleyne Residence Addendum to the Pike Residence ND (98-0005), adopted November 18, 1998. The Alleyne Residence ND concluded that there would be no significant impacts to landform alteration with project implementation. The western portion of the property contains steep slopes leading down to the beach. Based on a slope analysis prepared for the parcel, project development would be primarily confined to the flat mesa top with minimal allowable encroachment into the slope area.

Minimal project grading would be required and confined to the building footprint. No mitigation measures were required.

The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures are required, and the Biological Resources Technical Report (BTR), issued April 22, 2024, and revised August 7, 2024, determined that no direct permanent impacts to ESL resources (Diegan coastal sage scrub) would occur as a result of project implementation. In addition, any temporary direct and/or indirect

impacts of the project would not result in significant cumulative impacts (CEQA Guidelines Section 15310) to environmental resources within the region of the project site.

The project site has been deemed appropriate for the proposed development by a registered professional geologist and the project will not have any direct permanent impacts to ESL resources pursuant to the BTR prepared for the project. As such, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed development will occur within existing landscaped and hardscaped areas, which are currently maintained outside of identified ESL areas.

As stated in Finding (B)(2)(a), herein incorporated for reference, the project site is suitable for the intended residential use from a geotechnical/geological perspective and there would be no significant impacts to landform alteration with project implementation.

A drainage study prepared for the project was done on October 10, 2022. The study states the following in regard to erosion controls:

- The portion of site to be developed, in its existing, pre-construction condition, drains to the west and to La Jolla Farms Road. No offsite runoff flows onsite from abutting properties.
- Following construction, the onsite drainage pattern remains essentially the same with greater runoff being abstracted.
- Runoff to the existing drain system increases.
- Runoff to the westerly slope will decrease.
- There will be no negative impacts over the existing condition by the proposed improvements.

The project site sits at approximately 300 feet above sea level with adequate drainage and no known flood hazards.

The Brush Management Plan prepared for the project site consists of a modified Zone One of 80-ft. in width with no Zone Two required, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC Section 142.0412, and utilizing alternative compliance measures set forth under SDMC Section 142.0412(i) for the expanded Zone One area. The Brush Management

Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards per Condition No. 18 of the permit. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards pursuant to Condition No. 20.

The proposed development will occur within existing landscaped and hardscaped areas, which are currently maintained outside of identified ESL areas. The project site is suitable for development and will comply with the recommendations of the geotechnical report and will not result in undue geologic risks. The development will not create any new runoff, and will decrease runoff to the westerly slopes, which will lower erosion forces. There are no flood hazards and a Brush Management Plan in accordance with City regulations and standards will mitigate any fire hazards. As such, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures are required, and the Biological Resources Technical Report (BTR), issued April 22, 2024, and revised August 7, 2024, determined that no direct permanent impacts to ESL resources (Diegan coastal sage scrub) would occur as a result of project implementation. In addition, any temporary direct and/or indirect impacts of the project would not result in significant cumulative impacts (CEQA Guidelines Section 15310) to environmental resources within the region of the project site. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

Regarding consistency with the MSCP Subarea Plan, please refer to Finding B(2)(c) herein incorporated by reference. The project site does not contain vernal pools and is not subject to the VPHCP.

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

Please refer to Finding B(2)(a) and B(2)(b) herein incorporated by reference.

The proposed development will occur within existing landscaped and hardscaped areas, which are currently maintained outside of identified ESL areas.

A drainage study prepared for the project was done on October 10, 2022. The study states the following in regard to erosion controls:

- The portion of site to be developed, in its existing, pre-construction condition, drains to the west and to La Jolla Farms Road. No offsite runoff flows onsite from abutting properties.

- Following construction, the onsite drainage pattern remains essentially the same with greater runoff being abstracted.

- Runoff to the existing drain system increases.

- Runoff to the westerly slope will decrease.

- There will be no negative impacts over the existing condition by the proposed improvements.

The project site sits at approximately 300 feet above sea level with adequate drainage and no known flood hazards.

The project as proposed will increase runoff to the drain systems and decrease westerly slope runoff. The project is not a flood hazard. Therefore, the project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project does not require any mitigation reasonably related to, and calculated to alleviate, negative impacts created by the proposed development as a condition of the permit. This determination was made by the following analysis:

The proposed development will occur within existing landscaped and hardscaped areas, which are currently maintained outside of identified ESL areas, as noted in Finding B(2)(a) above, herein incorporated by reference. The project will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards as noted in Finding B(2)(b) above, herein incorporated by reference. The project completed a California Environmental Quality Act (CEQA) Guidelines Section 15162, Subsequent Environmental Impact Reports (EIRs) and Negative Declarations consistency evaluation analysis based on the Pike Residence Negative Declaration (ND) (Project No. 92-0733), adopted on January 5, 1994, as well as the Alleyne Residence Addendum ND (Project No. 98-0005), adopted on November 18, 1998, and found that the project would not result in new or substantially more severe impacts than what was previously analyzed.

In addition, the Section 15162-consistency evaluation identified three issue areas that were examined in more detail than the previous documents. They included Geology/Soils, Landform Alteration and Cultural Resources. This analysis noted the following:

- Geology/Soils: The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

- Landform Alteration: The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

- Cultural Resources: The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

The BTR prepared for the project on August 7, 2024, states the following:

- The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures proposed.

The project is outside identified ESL, has been evaluated for CEQA Guidelines Section 15162 consistency and determined no new impacts or changed circumstances would require a new environmental document, including mitigation measures. The project will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. In addition, the BTR prepared for the project found it has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines, and no mitigation measures would need to be proposed. For those reasons, the project was not conditioned to require mitigation reasonably related to, and calculated to alleviate, negative impacts created by the proposed.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3187194, and Site Development Permit No. PMT-3187195 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3187194, and No. PMT-3187195, a copy of which is attached hereto and made a part hereof.

Robin MacCartee
Development Project Manager
Development Services

Adopted on: December 4, 2024

IO#: 24009208

THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 30, 2024

TO: Environmental/Project File
Development Services Department

FROM: Kelli Rasmus, Associate Planner
Development Services Department

SUBJECT: La Jolla Farms Single Family Residence (PRJ-1055647)
California Environmental Quality Act (CEQA), Section 15162 Evaluation

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The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162, Subsequent Environmental Impact Reports (EIRs) and Negative Declarations consistency evaluation for the proposed 9860 La Jolla Farms Road project (referred to herein as the "current project.")

This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require the preparation of additional CEQA review for the Coastal Development Permit (CDP) and Site Development Permit (SDP) associated with the proposed accessory dwelling unit (ADU) and pool relocation at 9860 La Jolla Farms. As outlined in this evaluation, DSD has determined that the proposed 9860 La Jolla Farms project is consistent with the scope of the analysis and consistent with the original Pike Residence Negative Declaration (ND) (Project No. 92-0733) as well as the Alleyne Residence Addendum ND (Project No. 98-0005) and would not result in new or substantially more severe impacts.

BACKGROUND

Previously Certified and Adopted CEQA Documents
Construction of an 18,220 square-foot single family residence and garage on the vacant 0.80-acre project site was previously evaluated in the Pike Residence ND (92-0733), finalized October 11, 1993. On October 15, 1998, an Addendum to the Pike Residence ND (98-0005) was finalized evaluating the construction of a 12,140 square-foot single family residence and garage on the same 0.80-acre vacant lot. It appears that the Pike Residence evaluated in ND (92-0733) was never constructed.

Both the Pike Residence ND as well as the Alleyne Residence Addendum ND concluded that there would be no significant environmental impacts with the proposed projects and no mitigation measures were proposed.

Project Description

The project proposes to demolish a swimming pool at an existing 12,000 square-foot single family residence, construct a 712 square -foot accessory dwelling unit (ADU) beneath the existing pool deck and construct a new swimming pool on the southwest side of the property located at 9860 La Jolla Farms Road. The 0.80-acre site is located in the RS-1-2 zone, Coastal Overlay (Appealable) Zone, Steep Hillside, First Public Roadway, and Brush Management zones within the La Jolla Community Plan and Council District 1.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the proposed project and conducted a 15162 consistency evaluation with the previously certified Pike Residence ND (92-0733) and the Addendum ND (98-0005). The following evaluation substantiates the conclusion that supports a determination that no subsequent document is required.

While both of the previously adopted CEQA documents concluded there were no significant environmental impacts associated with the projects, three issue areas were examined in more detail than in the previous documents. They included Geology/Soils, Landform Alteration and Cultural Resources.

Geology/Soils

Alleyne Addendum ND

Based on a Geologic Technical Investigation prepared by Geocon Inc, (August, 1992), the Alleyne Residence Addendum ND concluded that there would be no significant impacts related to regional geologic hazards with implementation of site specific grading recommendations and proper engineering design of the new structure and mitigation would not be required.

Proposed Project

A Geotechnical Investigation prepared by TerraPacific Consultants, Inc (2022) was prepared for the current project and concluded that geologic conditions remain the same. The project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant. No mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that the current project would require a substantial change to the Alleyne Residence Addendum ND. The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Landform Alteration

Alleyne Residence Addendum ND

The Alleyne Residence Addendum ND concluded that there would be not significant impacts to landform alteration with project implementation. The western portion of the property contains steep slopes leading down to the beach. Based on a slope analysis prepared for the parcel, project development would be primarily confined to the flat mesa top with minimal allowable encroachment into the slope area. Minimal project grading would be required and confined to the building footprint. No mitigation measures were required.

Proposed Project

The project proposes the demolition of the existing swimming pool adjacent to the home and relocating it southwest of the home. No further impacts to steep slopes would be required for construction of the new swimming pool. No mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that the current project would require a substantial change to the Alleyne Residence Addendum ND. The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Cultural Resources

Alleyne Residence Addendum ND

Based on a cultural resources survey and assessment of the project site conducted by Brian F. Smith and Associates (June 1993), no archaeological resources have been previously recorded on the project site and none were identified as a result of the survey. Therefore, the Alleyne Residence Addendum ND concluded that no significant impacts would occur with project implementation and no mitigation measures are required.

Proposed Project

The 1993 survey report was reviewed by qualified City staff to ensure that the entire project site was surveyed including the area proposed for the new swimming pool. Staff concluded that the survey included the new swimming pool area and agreed with the conclusions of the 1993 survey report.

Based on the foregoing analysis and information, there is no evidence that the current project would require a substantial change to the Alleyne Residence Addendum ND. The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Other Environmental Issues

The project was also reviewed for impacts to Air Quality, Water Quality, Biology, Noise, Land Use, Natural Resources, Housing, Transportation, Public Utilities, Neighborhood Character, and Paleontology. Staff determined that the proposed project would not result in significant environmental impacts in these areas.

Based on the foregoing analysis and information, there is no evidence that the current project would require a substantial change to the Alleyne Residence Addendum ND. The current project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

CONCLUSION

Overall, implementation of the proposed project would not result in any significant direct, indirect or cumulative impacts. The same conclusion was reached in the previously approved ND 98-0005 Addendum.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

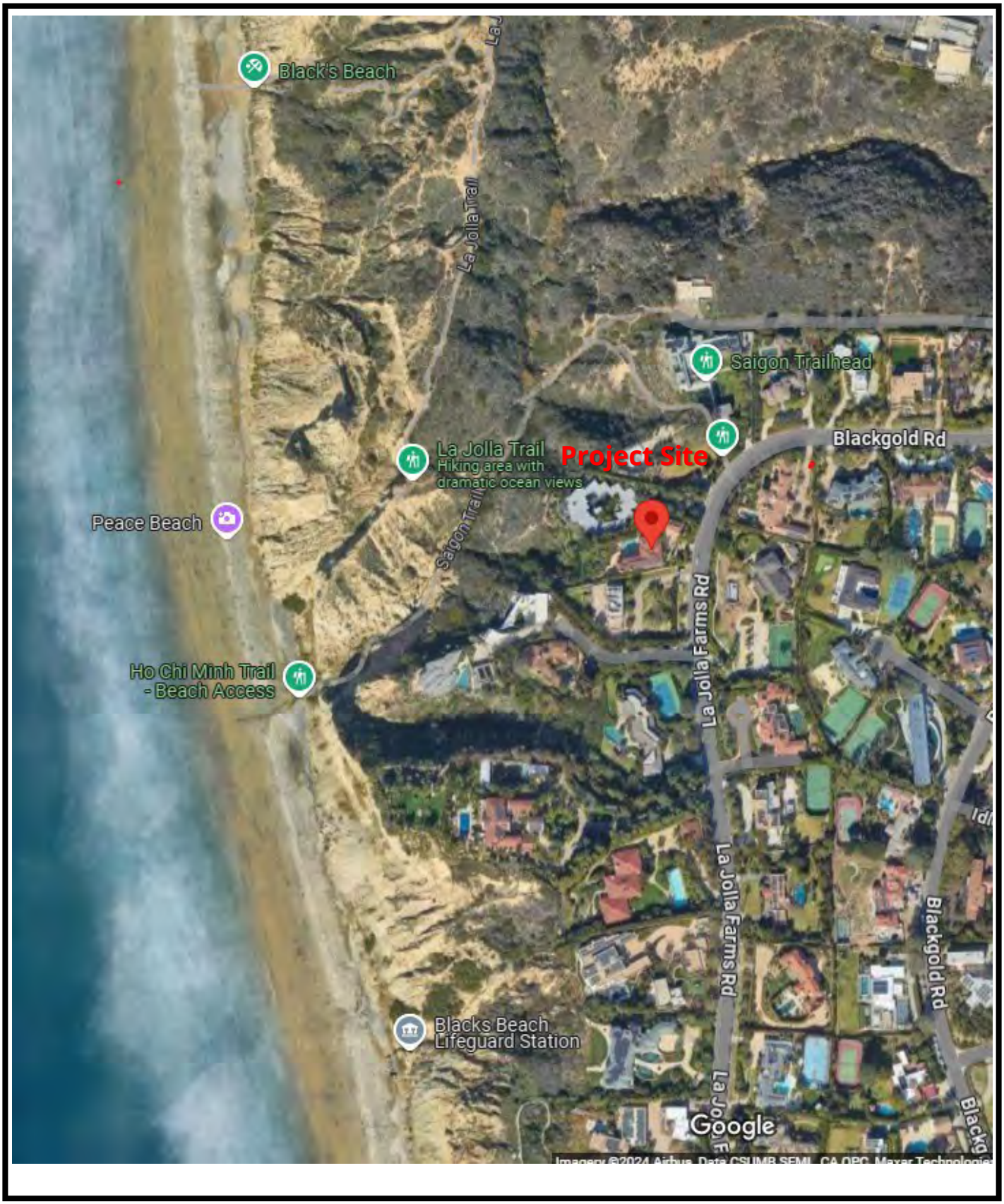
Based upon a review of the current project, none of the situations described in Section 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously

adopted ND-92-0733 and ND 98-0005 Addendum under CEQA Guidelines Section 15162, in that both environmental documents adequately cover the proposed project.

Kelli Rasmus
Associate Planner

cc: Robin MacCartee, Development Project Manager, Development Services Department

Attachment(s): Figure 1: Project Vicinity
Figure 2: Site Plan



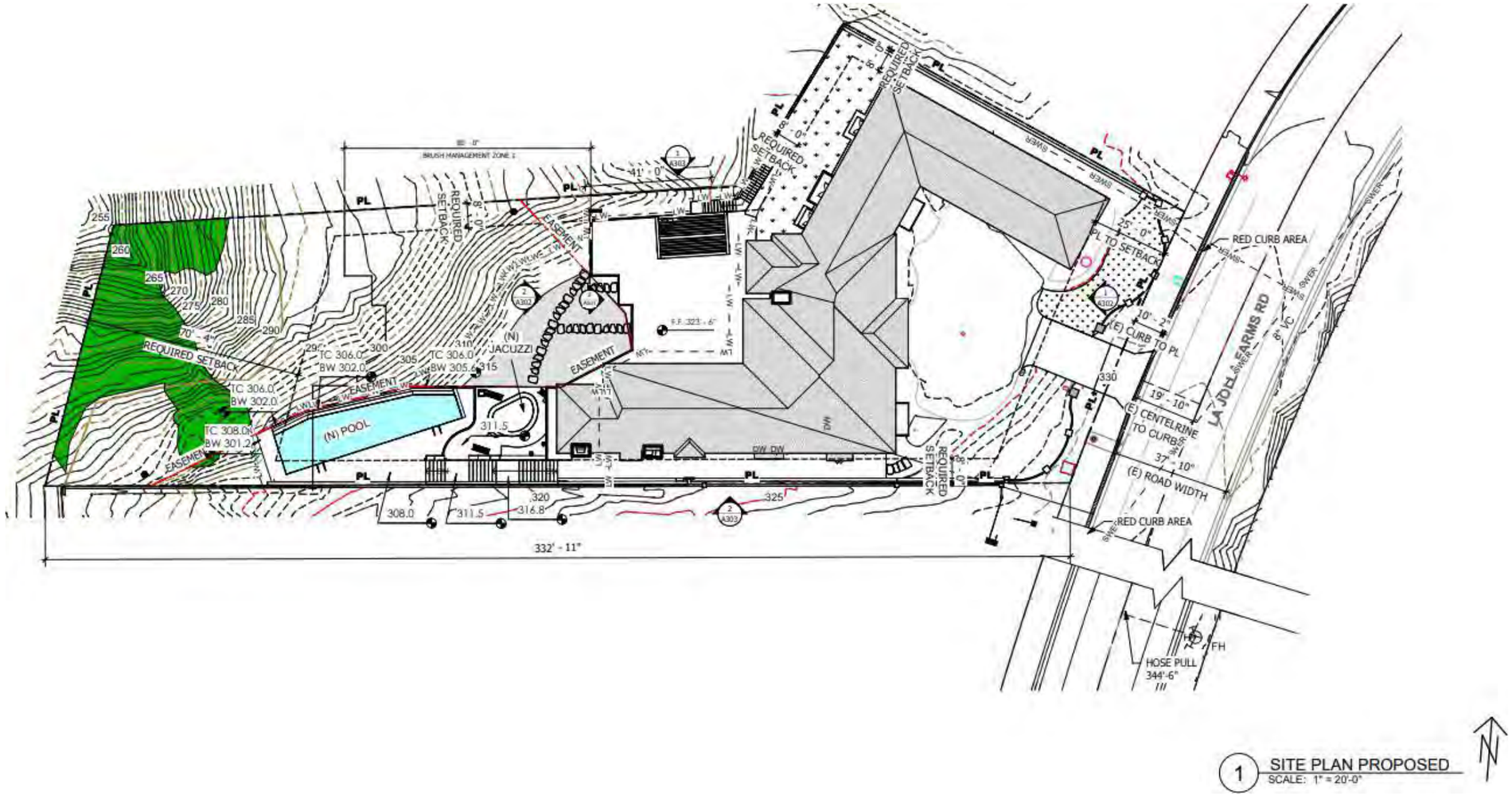
The City of SAN DIEGO

Vicinity Map

9860 La Jolla Farms Road

Development Services Department

FIGURE No. 1



1 SITE PLAN PROPOSED
SCALE: 1" = 20'-0"

The City of SAN DIEGO

Site Plan

8460 La Jolla Farms Road/PRJ-1055647
Development Services Department

FIGURE No. 2

Attachment 8

BINDER

City of San Diego
Development
Services
Department

Addendum to a Negative Declaration

Land Development
Review Division
(619) 236-6460

LDR No. 98-0005
Addendum to N.D. No. 92-0733

SUBJECT: Alleyne Residence. COASTAL DEVELOPMENT PERMIT AND HILLSIDE REVIEW PERMIT No. 98-0005 for the construction of a 12,140-square-foot single-family residence and garage on a vacant 0.8-acre lot. The project site is located on the west side of La Jolla Farms Road, between the western and southern extent of Black Gold Road, in the La Jolla Community (Parcel 1, Map 16819, La Jolla Farms Subdivision). Applicant: Neville Alleyne, M.D.

I. PROJECT DESCRIPTION: The Proposed Coastal Development Permit/Hillside Review Permit, to be considered by the Hearing Officer (Process 3), would allow construction of a 12,140-square-foot, two-story single-family residence and four-car garage on a vacant 0.8-acre parcel. Project elements would include a paved courtyard, terraces, a swimming pool, a gazebo with a spa, and landscaping in conformance with the City's "Landscape Technical Manual" and Brush Management Program.

Site development would include minimal grading to create a level building pad. The grading would be primarily confined to the relatively flat mesa top and would not exceed a 10 percent encroachment into the HR Overlay Zone. No development would occur in the western portion of the parcel subject to the building restricted easement.

Exterior building finishes would include stucco, wooden windows and doors, and a mission barrel clay tile roof. Access to the property would be from La Jolla Farms Road via an iron gate. All runoff from impervious surfaces would be directed to an existing concrete drainage ditch which runs along the northern property line.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego previously prepared a Negative Declaration for the project as described in the attached Initial Study.

Based upon a review of the current project, it has been determined that:

a. There are no new significant environmental impacts not considered in the previous Negative Declaration;

b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and

c. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines an addendum shall be prepared.

IV. MITIGATION, MONITORING AND REPORTING PROGRAM: None required.

D. Seán Cárdenas, Senior Planner
Development Services

September 25, 1998
Date of Draft Report

October 15, 1998
Date of Final Report

Analyst: Eileen Lower

DISTRIBUTION:

The addendum and Negative Declaration were distributed to:

City of San Diego

Councilman Mathis, District 1
Development Services
Community and Neighborhood Services

Other

South Coastal Information Center
San Diego Museum of Man
San Diego County Archaeological Society
Save Our Heritage Organization
Clarence Brown, Viejas Group of Capitan Grande Band of Mission Indians
Ron Christman, Viejas Group of Capitan Grande Band of Mission Indians
Louie Guassac, Mesa Grande Band of Mission Indians
Save Everyone's Access
La Jolla Farms Property Owners Association
La Jolla Shores Association
La Jolla Town Council
La Jolla Community Planning Association
Thomas Steinke
Neville Alleyne, M.D. (Applicant)
Joe Astorga (architect/agent)

Copies of the addendum, the Negative Declaration, and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the Addendum.

(x) Comments addressing the accuracy or completeness of the Addendum were received during the public input period. The letters and responses follow.

San Diego County Archaeological Society

Environmental Review Committee

2 October 1998

To: Ms. Eileen Lower
Land Development Review Division
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Proposed Addendum to a Negative Declaration
Alleyne Residence
LDR No. 98-0005

Dear Ms. Lower:

I have reviewed the subject document on behalf of this committee of the San Diego County Archaeological Society.

1. Based on the information contained in the document, we agree that the project should have no significant adverse impacts to cultural resources, and that no mitigation measures are required.

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
file

[illegible] CA 92138-1106 (619) 538-0935

RESPONSE TO COMMENTS

1. This comment is acknowledged; no response is required.

City of San Diego
Planning Department

Development and Environmental
Planning Division
236-6460

Negative Declaration

DEP No. 92-0733

SUBJECT: Pike Residence. COASTAL DEVELOPMENT PERMIT and HILLSIDE REVIEW PERMIT (No. 92-0733) for construction of an 18,220 square-foot single-family residence and garage on a vacant 0.8-acre parcel. The project site is located on the west side of La Jolla Farms Road, between the western and southern extent of Black Gold Road, in the La Jolla community (Parcel 1, Map 16819, La Jolla Farms Subdivision). Applicant: Joseph D. Pike.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM: None required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego
- Councilmember Wolfsheimer, District 1
- Planning Department
- Engineering and Development Department
- Building Inspection Department

South Coastal Information Center
San Diego Museum of Man
Kumeyaay Cultural Historic Committee
Karen Vigneault
San Diego County Archaeological Society
Save Everyone's Access (SEA)
La Jolla Farms Property Owners Association
La Jolla Shores Association
La Jolla Town Council
La Jolla Community Planning Association
Joseph D. Pike, Applicant
Charles W. Christensen & Associates, Agent
Pat Leone, Consultant

VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

(X) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Development and Environmental Planning Division for review, or for purchase at the cost of reproduction.

Mary Ladiana

Mary Ladiana, Senior Planner
City Planning Department

July 9, 1993
Date of Draft Report

October 11, 1993
Date of Final Report

Analyst: Cárdenas

San Diego County Archaeological Society, Inc.

Environmental Review Committee
P.O. Box A-81106 San Diego, CA 92138

July 25, 1993

CITY PLANNING DEPT
JUL 27 1993
RECEIVED

To: Mr. Sean Cardenas
Development and Environmental Planning Division
Planning Department
City of San Diego
202 C Street, Mail Station 4C
San Diego, California 92101

Subject: Proposed Negative Declaration
Pike Residence
DEP No. 92-0733

Dear Mr. Cardenas:

I have reviewed the subject PND on behalf of this committee of the San Diego County Archaeological Society.

1. Based on the contents of the PND and the project's cultural resource study, we concur in the judgement that the project should have no impacts to cultural resources.

Thank you for including SDCAS in the City's environmental review process for this project.

Sincerely,

James W. Royle, Jr.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Brian F. Smith and Associates
SDCAS President
file

RESPONSE TO COMMENTS

1. Comment noted.

City of San Diego
Planning Department
DEVELOPMENT AND ENVIRONMENTAL PLANNING DIVISION
202 "C" Street, Mail Station 4C
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
DEP No. 92-0733

SUBJECT: Pike Residence. COASTAL DEVELOPMENT PERMIT and HILLSIDE REVIEW PERMIT (No. 92-0733) for construction of an 18,220 square-foot single-family residence and garage on a vacant 0.8-acre parcel. The project site is located on the west side of La Jolla Farms Road, between the western and southern extent of Black Gold Road, in the La Jolla community (Parcel 1, Map 16819, La Jolla Farms Subdivision). Applicant: Joseph D. Pike.

I. PURPOSE AND MAIN FEATURES:

The proposed Coastal Development Permit and Hillside Review Permit would allow construction of an 18,220 square-foot, two-story single family residence and five-car garage on a vacant 0.8-acre parcel. The project would provide a paved courtyard, spa, swimming pool, brush management program, and landscaping.

Site development would include minimal grading to create a level building pad. The grading would be primarily confined to the relatively flat mesa top and would not exceed the maximum 10 percent encroachment allowed into the Hillside Review (HR) Overlay Zone. Within the HR Overlay Zone, grading would be confined to the building footprint. No site development would occur within the western portion of the parcel subject to the building restricted easement. Alternative compliance for brush management would be provided in compliance with the City's Landscape Technical Manual. The Brush Management Program would include two zones. Zone 1 would vary in depth from 10-20 feet; Zone 2 would measure 40 feet in depth. Landscaping would comply with the City's Landscape Technical Manual and would include 12-, 15- and 20-foot trees; 6-foot hedges; shrubs; groundcover; and lawn.

Exterior building finishes would include stucco and a rubber membrane and copper roof. A total of nine parking spaces are proposed, four spaces in the courtyard fronting the residence and a five-car garage. Access to the property would be from La Jolla Farms Road via an iron gate. All runoff from impervious surfaces would be directed to an existing concrete drainage ditch which runs along the northern property line.

II. ENVIRONMENTAL SETTING:

The 0.8-acre site is located on a coastal bluff on the west side of La Jolla Farms Road, between the western and southern extent of Black Gold Road, in the La Jolla community (Figure 1). The project site is designated for very low density residential development (0-5 dwelling units/acre) and is zoned R1-20,000 (single-family residential). The western portion of the property is zoned HR (Hillside Review Overlay Zone), a portion of which is also subject to a building restricted easement. The property is vacant and currently supports non-native vegetation.

The area surrounding the property is designated for very low density residential uses to the north, east and south; open space to the west.

Zoning includes R1-20,000 and HR to the north and south; R1-40,000 and HR to the west; and R1-20,000 to the east. Single-family residences surround the project site on the north, east and south; the land is vacant on the west.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during the review of the project and determined not to be significant.

Geology

According to the City of San Diego Seismic Safety Study (Leighton and Associates, 1983), the project site is located within Geologic Risk Zone BC (variable risk to development) and Hazard Category No. 52 (generally stable). The project is located in a seismically active region of California; therefore, the potential exists for geologic hazards such as earthquakes and ground failure. However, no faults are mapped within 1,000 feet of the property. A geologic reconnaissance was conducted for the project site by Geocon Inc. (August, 1992) and is available for review in the office of the Development and Environmental Planning Division. This study recommended a geotechnical investigation to determine specific grading and foundation recommendations. The Building Inspection Department will be responsible for implementation of these recommendations prior to the issuance of a building permit. Implementation of site specific grading recommendations and proper engineering design of the new structure would ensure that the potential for geologic impacts from regional hazards would be insignificant. No mitigation is required.

Landform Alteration

The project site includes the top and upper slopes of Torrey Pines Mesa, overlooking the Pacific Ocean to the west. The western portion of the property lies within the mapped Hillside Review (HR) Overlay Zone. Based on a slope analysis prepared for the parcel, the proposed site development would be primarily confined to the relatively flat mesa top and would not exceed the maximum 10 percent encroachment allowed into the HR Overlay Zone. Minimal project grading to create a level building pad is proposed. Grading would be confined to the building footprint within the HR Overlay zone and would not be visible from any public vantage point due to orientation. Therefore, landform alteration impacts are considered to be below a level of significance. No mitigation is required.

Cultural Resources

The coastal areas of San Diego County are known for intense and diverse prehistoric occupation and important cultural resources. These areas have been inhabited by various cultural groups spanning 10,000 years or more. Camp sites and villages have been recorded along the coastal valleys and adjacent mesas from Del Mar to Tijuana. A cultural resource survey and assessment of the project site was conducted by Brian F. Smith and Associates (June, 1993) and is available for review in the office of the Development and Environmental Planning Division. Record searches identified 23 prehistoric sites and one historic site previously recorded within a one-mile radius of the project site. No archaeological resources were previously recorded on the property and none were identified as a result of the survey. No mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

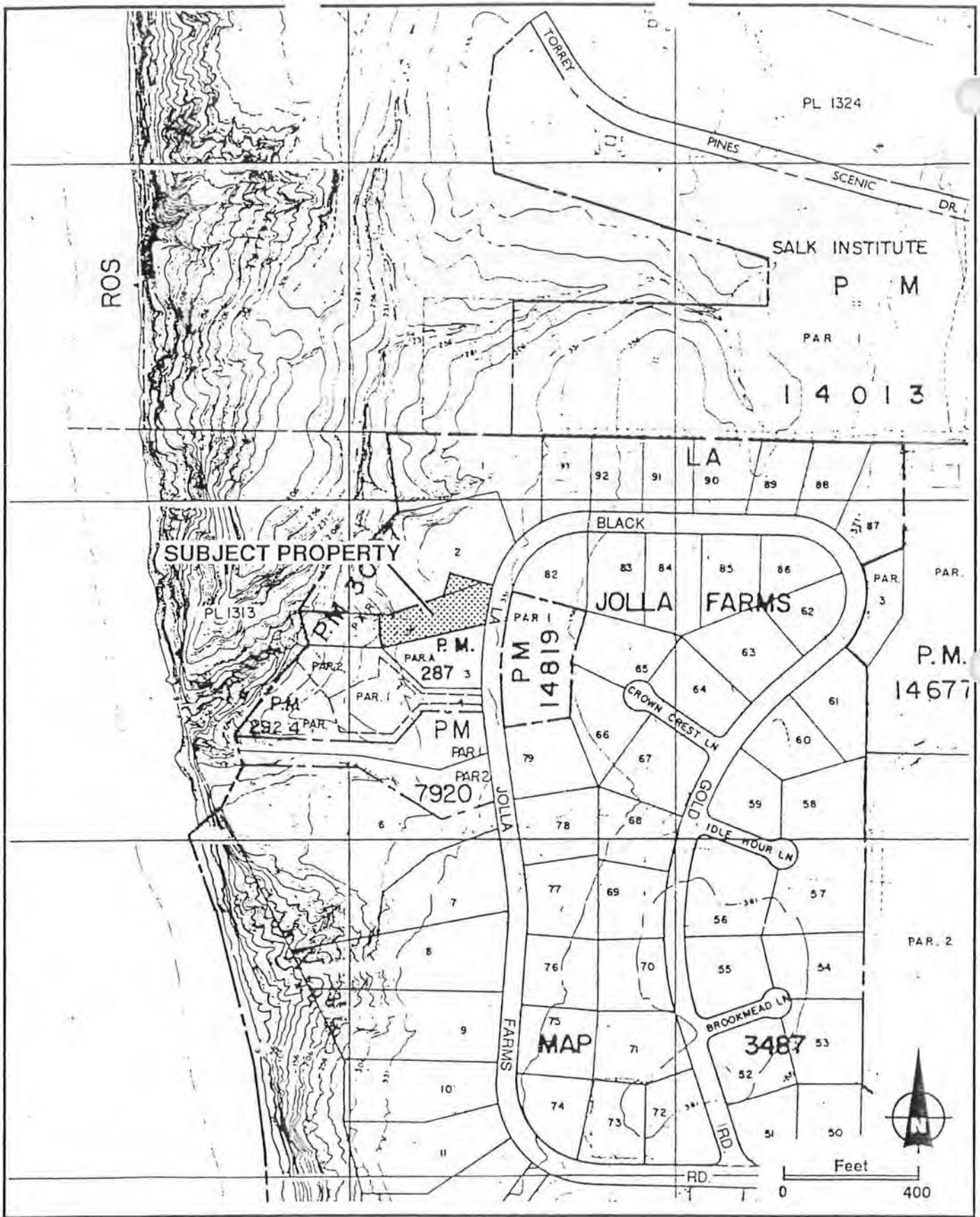
_X_ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

___ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

___ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Cárdenas

Attachments: Figure 1. Location Map
Initial Study Checklist



92-0733

(262-1693) 7-2-93 bl.

LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • PLANNING DEPARTMENT

Figure 1

III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

	Yes	Maybe	No
A. Geology/Soils. Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? GEOLOGY RATED VARIABLE RISK TO DEVELOPMENT AND GENERALLY STABLE/NO FAULTS WITHIN 500 FT/SEE DISCUSSION	___	___	X
2. Any increase in wind or water erosion of soils, either on or off the site? TEMPORARY/DURING CONSTRUCTION ONLY	___	___	X
B. Air. Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
2. The exposure of sensitive receptors to substantial pollutant concentrations? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
3. The creation of objectionable odors? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
4. The creation of dust? TEMPORARY/DURING CONSTRUCTION ONLY	___	___	X
5. Any alteration of air movement in the area of the project? NOMINAL CHANGE/DEVELOPMENT OF 2-STORY, SINGLE-FAMILY RESIDENCE	___	___	X
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
C. Hydrology/Water Quality. Will the proposal result in:			
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? DEVELOPMENT OF SINGLE- FAMILY RESIDENCE	___	___	X

		Yes	Maybe	No
2.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? NOMINAL CHANGE/DEVELOPMENT OF SINGLE-FAMILY RESIDENCE/RUNOFF CHANNELED INTO EXISTING CONCRETE DRAINAGE DITCH	___	___	X
3.	Alterations to the course or flow of flood waters? NO WATER COURSES NEARBY/ DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
4.	Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
5.	Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
6.	Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE /RUNOFF CHANNELED INTO EXISTING CONCRETE DRAINAGE DITCH	___	___	X
7.	Exposure of people or property to water related hazards such as flooding? NO WATER COURSES NEARBY	___	___	X
8.	Change in the amount of surface water in any water body? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X

D. Biology. Will the proposal result in:

1.	A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? DEVELOPED PARCEL/NO SUCH SPECIES ON-SITE	___	___	X
2.	A substantial change in the diversity of any species of animals or plants? DEVELOPED PARCEL	___	___	X
3.	Introduction of invasive species of plants into the area? DEVELOPED PARCEL/LANDSCAPING COMPLIES WITH CITY'S LANDSCAPE TECHNICAL MANUAL	___	___	X

		Yes	Maybe	No
4.	Interference with the movement of any resident or migratory fish or wildlife species? DEVELOPED PARCEL/NO SUCH SPECIES ON-SITE	___	___	X
5.	In impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? DEVELOPED PARCEL/NO SUCH HABITAT ON-SITE	___	___	X
6.	Deterioration of existing fish or wildlife habitat? DEVELOPED PARCEL/NO SUCH HABITAT ON-SITE	___	___	X

E. Noise. Will the proposal result in:

1.	A significant increase in the existing ambient noise levels? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
2.	Exposure of people to noise levels which exceed the City's adopted noise ordinance? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
3.	Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X

F. Light, Glare and Shading. Will the proposal result in:

1.	Substantial light or glare? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
2.	Substantial shading of other properties? DEVELOPMENT OF 2-STORY, SINGLE-FAMILY RESIDENCE/MAXIMUM HEIGHT 28.5 FEET	___	___	X

G. Land Use. Will the proposal result in:

1.	A land use which is inconsistent with the adopted community plan land use designation for the site? AREA DESIGNATED FOR OPEN SPACE AND VERY LOW DENSITY RESIDENTIAL USE	___	___	X
2.	A conflict with the goals, objectives and recommendations of the community plan in which it is located? AREA DESIGNATED FOR OPEN SPACE AND VERY LOW DENSITY RESIDENTIAL USE	___	___	X

		Yes	Maybe	No
3.	A conflict with adopted environmental plans for the area? AREA DESIGNATED FOR OPEN SPACE AND VERY LOW DENSITY RESIDENTIAL USE	___	___	X
4.	Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)? NOT APPLICABLE	___	___	X
H.	Natural Resources. Will the proposal result in:			
1.	The prevention of future extraction of sand and gravel resources? DEVELOPED AREA/NO SUCH RESOURCES ON-SITE	___	___	X
2.	The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? DEVELOPED AREA/NO SUCH LAND ON-SITE	___	___	X
I.	Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? AREA DESIGNATED FOR OPEN SPACE AND VERY LOW DENSITY RESIDENTIAL USE	___	___	X
J.	Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? AREA DESIGNATED FOR OPEN SPACE AND VERY LOW DENSITY RESIDENTIAL USE/ DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
K.	Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE ON VACANT PARCEL	___	___	X
L.	Transportation/Circulation. Will the proposal result in:			
1.	Traffic generation in excess of specific/ community plan allocation? PROJECT WILL GENERATE 9 ADTS	___	___	X
2.	An increase in projected traffic which is substantial in relation to the capacity of the street system? PROJECT WILL GENERATE 9 ADTS	___	___	X
3.	An increased demand for off-site parking? 2 PARKING SPACES REQUIRED/ 5 PARKING SPACES PROPOSED	___	___	X

	Yes	Maybe	No
4. Effects on existing parking? 2 PARKING SPACES REQUIRED/ 5 PARKING SPACES PROPOSED	___	___	X
5. Substantial impact upon existing or planned transportation systems? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? NO SUCH ACCESS ON-SITE	___	___	X
7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
M. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
b. Police protection? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
c. Schools? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
d. Parks or other recreational facilities? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
e. Maintenance of public facilities, including roads? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
f. Other governmental services? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
N. Utilities. Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
a. Power? URBANIZED AREA/ALL UTILITIES AVAILABLE	___	___	X
b. Natural gas? URBANIZED AREA/ALL UTILITIES AVAILABLE	___	___	X
c. Communications systems? URBANIZED AREA/ALL UTILITIES AVAILABLE	___	___	X
d. Water? URBANIZED AREA/ALL UTILITIES AVAILABLE	___	___	X

	Yes	Maybe	No
e. Sewer? URBANIZED AREA/ALL UTILITIES AVAILABLE	___	___	X
f. Storm water drainage? URBANIZED AREA/ALL UTILITIES AVAILABLE	___	___	X
g. Solid waste disposal? URBANIZED AREA/ALL UTILITIES AVAILABLE	___	___	X
O. Energy. Will the proposal result in the use of excessive amounts of fuel or energy? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
P. Water Conservation. Will the proposal result in:			
1. Use of excessive amounts of water? LANDSCAPING COMPLIES WITH CITY'S LANDSCAPE TECHNICAL MANUAL	___	___	X
2. Landscaping which is predominantly non-drought resistant vegetation? LANDSCAPING COMPLIES WITH CITY'S LANDSCAPE TECHNICAL MANUAL	___	___	X
Q. Neighborhood Character/Aesthetics. Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? NO SUCH VIEWS ON-SITE/DEVELOPMENT OF 2-STORY, SINGLE-FAMILY RESIDENCE/MAXIMUM HEIGHT 28.5 FEET	___	___	X
2. The creation of a negative aesthetic site or project? DEVELOPMENT OF 2-STORY, SINGLE-FAMILY RESIDENCE	___	___	X
3. Project bulk, scale, materials, or style which will be incompatible with surrounding development? DEVELOPMENT OF 2-STORY, SINGLE-FAMILY RESIDENCE	___	___	X
4. Substantial alteration to the existing character of the area? DEVELOPMENT OF 2-STORY, SINGLE-FAMILY RESIDENCE	___	___	X
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees? NO SUCH TREES ON-SITE	___	___	X
6. Substantial change in topography or ground surface relief features? ONLY MINOR GRADING PROPOSED	___	___	X

		Yes	Maybe	No
7.	The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? PROJECT LIES WITHIN HILLSIDE REVIEW OVERLAY ZONE/SEE DISCUSSION	___	___	X
R.	Cultural Resources. Will the proposal result in:			
1.	Alteration of or the destruction of a prehistoric or historic archaeological site? NO SUCH RESOURCES ON-SITE/SEE DISCUSSION	___	___	X
2.	Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? NO SUCH RESOURCES ON-SITE/SEE DISCUSSION	___	___	X
3.	Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? NO SUCH RESOURCES ON-SITE/SEE DISCUSSION	___	___	X
4.	Any impact to existing religious or sacred uses within the potential impact area? NO SUCH USES ON-SITE/SEE DISCUSSION	___	___	X
S.	Paleontological Resources. Will the proposal result in the loss of paleontological resources? LINDAVISTA FORMATION VERY LOW POTENTIAL/SCRIPPS FORMATION MODERATE POTENTIAL/ONLY MINOR GRADING PROPOSED	___	___	X
T.	Human Health/Public Safety. Will the proposal result in:			
1.	Creation of any health hazard or potential health hazard (excluding mental health)? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
2.	Exposure of people to potential health hazards? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
3.	A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X

	Yes	Maybe	No
U. Mandatory Findings of Significance.			
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? DEVELOPED AREA/NO SUCH RESOURCES ON-SITE	___	___	X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
3. Does the project have impacts which are individually limited, but cumulatively considerable (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? DEVELOPMENT OF SINGLE-FAMILY RESIDENCE	___	___	X

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

✓ City of San Diego Seismic Safety Study, Updated June 1983.

____ USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.

✓ Geology of the San Diego Metropolitan Area, California.

✓ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.

✓ Site Specific Report: Soil and Geologic Reconnaissance for Parcel 1, Parcel Map 16819, La Jolla Farms Road, La Jolla, California.

B. Air

NA Regional Air Quality Strategies (RAQS) - APCD.

____ State Implementation Plan.

____ Site Specific Report: _____

C. Hydrology/Water Quality

NA Flood Insurance Rate Map (FIRM), September 29, 1989.

____ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.

____ Site Specific Report: _____

D. Biology

✓ Community Plan - Resource Element

____ City of San Diego Vernal Pool Maps

____ California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.

____ Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.

____ Robinson, David L., San Diego's Endangered Species, 1988.

____ California Department of Fish and Game, "San Diego Vegetation", March 1985.

____ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.

____ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.

____ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.

____ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."

____ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.

____ Site Specific Report: _____

_____.

E. Noise

__✓__ Community Plan

____ San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987.

____ Brown Field Airport Master Plan CNEL Maps.

____ Montgomery Field CNEL Maps.

____ NAS Miramar CNEL Maps, 1976.

____ San Diego Association of Governments -'San Diego Regional Average Weekday Traffic Volumes 1984-88.

____ San Diego Association of Governments - Average Daily Traffic Map, 1989.

____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.

____ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.

____ City of San Diego Progress Guide and General Plan.

____ Site Specific Report: _____

_____.

F. Light, Glare and Shading

NA Site Specific Report: _____

_____.

G. Land Use

____ City of San Diego Progress Guide and General Plan.

✓ Community Plan.

____ Airport Land Use Plan.

✓ City of San Diego Zoning Maps

____ FAA Determination

H. Natural Resources

____ City of San Diego Progress Guide and General Plan.

✓ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, December 1973.

____ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

____ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

I. Recreational Resources

____ City of San Diego Progress Guide and General Plan.

✓ Community Plan.

____ Department of Park and Recreation

____ City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.

____ City of San Diego - San Diego Regional Bicycling Map

____ City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.

____ Additional Resources: _____

_____.

J. Population

NA City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ Series VII Population Forecasts, SANDAG.

K. Housing

NA _____

L. Transportation/Circulation

____ City of San Diego Progress Guide and General Plan.

✓ Community Plan.

____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.

____ San Diego Region Weekday Traffic Volumes 1984-88, SANDAG.

____ Site Specific Report: _____

_____.

M. Public Services

____ City of San Diego Progress Guide and General Plan.

✓ Community Plan.

N. Utilities

NA _____

O. Energy

NA _____

P. Water Conservation

NA Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

Q. Neighborhood Character/Aesthetics

____ City of San Diego Progress Guide and General Plan.

✓ Community Plan.

✓ Local Coastal Plan.

R. Cultural Resources

✓ City of San Diego Archaeology Library.

____ Historical Site Board List.

____ Community Historical Survey: _____

_____.

✓ Site Specific Report: A Cultural Resource Study for the Pike Project, San Diego, California.

S. Paleontological Resources

✓ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

____ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

____ Site Specific Report: _____

_____.

T. Human Health/Public Safety

NA San Diego County Hazardous Materials Management Division

____ FAA Determination

____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized July 13, 1989.

DEPFORM19
Initial study
Checklist
Revised 5/90

Recording requested by
and mail to:
City of San Diego
Permit Intake
MS 501

1815

Attachment 9

NOTE: PLEASE RECORD AS RESTRICTION ON USE OR DEVELOPMENT OF REAL PROPERTY AFFECTING THE TITLE TO OR POSSESSION THEREOF.

COASTAL DEVELOPMENT AND HILLSIDE REVIEW PERMIT NO. 92-0733
PIKE RESIDENCE
PLANNING DIRECTOR

This Coastal Development and Hillside Review Permit is granted by the Planning Director of the City of San Diego to JOSEPH PIKE, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a new single-family home with attached garages, a subterranean basement area, paved courtyards, spa, swimming pool, terraces, landscaping and fencing located on the west side of La Jolla Farms Road between the western and southern extent of Black Gold Road, described as Parcel 1, Map 16819, La Jolla Farms Subdivision, in the R1-20000 Zone.

2. The facility shall consist of the following:

   a. A 15,710-square-foot, two-story, single-family residence with five garages to provide for nine spaces, other accessory uses, and landscaping;

   b. Landscaping;

   c. Off-street parking; and

   d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Nine off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated January 5, 1994, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

   a. The Permittee signs and returns the permit to the Planning Department; and

   b. The Coastal Development Permit is recorded in the office of the County Recorder.

5. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director

ORIGINAL

for approval. Plans shall be in substantial conformity to Exhibit "A," dated January 5, 1994, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated January 5, 1994, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

7. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

8. This Coastal Development Permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

9. This Coastal Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

10. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

11. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

12. Final construction plans shall illustrate that all walls and fences shall conform to Division Six of the San Diego Municipal Code by showing all top and bottom elevations points and all proposed materials. No variances are permitted.

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13. Final construction plans shall conform with Proposition D Height limit and San Diego Municipal Code Section 101.0101.62 of the San Diego Municipal Code. No variances are permitted.

14. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of sidewalk, adjacent to this site on La Jolla Farms Road, satisfactory to the City Engineer, or shall enter into an agreement with the City waiving the right to oppose special assessment proceedings initiated for sidewalk.

15. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of a standard City driveway for access to this site, satisfactory to the City Engineer. Curb-return-type access will not be allowed.

16. Prior to issuance of building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for landscaping and enhanced pavement to be located in the public right-of-way.

17. This condition does not constitute approval of the Encroachment Removal Agreement, which requires separate application. In addition, landscaping within the right-of-way shall be limited in height to provide clear line-of-sight visibility at the driveway, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the applicant shall:

a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).

b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

c. Comply with the City of San Diego Landscaping Technical Manual regarding brush and landscaping.

19. This development may be subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.

20. This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.

ORIGINAL

21. This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

22. Prior to the issuance of any building permits, the applicant shall assure that on-site drainage/detention facilities are installed and maintained in a manner satisfactory to the City Engineer.

23. The applicant shall implement the modified Brush Management Program in accordance with the approved brush management plan for the site (Exhibit "A"), dated January 5, 1994 on file in the Planning Department, including the following measures:

a. Prior to the issuance of any grading or building permits, a complete set of brush management working drawings, shall be submitted to the Planning Director and the Fire Marshall for approval. the plans shall be in substantial conformity to Exhibit "A," dated January 5, 1994, on file in the office of the Planning Department and shall comply with the applicable provision of the City of San Diego *Landscape Technical Manual*, Document No. RR-274506. The approved Brush Management Program shall be implemented before issuance of any occupancy permit on any building. Such brush management shall not be modified or altered unless this permit has been amended and is to be maintained, at all times, in accordance with the guidelines of the City of San Diego's *Landscape Technical Manual*, Document No. RR-274506, on file in the office of the City Clerk.

b. Zone 1, as identified on the Exhibit "A,", dated January 5, 1994, shall be a minimum ten (10) feet varying to twenty-eight (28) feet.

c. No accessory structures shall be permitted between the residence and Zone 2, including but not limited to wood decks, trellises, gazebos, et cetera. Noncombustible accessory structures may be approved by the Fire Marshall and the Planning Director.

d. The Fire Department may consider deviations from these conditions or may require additional conditions at the time of final inspection if it is determined an eminent health and safety risk still exists.

e. Design of the structures included in this permit shall incorporate the architectural features outlined in

Section 6.6-2 of the *Landscape Technical Manual*, Document No. RR-274506, on file in the office of the City Clerk.

f. All requirements for fire-resistive construction and other architectural features shall conform the all applicable City and Regional Building Code Standards.

24. Unless appealed this Coastal Development Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action.

25. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

26. The final construction drawings shall be in compliance with San Diego Municipal Code Section 101.0101.25 (floor area). No variances are permitted.

27. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in the event that a challenge pertaining to future growth management requirements is found by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, the Planning Director shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.

28. The issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

APPROVED by the Planning Director of the City of San Diego on January 5, 1994.

PERMITS[P44]6798

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PLANNING DIRECTOR
RESOLUTION NO. 9749
COASTAL DEVELOPMENT AND HILLSIDE REVIEW PERMIT NO. 92-0733

WHEREAS, JOSEPH PIKE, Owner/Permittee, filed an application for a Coastal Development and Hillside Review Permit No. 92-0733 to develop subject property located on the west side of La Jolla Farms Road between the western and southern extent of Black Gold Road within the La Jolla Community, described as Parcel 1, Map 16819, La Jolla Farms Subdivision, in the R1-20,000 Zone; and

WHEREAS, on January 5, 1994, the Planning Director of the City of San Diego considered Coastal Development and Hillside Review Permit No. 92-0733 pursuant to Section 105.0200 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Director of the City of San Diego as follows:

That the Planning Director adopts the following written Findings, dated January 5, 1994.

COASTAL FINDINGS:

a. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted LCP Land Use Plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. The proposed development is consistent with the La Jolla Community Plan and Local Coastal Addendum. The project will not interfere with any public accessways or public vantage points.

b. The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources. As identified in the Negative Declaration No. 92-0733, the project will not adversely affect these resources.

c. The proposed development will comply with the requirements related to biologically sensitive lands and significant prehistoric and historic resources as set forth in the Resource Protection Ordinance, Chapter X, Section 101.0462 of the San Diego Municipal Code, unless by the terms of the Resource Protection Ordinance, it is exempted therefrom.

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d. The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources. The proposed single-family residential development will occur on private property and would provide adequate off-street parking. The project will not adversely affect these resources.

e. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources. The project development would occur on private property. The development has been restricted to a ten percent encroachment into the Hillside Review (HR) Overlay Zone. The project would not impact these resources.

f. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards. The proposed development is located on a previously graded lot. The site is not located within a geologic, flood or fire hazard area.

g. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. The building bulk massing and setbacks conform to the City of San Diego's Zoning Ordinance and is consistent with other buildings in the neighborhood. The development will therefore be visually compatible with the neighborhood.

h. The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs. The proposed development complies with the La Jolla Community Plan, La Jolla Land Use Plan and all other relevant requirements of the Local Coastal Program (LCP).

HILLSIDE REVIEW (HR) FINDINGS:

a. The site is physically suitable for the design and siting of the proposed development. The proposed development will result in minimum disturbance of sensitive areas. Development would occur mostly on the previously graded portion of the lot and would not exceed the maximum ten percent encroachment allowed into the HR Overlay Zone.

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b. The grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability which would affect health, safety and general welfare as approved by the City Engineer. The property is vacant and currently supports non-native vegetation. Areas that will be disturbed by development will be revegetated. Also a brush management program has been provided within the landscape plans. All run-off from impervious surfaces would be directed to an existing concrete drainage ditch.

c. The proposed development retains the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper structural scale and character, varied architectural treatments and appropriate plan materials. The proposed residence as proposed will be compatible with existing styles and materials.

d. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space and Sensitive Land Element of the community plan, any other adopted applicable plan and the zone. The development, which has been restricted mostly within the area outside of HR, will help to preserve the hillside as open space.

e. The proposed development is in conformance with the qualitative development guidelines and criteria as set forth in Document No. RR-262129 "Hillside Design and Development Guidelines" and, if the property is within the HR Overlay Zone areas adjacent to Tecolote Canyon, San Clemente Canyon and all other designated open space areas in Clairemont Mesa, the proposed development is also in conformance with Document No. Rr-267476. "Tecolote Canyon Rim Development Guidelines". The development as proposed meets all relevant ordinances and guidelines.

BRUSH MANAGEMENT ALTERNATIVE COMPLIANCE FINDINGS:

a. The proposed development complies with the intent of providing an effective fire break by means of a ten-foot Zone 1 setback and a 40-foot Zone 2. Measures incorporated into the structure, landscape and site planning provide for a fire resistive project. The proposed Brush Management Program will meet the purpose and intent of Appendix IIA of the Uniform Fire Code; and

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b. The proposed Brush Management Program, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area; and

c. The architectural features outlined in Section 6.6-2 of the *Landscape Technical Manual* (on file in the office of the City Clerk as Document No. RR-274506) shall be satisfied and the proposed development shall provide other fire resistive features as required by the Fire Chief; and

d. Literal compliance with the provisions of Appendix IIA of the Uniform Fire Code would require encroachment into an area of sensitive habitat adjacent to the coastal bluff thereby increasing the possibility of potential adverse to the sensitive coastal bluffs adjacent to and within this property. Granting this site alternative compliance to the brush management regulations, allows reasonable development of the site.

e. The proposed Brush Management Program, to the extent feasible, will not adversely affect floodplains, biologically sensitive lands, hillsides, significant prehistoric sites and resources, and wetlands as defined in the Resource Protection Ordinance, San Diego Municipal code Section 101.0462; and

f. The proposed Brush Management Program, to the extent feasible, will minimize the alterations of vegetation and will not result in undue risks from erosional forces.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Director, Coastal Development Hillside Review Permit No. 92-0733 is hereby GRANTED to JOSEPH PIKE, Owner/Permittee, in the form and with the terms and conditions as set forth in Coastal Development and Hillside Review Permit No. 92-0733, a copy of which is attached hereto and made a part hereof.

Robert Korch
Senior Planner

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RESOLUTION NUMBER R- 9765

ADOPTED ON January 5, 1994

WHEREAS, on November 16, 1992, Joseph D. Pike submitted an application to the Planning Department for a COASTAL DEVELOPMENT PERMIT and HILLSIDE REVIEW PERMIT; and

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

WHEREAS, the issue was heard by the Hearing Officer on January 5, 1994; and

WHEREAS, the Hearing Officer of the City of San Diego considered the issues discussed in Negative Declaration No. 92-0733; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it is hereby certified that Negative Declaration No. 92-0733 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgement of the City of San Diego as Lead Agency, and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer.

BE IT FURTHER RESOLVED that the Hearing Officer finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

By: Robert Korch
Robert Korch
Senior Planner

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ALL-PURPOSE CERTIFICATE

1994 SEP -7 AM 11:12

Type/Number of Document CDP/HRP 92-0733

Date of Approval January 5, 1994

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Robert Korch
Senior Planner

On March 9, 1994 before me, BARBARA J. HUBBARD (Notary Public), personally appeared Robert Korch, Senior Planner of the Planning Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard
Barbara J. Hubbard

OFFICIAL SEAL
BARBARA J. HUBBARD
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMMISSION EXPIRES
MAY 16, 1995

(Seal)

PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed J. D. Pike
Typed Name Joseph D. Pike

Signed
Typed Name

STATE OF California

COUNTY OF San Diego

On September 1, 1994 before me, Carolyn Hafner (Name of Notary Public) personally appeared Joseph D. Pike, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Carolyn Hafner

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OFFICIAL SEAL
CAROLYN HAFNER
Notary Public - California
San Diego County
My Commission Expires August 4, 1995

(Seal)

DOC #
1995 DOC # 1999-0039076

JAN 25, 1999 9:12 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 44.00

1999-0039076

SPACE ABOVE THIS LINE

F&P
13P
1 cm

COASTAL DEVELOPMENT/HILLSIDE REVIEW PERMIT 98-0005
ALLEYNE RESIDENCE
CITY MANAGER

This Permit, is granted by the City Manager of the City of San Diego to Dr. & Mrs. Neville Alleyne, Owner/Permittee pursuant to Section 105.0202 and 101.0454 of the Municipal Code of the City of San Diego. The 0.8-acre site is located on the west side of La Jolla Farms Road, just south of Black Gold Road in the R1-20000 and Hillside Review zones of the La Jolla Community Plan Area. The project site is legally described as Parcel 1, Map No. 16819.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner /Permittee to construct a two-story single-family home described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated November 18, 1998 on file in the Office of Development Services. The facility shall include:

a. One, two-story single-family residence with an attached four-car garage to total approximately 12,140 square feet in gross floor area;

b. Landscaping (planting, irrigation and landscape related improvements); and

c. Off-street parking facilities; and

d. Pool and patio; and

e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decisionmaker.

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2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:

a. The Permittee signs and returns the Permit to Development Services; and

b. The Permit is recorded in the office of the San Diego County Recorder.

3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)

7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated November 18, 1998, on file in the Office of Development Services. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such

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an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the Permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed Permit and the condition(s) contained therein.

10. All projects shall be in compliance with Section 101.0101.25 (Gross Floor Area) of the Municipal Code and all appropriate related definitions.

11. All projects shall be in compliance with Sections 101.0214 (Maximum Height of a Building or Structure) and 101.0215 (Procedural Requirements for Determination of Structure Height) of the Municipal Code.

12. All projects shall be in compliance with Section 101.0216 (Topographical Survey Requirements) of the Municipal Code and all building plans shall be predicated upon said concurrently submitted topographical survey. Said topographical survey (and accompanying grading plan) shall accurately depict both pre-existing grade and finished grade as set forth in Section 101.0101.24 (Grade) of the Municipal Code.

13. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action, following all appeals.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permits, the applicant shall assure by permit and bond, the installation of sidewalk, adjacent to this site on La Jolla Farms Road, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the applicant shall assure by permit and bond, the installation of a 14-foot-wide driveway on La Jolla Farms Road, satisfactory to the City Engineer.

16. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

17. Prior to the issuance of any building permits, the applicant shall obtain a grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with Sections 62.0401 - 62.0423 of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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

ORIGINAL

19. Prior to the issuance of any building permits, the applicant shall:

    a. Provide building address numbers visible and legible from street or road fronting property or a directory (UFC 901.44).

    b. Show location of all fire hydrants on plot to conform to Fire Department Policy #F-85-1 (UFC 903.2).

    c. Comply with the City of San Diego *Landscape Technical Manual* regarding brush and landscaping relative to open space property lines.

20. The following comment is for information only:

    - This development may be subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.

PLANNING/DESIGN REQUIREMENTS:

21. No fewer than two (2) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated November 18, 1998, on file in the Office of Development Services. Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

22. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

23. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

24. A topographical survey conforming to the provisions of Section 101.0216 of the Municipal Code may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the Permittee.

25. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

26. The eight-foot side yard setback area along the southern property line shall be maintained as a public view corridor from La Jolla Farms Road. Fences within this area shall be 50 percent open for the upper three (3) feet of any six-foot fence or wall and the landscape material shall be maintained at a low level as approved on the Exhibit "A" Landscape Plan.

27. All signage associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

29. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

30. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

31. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

32. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (Municipal Code Sec. 101.2001) to the satisfaction f the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked "Exhibit A".

LANDSCAPE REQUIREMENTS:

33. Prior to issuance of any grading, or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated November 18, 1998, on file in the Office of Development Services. No change, modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

34. The timely erosion control including planting and seeding of all slopes and pads consistent with the approved plans is considered to be in the public interest and the Permittee shall initiate such measures within 45 days from the date that the grading of the site is deemed to be complete. Such erosion control and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the *Landscape Technical Manual.*

ORIGINAL

35. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

36. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the *Landscape Technical Manual.*

37. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

38. The Brush Management Program is based on the Fire Department's Fire Hazard Severity Classification of MODERATE. The permittee shall implement the following requirements in accordance with the Brush Management program shown on Exhibit "A" Landscape Concept and Brush Management Plan, dated November 18, 1998 on file in the Office of Development Services:

a. Prior to the issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Chief. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0889.0201, and Section Six of the *Landscape Technical Manual* (Document Number RR-274506) on file at the Office of the City Clerk.

b. The Brush Management Zone Depths which incorporate zone reduction shall be as follows:

   i. Zone One - 25'
   ii. Zone Two - 30'
   iii. Zone Three - 30'

c. The construction documents shall conform to the architectural features as described in Section 6.6-2 of the *Landscape Technical Manual.*

d. Within Zone One combustible accessory structures with less than a one hour fire rating are not permitted, including but not limited to: wooddecks, trellises, gazebos, etc. Non-combustible accessory structures and/or combustible accessory structures with a minimum fire rating of one hour or more, may be approved within the designated Zone One (including the alternative compliance zone one area) subject to approval by the Fire Chief and the City Manager.

e. All requirements for fire-resistive construction and other architectural features shall conform to the applicable City and Regional Building Code Standards. The Fire Chief may consider deviations from these conditions or may require additional conditions at the time of final inspection if it is determined an eminent health and safety risks still exist.

f. No invasive plant material shall be permitted.

g. Provide the following note on the Brush Management Construction documents: "It shall be the responsibility of the Permittee to schedule a preconstruction meeting on site with the contractor and Development Services to discuss and outline the implementation of the Brush Management Program."

39. Prior to the issuance of any Certificate of Occupancy or final inspection for any building, the Brush Management Program shall be implemented.

40. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's *Landscape Technical Manual* and as shown on Exhibit "A".

APPROVED by the City Manager of the City of San Diego on November 18, 1998.

CITY MANAGER
RESOLUTION NO. D-873
COASTAL DEVELOPMENT/HILLSIDE REVIEW
PERMIT CASE NO. 98-0005
ALLEYNE RESIDENCE

WHEREAS, DR. NEVILLE and MARSHA ALLEYNE, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a two-story single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. , on portions of a 0.8-acre property and;

WHEREAS, the project site is located at on the west side of La Jolla Farms road, just south of Black Gold Road in the R1-20000 and Hillside Review of the La Jolla Community Plan Area and;

WHEREAS, the project site is legally described as Parcel 1, Map No. 16819, and;

WHEREAS, on November 18, 1998, the City Manager of the City of San Diego considered Coastal Development/Hillside Review Permit No. 98-0005 pursuant to Sections 105.0202 and 101.0454 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

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

That the City Manager adopts the following written Findings, dated November 18, 1998.

FINDINGS:

COASTAL DEVELOPMENT ~(Municipal Code Section 105.0202)

A. THE PROPOSED DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY LEGALLY UTILIZED BY THE GENERAL PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN AN ADOPTED LCP LAND USE PLAN; NOR WILL IT OBSTRUCT VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS FROM PUBLIC VANTAGE POINTS.

The proposed two-story single-family home development is located on a lot which has been previously developed as part of a larger estate. The La Jolla Local Coastal Plan does not identify any physical accessways adjacent to or crossing the site nor any public view corridors. The project site is located directly east of a large coastal bluff above Blacks Beach with no current public accessways. A sideyard view toward the ocean is designed and conditioned in the permit to be preserved and maintained along the southern property line.

B. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT IDENTIFIED MARINE RESOURCES, ENVIRONMENTALLY SENSITIVE AREAS, OR ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES.

The project site has previously been distributed by the development of a rural estate. The proposed home will be placed on the site of an old storage building. The Negative Declaration No. 92-0733 and subsequent addendum did not identify any adverse affects to these resources.

C. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS RELATED TO BIOLOGICALLY SENSITIVE LANDS AND SIGNIFICANT PREHISTORIC AND HISTORIC RESOURCES AS SET FORTH IN THE RESOURCE PROTECTION ORDINANCE, CHAPTER X, SECTION 101.0462 OF THE SAN DIEGO MUNICIPAL CODE, UNLESS BY THE TERMS OF THE RESOURCE PROTECTION ORDINANCE, IT IS EXEMPTED THEREFROM.

The Negative Declaration and subsequent addendum did not identify the site as containing any historic resources. The proposed grading for the development would be primarily confined to the relatively flat mesa top and would not exceed the allowed 10 percent encroachment into sensitive slopes.

D. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT IDENTIFIED RECREATIONAL OR VISITOR-SERVING FACILITIES OR COASTAL SCENIC RESOURCES.

The project site is not located near any recreational or visitor serving facilities other than the trails down to Blacks Beach. These trails are located both north and south of the project site and do not cross the site at any location. The closest coastal scenic resource is the public vantage point located at the end of the cul-de-sac of Crow Crest Lane to the east. Due to its location south and below grade of the vantage point, the proposed development will not adversely affect this coastal scenic resource.

E. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITATS AND SCENIC RESOURCES LOCATED IN ADJACENT PARKS AND RECREATION AREAS, AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.

The project site is not located adjacent to any parks or recreation areas, and therefore it will not impact any resources in these areas. The project site is a previously developed lot, currently vacant within a residential subdivision that is near fully developed.

F. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGIC AND EROSIONAL FORCES AND/OR FLOOD AND FIRE HAZARDS.

The proposed development is located on a previously graded site. Additional grading is proposed, but it has been designed to minimize landform alteration by keeping most of the home on the flat mesa area with a westerly portion encroaching on the sensitive slope area within the allowance. To reduce potential fire hazards, a brush management is included within the landscape plan to protect the home.

G. THE PROPOSED DEVELOPMENT WILL BE VISUALLY COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA, AND WHERE FEASIBLE, WILL RESTORE AND ENHANCE VISUAL QUALITY IN VISUALLY DEGRADED AREAS.

The proposed two-story single-family home is similar in bulk and scale with surrounding development, which is within a neighborhood of large custom estate homes. The two-story structure is placed and embedded into the edge of the mesa top in a similar design as surrounding structures.

H. THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN, THE LOCAL COASTAL PROGRAM, AND ANY OTHER APPLICABLE ADOPTED PLANS AND PROGRAMS IN EFFECT FOR THIS SITE.

The project has been designed to comply with the R1-20000 Zone regulations and is consistent with the residential land use designation (Very Low-Density 0-4 DU's per net acre) of the La Jolla Community Plan and the General Plan. The proposed development has been sited and designed to reduce impacts on environmentally sensitive habitats, minimize impacts to coastal resources, and to be visually compatible with the surrounding estate type development.

HILLSIDE REVIEW ~(Municipal Code Section 101.0454)

A. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED STRUCTURE(S) AND WILL RESULT IN THE MINIMUM DISTURBANCE OF SENSITIVE AREAS.

The property has been previously graded and disturbed with the remains of a foundation of a storage building, a portion of a post rural estate. The proposed development has been sited in the area of the post disturbance and through the grading and landscape brush management design limit and amount of encroachment into sensitive slope to ten percent.

B. THE GRADING PROPOSED IN CONNECTION WITH THE DEVELOPMENT WILL NOT RESULT IN SOIL EROSION, SILTING OF LOWER SLOPES, SLIDE DAMAGE, FLOODING, SEVERE SCARRING OR ANY OTHER GEOLOGICAL INSTABILITY WHICH WOULD AFFECT HEALTH, SAFETY AND GENERAL WELFARE AS APPROVED BY THE CITY ENGINEER.

The proposed development is designed to place most of the structure on the flat mesa portion of the site with only a small portion of the development placed on to the steep slope area. The environmental document prepared

for this project did not identify an erosional or geological instability with this site. No additional mitigation is required.

C. **THE PROPOSED DEVELOPMENT RETAINS THE VISUAL QUALITY OF THE SITE, THE AESTHETIC QUALITIES OF THE AREA AND THE NEIGHBORHOOD CHARACTERISTICS BY UTILIZING PROPER STRUCTURAL SCALE AND CHARACTER, VARIED ARCHITECTURAL TREATMENTS, AND APPROPRIATE PLANT MATERIAL.**

The proposed development is consistent with the size, bulk, and scale of existing developments in the area. The proposed home has been sited to minimize impacts from grading, maximize open space on the site, and to match the character of the neighborhood. The architectural style, in conjunction with the proposed landscape (slope re-vegetation), have been designed to visually enhance the project site and the surrounding neighborhood.

D. **THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE OPEN SPACE ELEMENT OF THE CITY'S PROGRESS GUIDE AND GENERAL PLAN, THE OPEN SPACE AND SENSITIVE LAND ELEMENT OF THE APPLICABLE COMMUNITY PLAN, ANY OTHER ADOPTED APPLICABLE PLAN IN EFFECT FOR THIS SITE, AND THE ZONE. THE APPLICANT HAS DISCUSSED THE FEASIBILITY OF OPEN SPACE DEDICATIONS OR EASEMENTS WITH APPROPRIATE CITY STAFF.**

The project site is designated for Very Low Density Residential (0-4 DU's per net acre) development and is adjacent to open space designated land further to the west. The project conforms with the open space elements of both the General Plan and the La Jolla Community Plan. The project observes a recorded open space easement intended to protect the steep slopes on the western portion of the site, which is adjacent to the open space designated area.

E. **THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE QUALITATIVE GUIDELINES AND CRITERIA AS SET FORTH IN DOCUMENT NO. RR-262129, "HILLSIDE DESIGN AND DEVELOPMENT GUIDELINES."**

The proposed development has been designed to conform to the Hillside Design Guidelines by placing the development primarily on the flat mesa portion of the site and designing the structure to fit the natural topography without the use of manufactured slopes. The placement of the structure observes an existing building restrictive easement placed on the steep slope portion of the site.

BRUSH MANAGEMENT - MUNICIPAL CODE SECTION

A. THE PROPOSED BRUSH MANAGEMENT PROGRAM, TO THE EXTENT FEASIBLE, WILL NOT ADVERSELY AFFECT FLOODPLAINS, BIOLOGICALLY SENSITIVE LANDS, HILLSIDES, SIGNIFICANT PREHISTORIC SITES AND RESOURCES, AND WETLANDS AS DEFINED IN THE RESOURCE PROTECTION ORDINANCE.

The proposed Brush Management Program, by providing the required brush management zones of the *Landscape Technical Manual* as shown on Exhibit "A", will modify the existing vegetation to the least practical extent while still providing the necessary fire protection to persons and property as required by the Uniform Fire Code, Appendix IIA. Existing plant material will remain within the slope areas. New plant materials in the Brush Management Zone One have been selected to visually blend with the existing hillside vegetation and no invasive species shall be used.

B. THE PROPOSED BRUSH MANAGEMENT PROGRAM, TO THE EXTENT FEASIBLE, WILL MINIMIZE THE ALTERATION OF VEGETATION AND WILL NOT RESULT IN UNDUE RISKS FROM EROSIONAL FORCES.

The proposed Brush Management program, by using Zone Reduction (Section 6.6-2, 3&5) of the *Landscape Technical Manual* and as shown on Exhibit "A" modifies the existing vegetation to the least practical extent while still providing the necessary fire protection to persons and property as required by the Univorm Fire Code. The proposed irrigation system will be modified to incorporate low precipitation irrigation systems to minimize runoff.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Manager, Coastal Development/Hillside Review Permit No. 98-0005, is hereby GRANTED by the City Manager to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 98-0005, a copy of which is attached hereto and made a part hereof.

GENE LATHROP
Senior Planner
Development Services

Adopted on: November 18. 1998

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ORIGINAL

ALL-PURPOSE CERTIFICATE

Type/Number of Document CDP/HRP98-0005

Date of Approval November 18, 1998

Gene Lathrop, Senior Planner

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On 1-12-99 before me, BARBARA J. HUBBARD (Notary Public), personally appeared GENE LATHROP, Senior Planner of Development Services of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS may hand and official seal

Signature Barbara J. Hubbard
Barbara J. Hubbard

BARBARA J. HUBBARD
COMM. # 1056585
Notary Public — California
SAN DIEGO COUNTY
My Comm. Expires MAY 16, 1999

(Seal)

OWNER(S) AND/OR PERMITTEE(S) **ALL-PURPOSE CERTIFICATE**

T UNDERSIGNED OWNER(S) AND/OR PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed Neville Alleyne, M.D. Signed Neville Alleyne MD
Typed Name Typed Name

STATE OF California

COUNTY OF San Diego

On Jan. 18, 1999 before me, Joyce M Martinez (Name of Notary Public) personally appeared Neville Alleyne, M.D., personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Joyce M Martinez

JOYCE M. MARTINEZ
Commission # 1111925
Notary Public — California
San Diego County
My Comm. Expires Sep 29, 2000

(Seal)

ORIGINAL

BIOLOGICAL RESOURCES TECHNICAL REPORT FOR THE GILBERT RESIDENCE PROJECT

9860 LA JOLLA FARMS ROAD, SAN DIEGO, CALIFORNIA 92037

PRJ-1055647

Submitted to:

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

Prepared for:

Dave and Melissa Gilbert
9860 La Jolla Farms Road
La Jolla, California 92037

Prepared by:

BFSA Environmental Services,
a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064

April 22, 2024; Revised August 7, 2024

BFSA Environmental Services
A Perennial Company

Biological Resources Technical Report

Gilbert Residence - 9860 La Jolla Farms Road

City of San Diego, California

DRAFT REPORT

PRJ-1055647, APN 350-251-03

Prepared for:

BFSA Environmental Services
14010 Poway Road, Suite A
Poway, CA 92064
Contact: Brian F. Smith, President (858) 484-0915

Prepared by:

Cadre Environmental
701 Palomar Airport Road, Suite 300
Carlsbad, CA 92011
Contact: Ruben Ramirez, Research Biologist (949) 300-0212

Certification "I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge"

August 2024

CADRE Environmental

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ACRONYMS

USACE	Army Corps of Engineers
BMP	Best Management Practices
CDFG	California Department of Fish and Game (CDFW effective Jan 1st 2013)
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Ranking
CWA	Clean Water Act
ESL	Environmentally Sensitive Lands Regulations
FESA	federal Endangered Species Act
GIS	Geographic Information System
GPS	Global Positioning System
HCP	Habitat Conservation Plan
MBTA	Migratory Bird Treaty Act
MHPA	Multi-Habitat Planning Area (90% Preserve Area of the MSCP)
MSCP	Multiple Species Conservation Program
NCCP	California Natural Communities Conservation Planning
NPDS	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
OHWM	Ordinary High-Water Mark
RWQCB	Regional Water Quality Control Board
SSC	California Species of Special Concern
SWRCB	State Water Resources Control Board
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WDR	State Waste Discharge Requirements

INTRODUCTION

The following biological resources technical report describes a detailed assessment of potential sensitive natural resources located within and immediately adjacent to the proposed Gilbert Residence 9860 La Jolla Farms Road Project No.1055647 (Project Site). Specifically, the report has been prepared to support the California Environmental Quality Act (CEQA), California Natural Communities Conservation Planning (NCCP) Act of 1992 City of San Diego Subarea Plan, and Environmentally Sensitive Lands Regulations (ESL) compliance review process conducted by the City of San Diego, California. As discussed below, the assessment included a thorough literature review, site reconnaissance characterizing baseline conditions including floral, faunal, and dominant vegetation communities, sensitive species observations, impact analysis, and proposed mitigation measures.

PROJECT LOCATION

The 0.80-acre Project Site is located in the Community of La Jolla within the City of San Diego, California extending west of La Jolla Farms Road as shown in Figure 1, *Regional Location Map*, and Figure 2 *Project Site Map.* The Project Site includes Assessor Parcel Number (APN) 350-251-03.

The Project Site is located completely within the Multiple Species Conservation Program (MSCP) planning area and is located within the City of San Diego MSCP Subarea Plan.

Multi-Habitat Planning Area

The Project Site is not located within or adjacent to a Multi-Habitat Planning Area (MHPA) or hardline. Therefore, no conservation or landuse adjacency guidelines (Section 1.4.3) are applicable.

Coastal Overlay Zone

The Project Site is located within the Coastal Overlay Zone. Compliance with ESL regulations for projects located within the Coastal Overlay Zone are applicable.

Wetlands

No wetland features are located within or adjacent to the Project Site.

Steep Hillsides

The Project Site is located within an area designated as Steep Hillsides. Compliance with ESL regulations for projects located within Steep Hillsides are applicable.

APN 350-251-03

Attachment A - Regional Location Map

Biological Resources Technical Report

Gilbert Residence - 9860 La Jolla Road, City of San Diego

CADRE Environmental

not to scale

Figure 2 - Project Site Map

Biological Resources Technical Report
Gilbert Residence - 9860 La Jolla Farms Road, City of San Diego

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1 inch = 50 ft.

DESCRIPTION

The proposed project includes the addition and expansion to an existing residence including remodel of the exiting outdoor living space including pool and spa, extending west of the existing developed footprint and assessor dwelling unit (ADU).

METHODOLOGY

LITERATURE REVIEW

Existing biological resource conditions within and adjacent to the Project Site were initially investigated through review of pertinent scientific literature. Federal register listings, protocols, and species data provided by the United States Fish and Wildlife Service (USFWS) were reviewed in conjunction with anticipated federally listed species potentially occurring within the Project Site. The California Natural Diversity Database (CNDDB), a California Department of Fish and Wildlife (CDFW) Natural Heritage Division species account database, San Diego Association of Governments (SANDAG) and San Diego Natural History Museum resources, were also reviewed for all pertinent information regarding the locations of known occurrences of sensitive species in the vicinity of the property. In addition, numerous regional floral and faunal field guides were utilized in the identification of species and suitable habitats. Combined, the reviewed sources provided an excellent baseline from which to inventory the biological resources potentially occurring in the area. Other sources of information included the review of unpublished biological resource letter reports and assessments.

FIELD SURVEYS

A reconnaissance survey of the Project Site was conducted on March 20th, 2023 (10am – 11:30am) by Ruben Ramirez of Cadre Environmental (USFWS permit 780566-14, S-210270008-21061-001) in order to characterize and identify potential sensitive plant and wildlife habitats, and to establish the accuracy of the data identified in the literature search. Geologic and soil maps were examined to identify local soil types that may support sensitive taxa. Aerial photograph, topographic maps, vegetation and rare plant maps prepared for previous studies in the region were used to determine community types and other physical features that may support sensitive plants/wildlife, uncommon taxa, or rare communities that occur within or adjacent to the Project Site. Habitat assessments were conducted for, but not limited to the following target species/groups.

- narrow endemic species
- sensitive plants
- sensitive wildlife
- riparian, wetland and vernal pool resources

Vegetation Communities/Habitat Classification Mapping

Natural community names and hierarchical structure follows the modified Holland system of classification (SANDAG 2011).

Floristic Plant Inventory

A general plant survey was conducted throughout the Project Site during the initial reconnaissance in a collective effort to identify all species occurring onsite.

All plants observed during the survey efforts were either identified in the field or collected and later identified using taxonomic keys. Plant taxonomy follows Hickman (1993). Scientific nomenclature and common names used in this report generally follow Jepson eFlora for updated taxonomy (Jepson Herbarium 2023). Scientific names are included only at the first mention of a species; thereafter, common names alone are used.

Wildlife Resources Inventory

All animals identified during the reconnaissance survey by sight, call, tracks, scat, or other characteristic sign were recorded onto a 1:200 scale orthorectified color aerial photograph or documented using a global positioning system (GPS). In addition to species actually detected, expected use of the site by other wildlife was derived from the analysis of habitats on the site, combined with known habitat preferences of regionally occurring wildlife species.

Vertebrate taxonomy followed in this report is according to the Center for North American Herpetology (2023 for amphibians and reptiles), the American Ornithologists' Union (1988 and supplemental) for birds, and Baker et al. (2003) for mammals. Both common and scientific names are used during the first mention of a species; common names only are used in the remainder of the text.

Regional Connectivity/Wildlife Movement Corridors

The analysis of wildlife movement corridors associated with the Project Site and immediate vicinity is based on information compiled from literature, analysis of the aerial photograph data, and direct observations made in the field during the reconnaissance site visit.

A literature review was conducted that includes documents on island biogeography (studies of fragmented and isolated habitat "islands"), reports on wildlife home range sizes and migration patterns, and studies on wildlife dispersal. Wildlife movement studies conducted in southern California were also reviewed. Use of field-verified digital data, in conjunction with the Geographic Information System (GIS) database, allowed proper identification of regional vegetation communities and drainage features. This information was crucial to assessing the relationship of the Project Site to large open space areas in the immediate vicinity and was also evaluated in terms of connectivity and habitat linkages. Relative to corridor issues, the discussions in this report are intended to focus on wildlife movement associated within the Project Site and the immediate vicinity.

Jurisdictional Resources Assessment

The Project Site was assessed for potential jurisdiction resources regulated by the United States Army Corps of Engineers (USACE), CDFW, and Regional Water Quality Control Board (RWQCB) in March 2023 to determine if a formal delineation is warranted.

SURROUNDING LAND USES/TOPOGRAPHY/SOILS

The 0.80-acre Project Site is dominated by a developed (residence) ornamental landscaping and Diegan coastal sage scrub vegetation communities which are described in this report, illustrated in Figure 3, *Vegetation Communities Map*, Figures 4-5, *Current Project Site Photographs,* and tabulated in Table 1, *Project Site Vegetation Community Acreages.* The Project Site is bordered to the north, south and east by residential development. The western region of the Project Site is bordered by open space undeveloped habitats.

The Soil Conservation Service (SCS)[1] and Soil Survey of the San Diego Area has the following soils mapped within the boundary of the property as illustrated in Figure 6, *Soils Association Map*.: Chesterton fine sandy loam, 2 to 5 percent slopes (CfB), and Terrace escarpments (TeF).

VEGETATION COMMUNITIES

Natural community names and hierarchical structure follows the modified Holland system of classification (SANDAG 2011).

Urban/Developed (12000)

The majority of the Project Site is characterized as an existing residence including front and backyard hardscaping and swimming pool. Ornamental landscaping is located adjacent to the existing residence and extends west into the undeveloped slopes within the Project Site. Species include but are not limited to hottentot fig (*Carpobrotus edulis*), Indian hawthorn *(Rhaphiolepis indica*), pink rock-rose (*Cistus criticus*), candelabra aloe (*Aloe arborescens*), jade plant (*Crassula ovata*), Bougainvillea (*Bougainvillea* sp.), African daisy (*Dimorphotheca sinuate*), ngaio tree (*Myoporum laetum*), pampas grass (*Cortaderia jubata*), sow thistle (*Sonchus oleraceus*), horseweed (*Erigeron canadensis*), and turf.

Diegan Coastal Sage Scrub (32500)

Diegan coastal sage scrub is located in the extreme western region of the Project Site and extends offsite into the adjacent open space. This vegetation community is characterized almost exclusively by lemonade berry (*Rhus integrifolia*). The understory and less common species documented within this vegetation community are listed in the previous description of Urban/Developed including hottentot fig, jade plant African daisy pampas grass, sow thistle (*Sonchus oleraceus*), and horseweed.

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[1] SCS is now known as the National Resource Conservation Service (NRCS).

Table 1.
Project Site Vegetation Community Acreages

Vegetation Community	City of San Diego MSCP Tier	Project Site (ac)
Urban/Developed	N/A	0.74
Diegan Coastal Sage Scrub	II	0.06
TOTAL		**0.80**

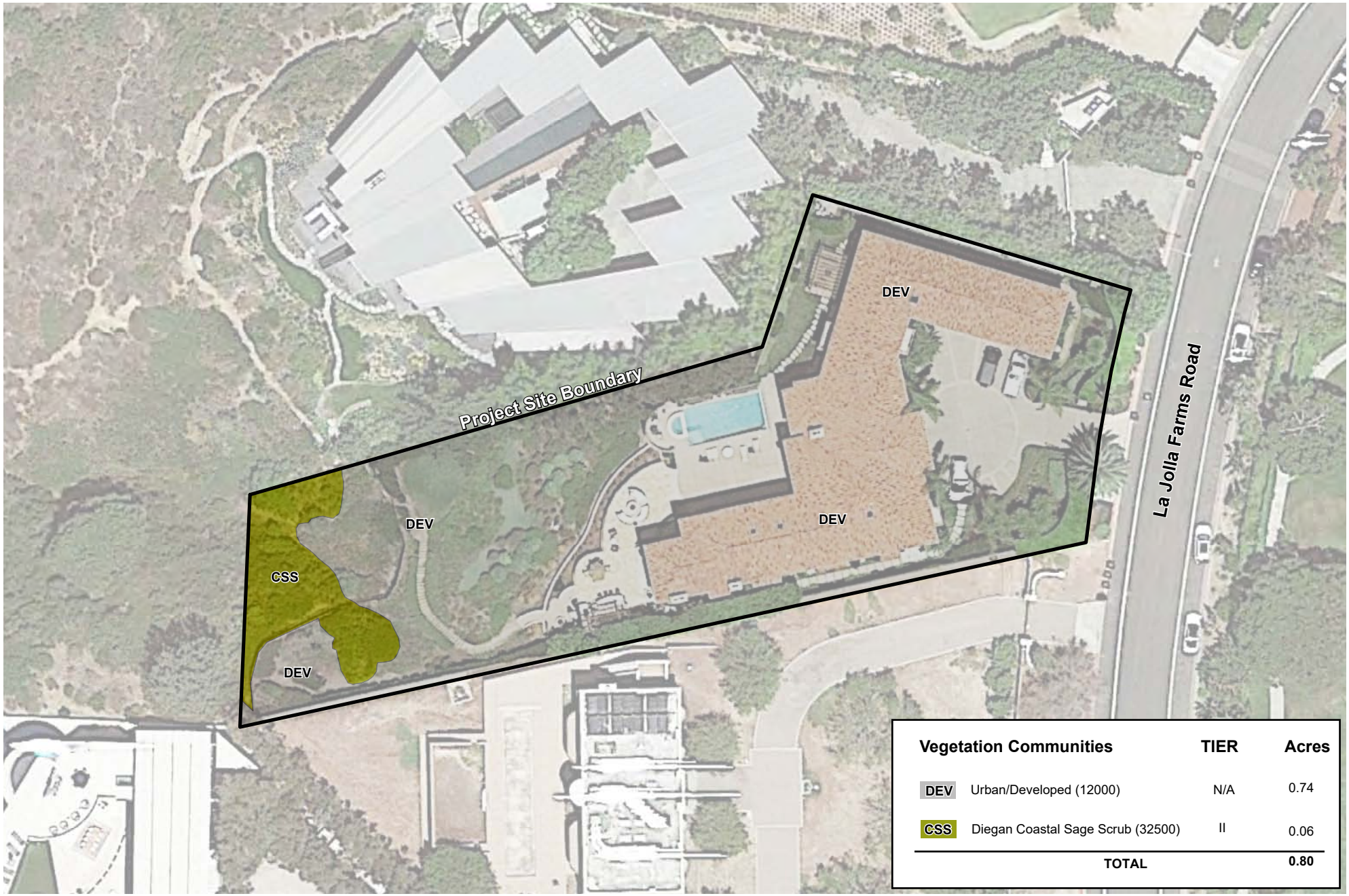
Source: Cadre Environmental 2023.

GENERAL PLANT & WILDLIFE SPECIES

A complete list of plant species documented within the Project Site are presented in the previous section. General wildlife species documented onsite or within the vicinity during the site assessment include red tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), white-crowned sparrow (*Zonotrichia leucophrys*), American robin (*Turdus migratorius*), northern mockingbird (*Mimus polyglottos*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), and house finch (*Haemorhous mexicanus*).

JURISDICTIONAL RESOURCES ASSESSMENT

No jurisdictional wetlands or resources regulated by the USACE, CDFW or RWQCB are located within or adjacent to the Project Site.



Vegetation Communities		TIER	Acres
DEV	Urban/Developed (12000)	N/A	0.74
CSS	Diegan Coastal Sage Scrub (32500)	II	0.06
	TOTAL		0.80

Project Site Boundary (APN 350-251-03)

Figure 3 - Vegetation Communities Map

Biological Resources Technical Report
Gilbert Residence - 9860 La Jolla Farms Road, City of San Diego

CADRE Environmental

N

1 inch = 50 ft.

PHOTOGRAPH 1

PHOTOGRAPH 2

Figure 4 - Current Project Site Photographs

Biological Resources Technical Report
Gilbert Residence - 9860 La Jolla Farms Road, City of San Diego

CADRE Environmental

PHOTOGRAPH 3

PHOTOGRAPH 4

Figure 5 - Current Project Site Photographs

Biological Resources Technical Report
Gilbert Residence - 9860 La Jolla Farms Road, City of San Diego

CADRE Environmental

Figure 6 - Soils Association Map

Biological Resources Technical Report
Gilbert Residence - 9860 La Jolla Farms Road, City of San Diego

CADRE Environmental

N

1 inch = 50 ft.

SENSITIVE BIOLOGICAL RESOURCES

The following discussion describes the plant and wildlife species present, or potentially present within the property boundaries, that have been afforded special recognition by federal, state, or local resource conservation agencies and organizations, principally due to the species' declining or limited population sizes, usually resulting from habitat loss. Also discussed are habitats that are unique, of relatively limited distribution, or of particular value to wildlife. Protected sensitive species are classified by state and/or federal resource management agencies, or both, as threatened or endangered, under provisions of the state and federal endangered species act. Vulnerable or "at-risk" species that are proposed for listing as threatened or endangered (and thereby for protected status) are categorized administratively as "candidates" by the USFWS. CDFW uses various terminology and classifications to describe vulnerable species. There are additional sensitive species classifications applicable in California. These are described below.

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, USFWS, and special groups like the CNPS maintain watch lists of such resources. For the purpose of this assessment sources used to determine the sensitive status of biological resources are:

Plants: USFWS (2023), CNDDB (CDFW 2023a), CDFW (2023d, 2023e), CNPS (2023), and Skinner and Pavlik (1994),

Wildlife: California Wildlife Habitat Relationships (2008), USFWS (2023), CNDDB (CDFW 2023a), and CDFW (2023b, 2023c).

Habitats: CNDDB (CDFW 2023a, 2023f).

FEDERAL PROTECTION AND CLASSIFICATIONS

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range..." Threatened species are 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 FESA it is unlawful to "take" any listed species. "Take" is defined as follows in Section 3(18) of the FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of a "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 that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants. Recently, the USFWS instituted changes in the listing status of former candidate species. Former C1 (candidate) species are now referred to simply as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had

insufficient evidence to warrant listing at this time) and C3 species (either extinct, no longer a valid taxon or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. However, some USFWS field offices have issued memoranda stating that former C2 species are henceforth to be considered Federal Species of Concern. This term is employed in this document, but carries no official protections. All references to federally protected species in this report (whether listed, proposed for listing or candidate) include the most current published status or candidate category to which each species has been assigned by USFWS.

For purposes of this assessment, the following acronyms are used for federal status species:

FE	Federal Endangered
FT	Federal Threatened
FPE	Federal Proposed Endangered
FPT	Federal Proposed Threatened
FC	Federal Candidate for Listing

The designation of critical habitat can also have a significant impact on the development of land designated as "*critical habitat*." The FESA prohibits federal agencies from taking any action that will "*adversely modify or destroy*" critical habitat (16 U.S.C. § 1536(a)(2)). This provision of the FESA applies to the issuance of permits by federal agencies. Before approving an action affecting critical habitat, the federal agency is required to consult with the USFWS who then issues a biological opinion evaluating whether the action will "*adversely modify"* critical habitat. Thus, the designation of critical habitat effectively gives the USFWS extensive regulatory control over the development of land designated as critical habitat.

The Migratory Bird Treaty Act of 1918 (MBTA) makes it unlawful to "*take*" any migratory bird or part, nest, or egg of such bird listed in wildlife protection treaties between the United States and Great Britain, the Republic of Mexico, Japan, and the Union of Soviet States. For purposes of the MBTA, "*take*" is defined as to pursue, hunt, capture, kill, or possess or attempt to do the same.

The Bald Eagle and Golden Eagle Protection Act explicitly protects the bald eagle and golden eagle and imposes its own prohibition on any taking of these species. As defined in this act, take means to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, or molest or disturb. Current USFWS policy is not to refer the incidental take of bald eagles for prosecution under the Bald Eagle and Golden Eagle Protection Act (16 U.S.C. 668-668d).

STATE PROTECTION AND CLASSIFICATIONS

California's Endangered Species Act (CESA) defines an endangered species as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range

due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a threatened species as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species." Candidate species are defined as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike FESA, CESA does not include listing provisions for invertebrate species.

Article 3, Sections 2080 through 2085, of CESA addresses the taking of threatened or endangered species by stating "No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided..." Under CESA, "take" is defined as "...hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require "...permits or memorandums of understanding..." and can be authorized for "...endangered species, threatened species, or candidate species for scientific, educational, or management purposes." Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

Additionally, some sensitive mammals and birds are protected by the State as Fully Protected Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively. CSC ("special" animals and plants) listings include special status species, including all state and federal protected and candidate taxa, Bureau of Land Management (BLM) and US Forest Service (USFS) sensitive species, species considered to be declining or rare by the CNPS or National Audubon Society, and a selection of species which are considered to be under population stress but are not formally proposed for listing. This list is primarily a working document for the CDFW's CNDDB project. Informally listed taxa are not protected per se, but warrant consideration in the preparation of biotic assessments. For some species, the CNDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites. For the purposes of this assessment, the following acronyms are used for State status species:

SE	State Endangered
ST	State Threatened
SCE	State Candidate Endangered
SCT	State Candidate Threatened
SFP	State Fully Protected

SP	State Protected
SR	State Rare
SSC	California Species of Special Concern
SWL	California Watch List

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” In addition, under California Fish and Game Code Section 3503.5, “it is unlawful to take, possess, or destroy any birds in the orders 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”. Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “take” by CDFW.

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in the State. This organization 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 (Tibor 2001). The list serves as the candidate list for listing as threatened and endangered by CDFW. The CNPS has developed five categories of rarity (CRPR):

CRPR 1A	Presumed extinct in California
CRPR 1B	Rare, threatened, or endangered in California and elsewhere
CRPR 2A	Plants presumed extirpated in California but common elsewhere
CRPR 2B	Plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3	Plants about which we need more information – a review list
CRPR 4	Species of limited distribution in California (i.e., naturally rare in the wild), but whose existence does not appear to be susceptible to threat

As stated by the CNPS:

> “*Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in*

California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension." (CNPS 2010)

0.1	Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2	Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3	Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

SENSITIVE HABITATS

As stated by CDFW:

> "*One purpose of the vegetation classification is to assist in determining the level of rarity and imperilment of vegetation types. Ranking of alliances according to their degree of imperilment (as measured by rarity, trends, and threats) follows NatureServe's Heritage Methodology, in which all alliances are listed with a G (global) and S (state) rank. For alliances with State ranks of S1-S3, all associations within them are also considered to be highly imperiled*" (CDFW 2010)

The 0.06-acre of Diegan coastal sage scrub located within the western region of the Project Site represents a sensitive habitat and Environmental Sensitive Lands (ESL).

SENSITIVE PLANTS

A comprehensive assessment for City of San Diego Subarea Plan Narrow Endemic (NE) sensitive plant species known to occur within the region and the potential for occurrence within the Project Site is presented in Table 2, *Narrow Endemic Sensitive Plant Species with the Potential for Occurrence.*

Table 2.
Narrow Endemic Sensitive Plant Species with the Potential for Occurrence

Common Name *Scientific Name*	**Listing Status**	**Comments**
Aphanisma *Aphanisma blitoides*	CRPR 1B.2 NE	Occurs in sandy or gravelly substrates within coastal bluff scrub or dune habitats and generally blooms from February to June. Not detected.

Common Name *Scientific Name*	**Listing Status**	**Comments**
California Orcutt Grass *Orcuttia californica*	FE/SE CRPR 1B.1 NE	Occurs in vernal pools. Not detected or expected to occur onsite based on the lack of suitable vernal pool habitat.
Coastal Dunes Milk Vetch *Astragalus tener* var. *titi*	CRPR 1B.1 NE	Occurs in vernally mesic areas within coastal bluff scrub, dunes and prairie habitats and generally blooms from March to May. Not detected or expected to occur onsite based on the lack of suitable habitats.
Encinitas Baccharis *Baccharis vanessae*	FT/SE CRPR 1B.1 NE	Occurs in sandstone maritime chaparral habitat. Not detected.
Otay Mesa Mint *Pogogyne nudiuscula*	FE/SE CRPR 1B.1 NE	Occurs in vernal pools. Not detected or expected to occur onsite based on the lack of suitable vernal pool habitat.
Otay Tarplant *Deinandra conjugens*	FT/SE CRPR 1B.1 NE	Occurs in clay substrates in association with coastal scrub and grassland habitats. Not detected or expected to occur onsite based on the lack of suitable substrates.
San Diego Ambrosia *Ambrosia pumila*	FE CRPR 1B.1 NE	Occurs in sandy loam or clay substrates within chaparral, coastal sage scrub, vernal pool and grassland habitats. Not detected or expected to occur onsite based on the lack of suitable habitats.
San Diego Button-Celery *Eryngium aristulatum* var. *parishii*	FE/SE CRPR 1B.1 NE	Occurs within mesic coastal scrub, grassland and vernal pool habitats. Not detected or expected to occur onsite based on the lack of suitable mesic habitats.
San Diego Mesa Mint *Pogogyne abramsii*	FE/SE CRPR 1B.1 NE	Occurs in vernal pools. Not detected or expected to occur onsite based on the lack of suitable vernal pool habitat.

Common Name *Scientific Name*	**Listing Status**	**Comments**
San Diego Thorn-mint *Acanthomintha ilicifolia*	FT/SE CRPR 1B.1 NE	Occurs in clay substrates within chaparral, coastal scrub, grassland and vernal pool habitats. Not detected or expected to occur onsite based on the lack of suitable vernal pool habitats.
Shaw's agave *Agave shawii* var. *shawii*	2B.1 NE	Perennial succulent blooming from September to May within Maritime succulent scrub and coastal sage scrub habitats. Not detected onsite.
Short-leaf Live Forever *Dudleya blochmaniae* ssp. *brevifolia*	CRPR 1B.1 NE	Occurs in Torrey sandstone substrates within maritime chaparral and coastal scrub habitats. Not detected onsite.
Variegated Dudleya *Dudleya variegata*	CRPR 1B.2 NE	Occurs in clay substrates within chaparral, coastal scrub, grassland and vernal pool habitats. Not detected or expected to occur onsite based on the lack of suitable substrates.
Snake Cholla *Cylindropuntia californica*	CRPR 1B.1 NE	Perennial succulent occurring in chaparral and coastal scrub habitat. Not detected onsite.
Spreading Navarretia *Navarretia fossalis*	FT CRPR 1B.1 NE	Occurs within marsh, playa and vernal pool habitats. Not detected or expected to occur onsite based on the lack of suitable vernal pool habitat.

California Native Plant Society (CNPS): California Rare Plant Rank (CRPR)
CRPR 1A – plants presumed extinct in California
CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 2A – plants presumed extirpated in California but common elsewhere
CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3 – plants about which we need more information, a review list
CRPR 4 – plants of limited distribution, a watch list
.1 – Seriously endangered in California
.2 – Fairly endangered in California
.3 – Not very endangered in California
Federal (USFWS) Protection and Classification
FE – Federally Endangered
FT – Federally Threatened
FC – Federal Candidate for Listing
State (CDFW) Protection and Classification
SE – State Endangered
ST – State Threatened

NE - City of San Diego MSCP Narrow Endemic Species

No City of San Diego MSCP Subarea Plan narrow endemic plant species were detected or are expected to occur onsite based on a lack of detection, developed condition of the majority of the Project Site, and/or lack of suitable soils/vegetation respective of individual plant species.

SENSITIVE WILDLIFE

A comprehensive assessment of MSCP covered sensitive wildlife species known to occur within the region and the potential for occurrence within the Project Site is presented in Table 3, *Sensitive Wildlife Species with the Potential for Occurrence*.

Table 3
Sensitive Wildlife Species with the Potential for Occurrence

Common Name *Scientific Name*	**Listing Status**	**Comments**
INVERTEBRATES		
Riverside Fairy Shrimp *Streptocephalus woottoni*	FE MC	Occurs in vernal pools and seasonal depressions. Not expected to occur onsite based on a lack of suitable vernal pool habitat.
San Diego Fairy Shrimp *Branchinecta sandiegoensis*	FE MC	Occurs in vernal pools and seasonal depressions. Not expected to occur onsite based on a lack of suitable habitat.
AMPHIBIANS/REPTILES		
Orange-throated Whiptail *Aspidoscelis hyperythra*	SSC MC	Occurs in coastal sage scrub and chaparral habitats. Low potential to occur within Diegan coastal sage scrub habitat based on complete canopy cover of lemonadeberry and steepness of slope.
San Diego Horned Lizard *Phrynosoma coronatum blainvillei*	SSC MC	Occurs in open coastal sage scrub and chaparral habitats in association with sandy substrates. Not detected or expected to occur onsite based on a lack of suitable habitat and soils documented onsite.
Southwestern Pond Turtle *Actinemys marmorata pallida*	SSC MC	Occurs within and adjacent to creeks and open water. Not expected to occur onsite based on a lack of suitable habitat.
Western Spadefoot *Spea hammondii*	SSC MC	Breeds within vernal pools and seasonal depressions – aestivates in adjacent grassland habitats.

Common Name *Scientific Name*	**Listing Status**	**Comments**
		Not expected to occur onsite based on a lack of suitable breeding habitat.
BIRDS		
Burrowing Owl *Athene cunicularia hypuaea*	SSC MC	No potential burrows documented within or adjacent to Project Site. Not expected to occur onsite based on a lack of suitable nesting habitat.
Coastal Cactus Wren *Campylorhynchus brunneicapillus sandiegensis*	SSC MC	Occurs within cactus scrub vegetation. Not detected or expected to occur onsite based on a lack of suitable foraging and nesting habitat.
California Least Tern *Sterna antillarum browni*	FE/SE/SWL SFP MC	Feeds and breeds in shallow estuaries or lagoons. Not expected to occur onsite based on a lack of suitable foraging and nesting habitat.
Coastal California Gnatcatcher *Polioptila californica californica*	FT/SSC MC	Occurs within coastal sage scrub and coastal sage scrub/chaparral habitat types. Low Potential to occur within Diegan coastal sage scrub habitat onsite due to a lack of breeding habitat. The species breeds in sage scrub vegetation primarily within California sagebrush which was not detected onsite. The onsite vegetation is expected to occasionally be utilized for foraging and movement, thus the low potential designation.
Cooper's Hawk *Accipiter cooperi*	SWL MC	May occasionally forage and nest within the mature Eucalyptus trees. Moderate Potential
Least Bell's Vireo *Vireo bellii pusillus*	FE/SE MC	Occurs within riparian scrub, forest and woodland habitats. Not detected or expected to occur onsite based on a lack of riparian habitat.
Northern Harrier *Circus cyaneus*	SSC MC	Not expected to breed onsite based on a lack of suitable nesting habitat.
Southern California Rufous-crowned Sparrow *Aimophila ruficeps canescens*	CWL MC	Occurs within coastal sage scrub and coastal sage scrub/chaparral habitat types Low Potential to occur within Diegan coastal sage scrub habitat.

Common Name *Scientific Name*	Listing Status	Comments
Southwestern Willow Flycatcher *Empidonax traillii extimus*	FE/SE MC	Occurs within riparian scrub, forest and woodland habitats. Not detected or expected to occur onsite based on a lack of riparian habitat.
Tri-colored blackbird *Agelaius tricolor*	SSC/SPE MC	Occurs within freshwater marsh habitat dominated by cattails and bulrush habitat associations. Not detected or expected to occur onsite based on a lack of suitable habitat.
Western Snowy Plover *Charadrius alexandrinus nivosus*	FT/SSC MC	Nests on beaches and banks of lagoons and estuaries. Not expected to occur onsite based on a lack of suitable nesting habitat.
MAMMALS		
American Badger *Taxidea taxus*	SSC MC	Occurs in open scrub and grassland habitat types. No potential burrows were detected. Species not expected to occur onsite.
Mountain Lion *Felis concolor*	MC	Not expected to occur onsite due to a lack of connectivity with large open space lands.
Southern mule deer *Odocoileus hemionus*	MC	Not expected to occur onsite due to a lack of connectivity with large open space lands.
Federal (USFWS) Protection and Classification FE – Federally Endangered FC – Federal Candidate for Listing **State (CDFW) Protection and Classification** SE – State Endangered SPE – State Proposed Endangered SSC – State Species of Special Concern CWL – California Watch List SFP – State Fully Protected MC - MSCP Covered		

Cooper's hawk is expected to occasionally forage and nest within the onsite mature Eucalyptus trees.

The orange-throated whiptail, coastal California gnatcatcher, and southern California rufous-crowned sparrow have a low potential to occur within the Diegan coastal sage scrub vegetation community.

The Project Site is not located within a USFWS designated critical habitat for any federally listed or proposed listed species.

REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT CORRIDORS

Overview

Wildlife corridors link areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967; Soule 1987; Harris and Gallager 1989; Bennett 1990). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked together via a system of corridors is termed a "metapopulation." The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population's genetic variability is generally associated with an increase in a population's health.

Corridors mitigate the effects of habitat fragmentation by:

(1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity;

(2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and

(3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983; Fahrig and Merriam 1985; Simberloff and Cox 1987; Harris and Gallagher 1989).

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as "wildlife corridor", "travel route", "habitat linkage", and "wildlife crossing" to refer to areas in which wildlife moves from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

Travel Route: A landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den

sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

Wildlife Corridor: A piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.

Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often "choke points" along a movement corridor.

Wildlife Movement within Project Site

The Project Site is bordered to the north, south and east by residential development and does not represent a wildlife movement route, corridor or linkage area.

REGIONAL AND REGULATORY SETTING

The following section describes local, federal and state regulations respective of the biological resources documented within and adjacent to the Project Site.

LOCAL

The City of San Diego adopted a Multiple Species Conservation Program (MSCP)Subarea plan in 1997. The goal of the City of San Diego's MSCP was to create a habitat preserve system known as the Multi-Habitat Planning Area (MHPA) in order to coordinate conservation efforts on a regional scale while allowing development projects to occur.

The City of San Diego's MSCP Subarea Plan (City of San Diego 1997a) was prepared pursuant to the general outline developed by USFWS and CDFW to meet the requirements of the California Natural Communities Conservation Planning Act of 1992.Itserves as the Natural Communities Conservation Plan necessary under the Endangered Species Act for the issuance of an Incidental Take Permit for MSCP "covered" species. The MSCP identifies certain species as considered "covered," that is adequately conserved, within the MHPA. The Subarea plan specifies conditions of coverage for each covered species that must be applied when those species occur in a project area. In addition, through the biology guidelines in the Land Development Code (City of San Diego 2012a), the City regulates development activities according to project

location, within or outside of the MHPA. Upon project compliance with the MSCP Subarea plan and the biology guidelines, the City is able to issue “take” authorization for covered species. Prior to the adoption of the MSCP, this "take" authorization would have required project-by-project review with the regulatory agencies. Thus, the MSCP provides for the preservation of a network of habitat and open space, protecting biodiversity, and enhancing the region’s quality of life. The plan is designed to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. By identifying priority areas for conservation and other areas for future development, the MSCP streamlines permit procedures for development projects that impact habitat. It also provides an economic benefit by reducing constraints on future development and decreasing the costs of compliance with federal and state laws that protect biological resources. In addition to the City of San Diego’s MSCP Subarea Plan, other local planning policy documents include the City of San Diego Guidelines for Conducting Biology Surveys (City of San Diego 2002) and the City’s Biology Guidelines (City of San Diego 2012a), referenced above. Within these guidelines, the City of San Diego established Environmentally Sensitive Land (ESL) regulations to ensure protection of resources consistent with CEQA and the City of San Diego’s MSCP. ESLs include lands within the MHPA, wetlands, sensitive vegetation communities, habitat for listed species, lands supporting narrow endemics, and steep slopes. The regulations encourage avoidance and minimization of impacts to ESLs. The City’s Biology Guidelines define the survey and impact assessment methodologies and mitigation requirements for unavoidable impacts.

Environmentally Sensitive Lands Regulations

As stated by the City of San Diego:

> “*Development on a site containing sensitive biological resources requires the approval of a Neighborhood Development Permit or Site Development Permit, unless exempted pursuant to LDC Section 143.0110(c). The required findings for a Neighborhood Development Permit or Site Development Permit are listed in C Section 126.0504 (a). In addition to the general findings for a Neighborhood Development Permit or Site Development Permit, approval of a development on a site containing sensitive biological resources requires that an additional set of six supplemental findings, as listed in C Section 126.0504 (b).be made. They are as follows:”* (City of San Diego 2018)

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

The Project Site is dominated by urban/developed (existing residence and ornamental landscaping) vegetation communities. A total of 0.25-acre of urban/developed vegetation communities will be directly impacted as a result of project implementation. Direct impacts to 0.25-acre of urban/developed vegetation, Tier IV habitats would not result in a significant impact. No permanent impacts to ESL resources would occur as a result of project implementation.

2. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, and fire hazards; [This finding is primarily applicable to sites that contain steep hillsides; refer to Steep Hillside Guidelines]

The 0.25-acre proposed project permanent impact area would not conflict with the provisions of the ESL regulation.

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

The Project Site is dominated by urban/developed (existing residence and ornamental landscaping) vegetation communities. A total of 0.25-acre of urban/developed vegetation communities will be directly impacted as a result of project implementation. Direct impacts to 0.25-acre of urban/developed vegetation, Tier IV habitats would not result in a significant impact. No permanent impacts to ESL resources would occur as a result of project implementation.

To protect property loss associated with potential wildfire, the project includes the establishment and maintenance of Brush Management Zones (BMZ) 1 which will extend west of the redevelopment area representing 0.07-acre of the 0.25-acre of impacts to urban/developed vegetation. Direct impacts to 0.07-acre of urban/developed, Tier IV habitat as a result of BMZ 1 would not result in a significant impact.

4. The proposed development will be consistent with the City of San Diego MSCP Subarea Plan.

The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures proposed.

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

The proposed project is not located adjacent to or would adversely impact sand supply to public beaches.

The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures proposed.

FEDERAL

Federal Endangered Species Act

The MSCP and City of San Diego SubArea Plan serve as an HCP pursuant to Section 10(a)(1)(B) of the FESA of 1973, allowing participating jurisdictions to authorize "*take*" of

plant and wildlife species. The MSCP has been issued under this Section and provides incidental take for all covered species.

Clean Water Act

The USACE Regulatory Program regulates activities pursuant to Section 404 of the federal Clean Water Act (CWA).

Although not expressly defined it is assumed that the USACE Manual (Environmental Laboratory 1987) for delineating wetlands should be used in determining the presence of wetland indicators in vernal pools. With the exception of wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in these definitions.

As stated by the USACE: “(a) The term *waters of the United States* means, (1) all waters which are 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; (2) all interstate waters including interstate wetlands; and (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters” (33 C.F.R. § 328.3).

The USACE generally takes jurisdiction within rivers and streams to the "ordinary high water mark," determined by erosion, the deposition of vegetation or debris, and changes in vegetation or soil characteristics (33 C.F.R. § 328.4). However, if there is no federal nexus to navigable waters, these waters are considered "isolated" and thus not subject to their jurisdiction.

STATE

California Endangered Species Act

The CESA is similar to FESA in that it contains a process for listing of species regulating potential impacts to listed species. Section 2081 of the CESA authorizes the CDFW to enter into a memorandum of agreement for take of listed species for scientific, educational, or management purposes. The MSCP and City of San Diego SubArea Plan serve as an HCP pursuant the Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001, allowing participating jurisdictions to authorize "take" of plant and wildlife species.

Native Plant Protection Act

The Native Plant Protection Act (NPPA) enacted a process by which plants are listed as rare or endangered. The NPPA regulates collection, transport, and commerce in plants that are listed. The CESA follows the NPPA and covers both plants and wildlife determined to be threatened with extinction or endangered. Plants listed as rare under the NPPA are designated as threated under the CESA.

Porter-Cologne Water Quality Control Act

The RWQCB regulates activities pursuant to Section 401(a)(1) of the federal CWA as well as the Porter Cologne Water Quality Control Act of 1969 (California Water Code section 13260). Section 401 of the CWA specifies that certification from the State is required for any applicant requesting a federal license or permit to conduct any activity including but not limited to the construction or operation of facilities that may result in any discharge into navigable waters. The certification shall originate from the State in which the discharge originates or will originate, or, if appropriate, from the interstate water pollution control agency having jurisdiction over the navigable water at the point where the discharge originates or will originate. Any such discharge will comply with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the CWA. The Porter Cologne Act requires "any person discharging waste, or proposing to discharge waste, within any region that could affect the waters of the state to file a report of discharge (an application for waste discharge requirements (WDRs))" (Water Code § 13260(a)(1)). Discharge of fill material into "waters" of the State which does not fall under the jurisdiction of the USACE pursuant to Section 404 of the CWA may require authorization through application for WDRs or through waiver of WDRs.

Streambed Alteration Agreement

The CDFW regulates activities within streambeds, lakes, and wetlands pursuant to Division 2, Chapter 6, Section 1600 of the California Fish and Game Code (Streambed Alteration) and has jurisdiction of “waters" of the State. Regulated activities are those that "will substantially divert, obstruct, or substantially change the natural flow or bed, channel or bank of any river, stream, or lake or extends to the limit of the adjacent riparian vegetation designated by the department in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit." (California. Fish & Wildlife Code, § 1602).

ENVIRONMENTAL IMPACTS

The following sections include an analysis of the direct impacts, indirect impacts, and cumulative effects of the proposed action on sensitive biological resources. This analysis characterizes the project related activities that are anticipated to adversely impact the species, and when feasible, quantifies such impacts. Direct effects are defined as actions that may cause an immediate effect on the species or its habitat, including the effects of interrelated actions and interdependent actions. Indirect effects are caused by or result from the proposed actions, are later in time, and are reasonably certain to occur. Indirect effects may occur outside of the area directly affected by the proposed action.

Cumulative impacts refer to incremental, individual environmental effects of two or more projects when considered together. These impacts taken individually may be minor but may be collectively significant. Cumulative effects include future tribal, local, or private actions that are reasonably certain to occur in the proposal vicinity considered in this report. A cumulative impact to biological resources may occur if a project has the potential to collectively degrade the quality of the environment, substantially reduce the habitat of wildlife species or cause a population to drop below self-sustaining levels, thereby

threatening to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal species.

THRESHOLD OF SIGNIFICANCE

The environmental impacts relative to biological resources are assessed using impact significance criteria which mirror the policy statement contained in the CEQA at Section 21001 (c) of the Public Resources Code. This section reflects that the legislature has established it to be the policy of the state to:

> "*Prevent the elimination of fish and wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities*…"

The following CEQA definitions apply to the significance criteria for biological resources:

- "*Endangered*" means that the species is listed as endangered under state or federal law.

- "*Threatened*" means that the species is listed as threatened under state or federal law.

- "*Rare*" means 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.

- "*Region*" refers to the area within southern California that is within the range of the individual species.

- "*Sensitive habitat*" refers to habitat for plants and animals (1) which plays a special role in perpetuating species utilizing the habitat on the property, and (2) without which there would be substantial danger that the population of that species would drop below self-perpetuating levels.

- "*Substantial effect*" means significance loss or harm of a magnitude which, based on current scientific data and knowledge, (1) would cause a species or a native plant or animal community to drop below self-perpetuating levels on a statewide or regional basis or (2) would cause a species to become threatened or endangered.

The following outline defines sensitive biological resources based on the City of San Diego Municipal Codes:

- Lands that have been included in the Multi-Habitat Planning Area as identified in the City of San Diego Multiple Species Conservation Program Subarea Plan (City of San Diego, 1997)

- Wetlands (as defined by the Municipal Code, Section 113.0103).

- Lands outside the MHPA that contain Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual.

- Lands supporting species or subspecies listed as rare, endangered, or threatened.

- Lands containing habitats with narrow endemic species as listed in the Biology Guidelines of the Land Development manual

- Lands containing habitats of Covered Species as listed in the Biology Guidelines of the Land Development manual.

Impacts to biological resources may result in a significant adverse impact if one or more of the following conditions would result from implementation of the proposed project (City of San Diego CEQA checklist).

- A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other 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

- A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS. No Impact.

- A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means. No Impact.

- Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites. No Impact.

- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region. No Impact.

- Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects. No Impact.

- A conflict with any local policies or ordinances protecting biological resources. No Impact.

- An introduction of invasive species of plants into a natural open space area. No Impact.

Also, the determination of impacts has been made according to the federal definition of "*take*". FESA prohibits the "*taking*" of a member of an endangered or threatened wildlife species or removing, damaging, or destroying a listed plant species by any person (including private individuals and private or government entities). FESA defines "*take*" as "*to harass, harm, pursue, hunt, shoot, would, kill, trap, capture or collect*" an endangered or threatened species, or to attempt to engage in these activities.

DIRECT IMPACTS

Vegetation Communities

A total of 0.25-acre of vegetation communities outside of the MHPA will be directly impacted as a result of project implementation as summarized in Table 4, *Vegetation Community Impacts,* and illustrated on Figure 7*, Vegetation Communities Impact Map*. Direct impacts to 0.25-acre of urban/developed vegetation, Tier IV habitat would not result in a significant impact. No direct permanent impacts to ESL resources (Diegan coastal sage scrub) would occur as a result of project implementation.

Brush Management Zones

To protect property loss associated with potential wildfire, the project includes the establishment and maintenance of Brush Management Zones (BMZ) 1 which will extend west of the redevelopment area representing 0.07-acre of the 0.25-acre of impacts to urban/developed vegetation. Direct impacts to 0.07-acre of urban/developed, Tier IV habitat as a result of BMZ would not result in a significant impact.

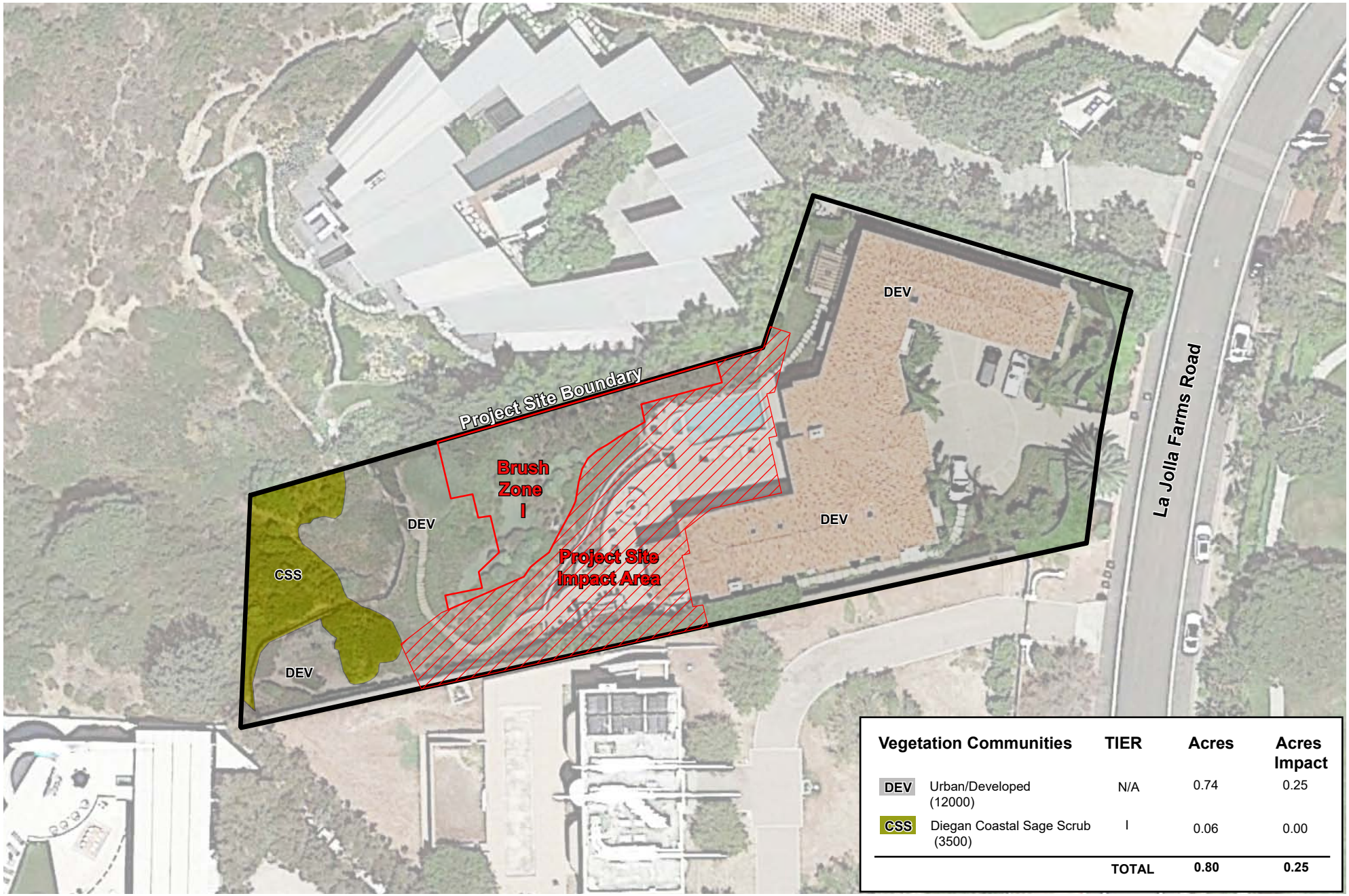
Table 4.
Vegetation Community Impacts

Vegetation Community	City of San Diego MSCP Tier	Project Site (ac)	Project Impacts (ac)	Brush Zone 1	TOTAL IMPACTS
Urban/Developed	N/A	0.74	0.18	0.07	0.25
Diegan Coastal Sage Scrub	II	0.06	0.00	0.00	0.00
TOTAL		**0.80**	**0.18**	**0.07**	**0.25**

Source: Cadre Environmental 2024.

Sensitive Plants

No City of San Diego MSCP Subarea Plan narrow endemic plant species were detected or are expected to occur onsite based on a lack of detection, developed condition of the majority of the Project Site, and/or lack of suitable soils/vegetation respective of individual plant species.



Vegetation Communities		TIER	Acres	Acres Impact
DEV	Urban/Developed (12000)	N/A	0.74	0.25
CSS	Diegan Coastal Sage Scrub (3500)	I	0.06	0.00
		TOTAL	0.80	0.25

Project Site Boundary (APN 350-251-03)

Figure 7 - Vegetation Communities Impact Map

Biological Resources Technical Report
Gilbert Residence - 9860 La Jolla Farms Road, City of San Diego

CADRE Environmental

N

1 inch = 50 ft.

Sensitive Wildlife

Cooper's hawk is expected to occasionally forage and potentially nest within the mature Eucalyptus trees. Implementation of the proposed project may result in direct impacts to bird and raptor foraging and nesting habitat. Raptor species are expected to utilize the large trees located within the Eucalyptus trees for roosting and potentially nesting including the red-tailed hawk. The loss of an active bird or raptor nest would be considered a violation of the CDFW Code, Section 3503, 3503.5, 3513 and MBTA. Potential impacts would be less than significance following compliance with CDFG Codes and the federal MBTA as outlined below.

Construction outside the nesting season (between September 16th and January 31st do not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist will conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (300 feet) to the Project Site.

The survey(s) would focus on identifying any bird or raptor nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young birds have fledged. A minimum exclusion buffer of 100 feet (300 feet for Cooper's hawk) shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur

The orange-throated whiptail, coastal California gnatcatcher, and southern California rufous-crowned sparrow have a low potential to occur within the Diegan coastal sage scrub vegetation community. No direct impacts to Diegan coastal sage scrub are proposed. Indirect impacts to the orange-throated whiptail, southern California rufous-crowned sparrow, and coastal California gnatcatcher (covered species), not located within an MHPA would not conflict with the City of San Diego MSCP Subarea plan reserve design, long-term protection for these species or represent a significant impact. No mitigation proposed.

Wetlands & Jurisdictional Resources

No wetlands, jurisdictional resources, wetland dependent vegetation, riparian habitat or vernal pools regulated by the USACE, CDFW, RWQCB or meeting the definition of wetlands as defined by the City of San Diego Biology Guidelines were documented within the Project Site.

As warranted, the project will comply with all applicable water quality regulations, including obtaining and complying with those conditions established in State Waste Discharge Requirements (WDRs) and National Pollutant Discharge Elimination System (NPDES) permits. Both of these permits include the treatment of all surface runoff from

paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or offsite conservation areas.

Wildlife Movement within Project Site

The Project Site is bordered to the north, south and east by residential development and does not represent a wildlife movement route, corridor or linkage area. No impact.

INDIRECT IMPACTS

The following section addresses potential indirect impacts associated with proposed development adjacent to existing or proposed open space areas, conserved lands or MHPA lands.

The Project Site is not located within or adjacent to existing or proposed conserved lands or an MHPA. Land Use Adjacency Guidelines in Section 1.4.3 of the City of San Diego's MSCP Subarea Plan do not apply. No Impact.

CUMULATIVE IMPACTS

The temporary direct and/or indirect impacts of the project would not result in significant cumulative impacts (CEQA Section 15310) to environmental resources within the region of the Project Site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The project would result in the loss of 0.25-acre of urban/developed vegetation and no impacts to ESL lands. The MSCP and City of San Diego MSCP Subarea Plan were developed to address the comprehensive regional planning effort and anticipated growth in the City of San Diego. The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines and therefore will not result in an adverse cumulative impact.

MITIGATION MEASURE

The proposed project has been designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. No mitigation measures proposed.

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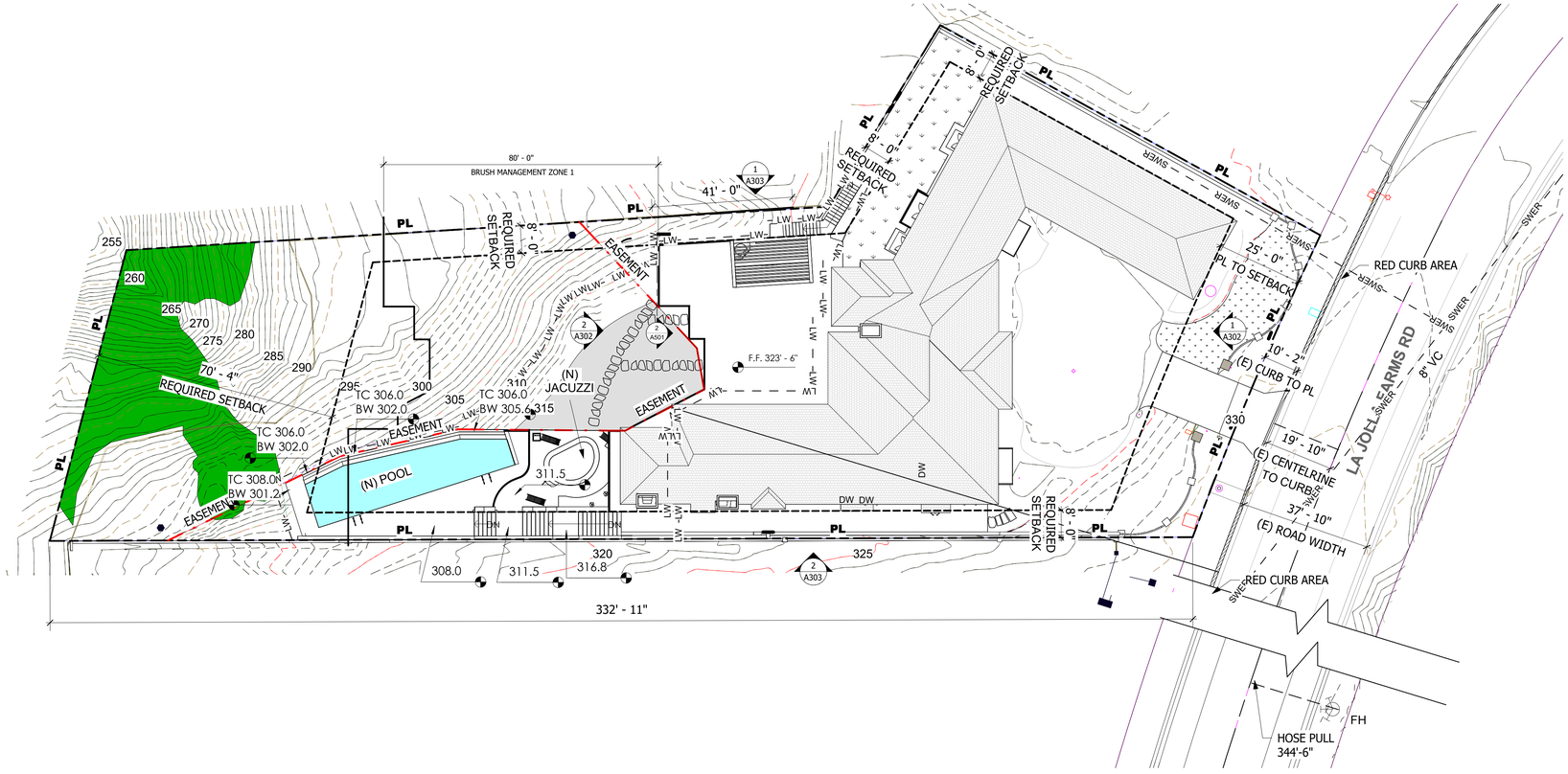
APPENDIX A – SITE GRADING PLANS



1 SITE PLAN PROPOSED
SCALE: 1" = 20'-0"

LEGEND

PL	PROPERTY LINE
	REQUIRED SET BACKS
	EASEMENT
	CONTOURS
	RED CURB AREAS
	CENTERLINE
1 A101	ELEVATION MARKER
	COASTAL BLUFF SCRUB PER FIGURE 7 OF BIOLOGY REPORT / (ESL)
	EXISTING/REMOVED ENCROACHMENT
	PROPOSED POOL AREA
SEWER- -SEWER	EXISTING SEWER
LW -LW	LIMITS OF GRADING

GENERAL NOTES

1. NO EXISTING OR PROPOSED TRANSIT STOPS.
2. NO EXISTING FIRE HYDRANTS WITHIN 600'.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

CALCULATIONS

HARDSCAPE / PAVING

THE REQUIRED FRONT YARD SHALL BE LIMITED TO A MAXIMUM OF 60% PAVING AND HARDSCAPE PER SDMC 131.0447(a).

FRONT YARD AREA: 6,560 SF

FRONT YARD HARDSCAPE: 3,053 SF

TOTAL % FRONT YARD HARDSCAPE = 3,053 SF/6,560 SF = 47%

DISCRETIONARY PERMIT SUMMARY

PROJECT NAME:	GILBERT RESIDENCE
PROJECT ADDRESS:	9860 LA JOLLA FARMS LA JOLLA, CA 92037
APN:	350-251-03-00
OWNER:	GILBERT FAMILY TRUST
ARCHITECT:	BENTON & BENTON ARCHITECTS 7757 GIRARD AVENUE LA JOLLA, CA 92037 858.459.0805 paul@alcornbenton.com
CDP DATE:	MARCH 18, 2020

Benton & Benton ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

Date	8/6/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule

Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

SITE PLAN PROPOSED

A101

APPENDIX B – BIOLOGIST RESUME

COMPANY PROFILE

2023

Cadre Environmental is an environmental consulting firm specializing in conducting natural history research for threatened and endangered species throughout California. The managing Owner/Research Biologist of the firm, Mr. Ruben Ramirez, has over 29 years of experience in the industry conducting wildlife surveys/research, developing biological technical reports, and creating Geographic Information System (GIS) databases. Mr. Ramirez founded Cadre Environmental in June 2002. Since its inception the firm has worked on over 550 public and private sector projects in northern and southern California providing the following services:

- Literature and Background Research
- General Habitat Assessments for Sensitive Species/Constraints Analysis
- Focused Threatened and Endangered Species Surveys
- Endangered Species Research Design and Implementation
- GIS Management, Development, Analysis, and Map Production
- Biological Assessment, Technical and Research Documents
- Riverside County MSHCP Compliance Surveys and Documentation
- United States Fish and Wildlife Service Emergency Consultation
- Endangered Species Act Permitting (Section 7 and 10a)
- Tribal Government Environmental Consultation
- Environmental Compliance Construction Monitoring
- Mitigation Bank Assessment and Development
- Expert Testimony
- GIS and Environmental Compliance Training

Southern California Office
701 Palomar Airport Road, Suite 300, Carlsbad, CA 92011
P: 949-300-0212
E: info@cadreenvironmental.com

CADRE Environmental

RUBEN S. RAMIREZ, JR.

PROFESSIONAL EXPERIENCE

2002 - Present **Cadre Environmental, Carlsbad California**
Owner/Research Biologist

As Owner/Research Biologist for Cadre Environmental, I am responsible for all aspects of the business. These responsibilities include business development, client/agency interaction and coordination, project initiation and research, documentation, and mapping . I personally conduct all surveys for federal and state listed species for Cadre Environmental. Specifically, I have and continue to conduct focused survey programs for the arroyo toad, California red-legged frog, coastal California gnatcatcher, San Bernardino kangaroo rat and Pacific pocket mouse. I am currently conducting amphibian natural history research for both federal and private clients throughout Southern California. Clients include the Fallbrook Naval Weapons Station, United Water Conservation District, Rancho Mission Viejo, Rancho Las Flores Limited Partnership, and the Pechanga Indian Reservation. In addition to conducting sensitive species research, I am also responsible for developing Geographic Information System (GIS) databases including creation, database development, and map production.

I served as a member of Los Angeles County Significant Ecological Areas Technical Advisory Committee (SEATAC) from 2004-2006.

1997 - 2002 **PCR Services Corporation, Irvine California**
Principal Wildlife Biologist/GIS Specialist

As a Principal Wildlife Biologist for PCR Services Corporation, I conducted surveys for federal and state listed species with an emphasis on amphibians. I conducted amphibian natural history research for both federal and private clients on project sites totaling over 30,000 acres throughout Southern California. These clients included the United States Forest Service, United States Fish and Wildlife Service, Caltrans, Summit Valley Ranch, and Rancho Mission Viejo. In addition to conducting research, I served as a liaison between private landowners and the federal and state agencies providing assistance and strategic guidance throughout the permitting process. Some of the clients included AeraEnergy, LLC a division of Shell, The City of San Diego, Palmdale Water District, Woodside Homes, Pacific Century Homes, Communities Southwest, West San Bernardino Water District, Coussoulis Development, and KHovnanian Companies of California. Responsibilities also included a continued commitment to the identification of mitigation lands and participation in all stages of conducting baseline studies, agency coordination and documentation (technical reports, mitigation bank agreements, management plans). Mitigation bank projects included Viejo Substation (Southern California Edison), Hidden Ranch (Ecological Capital Corporation), Four Seasons (KHovnanian), Summit Valley (Caltrans), and Sonny Meadows (Taylor Family).

PROFESSIONAL EXPERIENCE

1995 - 1997 **Michael Brandman Associates, Tustin California**
Wildlife Biologist/GIS Specialist

As a Wildlife Biologist for an environmental consulting firm, I conducted biological constraints analyses for both private and public clients throughout Southern California. These reconnaissance level surveys led to recommendations on strategies for addressing federal, state, and local regulations specific to the projects. This involved the preparation of proposals which included the development of scope of works, budgets, and schedules. Due to my experience with federal and state listed species and GIS, I was directly involved in all aspects of the projects I managed relating to biological resources. These included conducting focused surveys, developing GIS databases, conducting alternative analyses, and preparing documentation specific to the permit process. Six months after joining the Michael Brandman Associates Biological Services Division, I was promoted to Wildlife Biologist/GIS Specialist and was made the GIS Manager for the 10,000 acre Foothill Transportation South, Transportation Corridor Agencies, Corridor Project and have remained involved to the present time.

1994 - 1996 **United States Forest Service, Angeles National Forest**
Wildlife Biologist

As a Wildlife Biologist, I conducted focused surveys for federal and state listed flora and fauna occurring throughout the Forest. Specifically I conducted an inventory/monitoring study for the California spotted owl throughout the Forest. I was also responsible for the documentation of the surveys which included recommendations for improving management practices specific to preventing impacts to sensitive species. As a biologist for the Forest Service, I also developed GIS coverages for those sensitive resources I documented during focused surveys. Tasks included the development of coverages, databases, and map production using ArcInfo and ArcView.

EDUCATION

2000 M.S., California State Polytechnic University, Pomona
Biological Sciences
Thesis: Arroyo Toad Upland Habitat Utilization and Movement Patterns

1993 B.A., California State University, Fullerton
Biological Sciences

Contact: Ruben S. Ramirez, Jr. 949-300-0212, r.ramirez@cadreenvironmental.com

BFSA Environmental Services
A Perennial Company

Archaeology/History/Paleontology/Biology

June 22, 2024

Mr. Alex Llerandi
Coastal Programs Analyst
California Coastal Commission
7575 Metropolitan Drive #103
San Diego California 92108

Re: Response to California Coastal Commission Comments for the Gilbert Residence, 9860 La Jolla Farms Road, PRJ-1055647, La Jolla, City of San Diego, San Diego County, California

Dear Mr. Llerandi:

The following letter summarizes responses to those comments received from the California Coastal Commission (CCC) on June 17, 2024 for the Gilbert Residence at 9860 La Jolla Farms Road (PRJ-1055647).

CCC Comment 1: The latest plan sheet shows 100 feet of brush management in the rear yard area, specifically 55 feet of Zone 1 and 45 feet of Zone 2. While Section 142.0412 of the Land Development Code requires a default 100 feet of brush management (35 feet of Zone 1 and 65 feet of Zone 2), subsection (f) allows for a 1.5-foot reduction of Zone 2 for every 1-foot increase of Zone 1. Thus, with 55 feet of Zone 1 as shown on the plans, there should only be 15 feet of Zone 2 required, yet the plans show much more. What is the basis for the greater Zone 2 brush management area?

Response 1: In a meeting on June 20, 2024, BBA reviewed the brush management zone calculation with city staff and Mr. Llerandi. All agreed that the proper calculation is a total of 90 feet, as BMZ1 = 55' and BMZ2 = 35'. It was agreed that these new dimensions be adopted and the drawings will be corrected.

CCC Comment 2: The submitted biological survey material identified substantial segments of environmentally sensitive habitat area (ESHA) on the western portion of the property. In line with the Commission's past comments on this project, ESHA should be

afforded a 100-foot buffer area (distinct from brush management areas) to protect it and the wildlife utilizing it from adverse impacts from encroachment and indirect impacts from noise and lighting. The latest plan sheet shows the western pool area and patio located immediately adjacent to the ESHA area. The project should reconfigure the pool and spa to pull it back landward away from the ESHA.

Response 2: The western region of the project is characterized as lemonadeberry scrub (Diegan coastal sage scrub), which represents both Environmental Sensitive Land (ESL) and ESHA. The lemonadeberry scrub (now mapped as Diegan coastal sage scrub) was initially mapped as coastal bluff scrub based on historical vegetation databases. However, following the City's request for a list of additional species present in this vegetation community, the vegetation type was mapped as Diegan coastal sage scrub. Based on the Manual of California Vegetation, the habitat type documented on-site would be classified as lemonadeberry scrub. This is consistent with the direction from the City of San Diego on several other recent projects where a vegetation community was exclusively dominated by a canopy of lemonadeberry scrub and we were directed to classify it as Diegan coastal sage scrub (Tier II) (Project No. 1065327, Carrizo Lots). With the exception of lemonadeberry, no coastal bluff scrub species were detected on-site, including but not limited to, *Atriplex* sp., *Calystegia macrostegia, Castilleja affinis, Chorizanthe orcuttiana, Coreopsis gigantea, C. maritima, Dudleya sp., Encelia californica, Erigeron glaucus, Eriophyllum staechadifolium, Haplopappus* sp., *Malacothrix saxatilis, Marah macrocarpus,* and *Opuntia littoralis*. The City of San Diego's Biology Guidelines reference the following classification systems, which were utilized to characterize the vegetation communities: *Oberbauer, Thomas, Meghan Kelly, and Jeremy Buegge. 2008. Draft Vegetation Communities of San Diego County, Based on Holland's Descriptions of the Terrestrial Vegetation Communities of California. San Diego Association of Governments, San Diego, California, 73 pp. March. Oberbauer, T. Revised March 2005. Terrestrial vegetation communities in San Diego County based on Holland's description.* Regardless, as referenced in the biological report, no Diegan coastal sage scrub, lemonadeberry scrub, or coastal bluff scrub will be directly impacted. The current property currently possesses hardscaping and landscaping to the edge of this vegetation community.

The proposed project was analyzed to be consistent with the ESL and ESHA requirements of a similar project approved by the CCC and City of San Diego in 2021, Project No. 643954, B-West Residence, 9872 La Jolla Farms Road, San Diego, California (2021 Project). Similar with the 2021 Project, the proposed action would occur adjacent to an ESL and ESHA and incorporate construction

and post-construction avoidance measures to ensure indirect impacts do not result from project approval and implementation. Also, both project impact areas are not located adjacent to a Multi-Habitat Planning Area (MHPA).

The proposed action would not result in increased indirect edge effects from current baseline conditions. The proposed action includes the remodel of existing features of a single-family residence within areas devoid of native or sensitive habitats.

- The project site and impact area are not located within or adjacent to an MHPA.
- The adjacent ESL and ESHA habitat is accurately characterized as lemonadeberry scrub with an understory and codominated by introduced ice plant.
- No night lighting is proposed to be directed toward the on-site or off-site ESL and ESHA habitat extending west of the proposed impact area.
- No ESL and ESHA habitat will be directly impacted as a result of the proposed action.
- An existing and permanent fence is located between the ESL and ESHA habitat and proposed action area.
- The proposed action would occur within existing landscaped and hardscaped areas, which are currently maintained (vegetation trimmed and mowed lawn). A standard lawnmower and maintenance equipment can create temporary noise levels as high as 94 dBA Leq. An assessment of adult swimming pools created temporary noise levels as high as 61.3 dBA Leq at 45 feet of distance (County of San Diego, Vista Valley County Club Pool Center Noise Assessment, July 2014). The proposed action would not increase temporary noise levels.
- The western edge of the proposed swimming pool is located at 301 feet above sea level (ASL) above the adjacent ESL and ESHA habitat, which extends west of the action area from 300 to 257 feet ASL at a 54 percent downgrade.

Sincerely,

Ruben S. Ramirez
Research Biologist
Cadre Environmental
Cc: City of San Diego

TerraPacific CONSULTANTS INC

Ms. Yunuen Halva-Martinez
Benton & Benton, Inc.
1757 Girard Avenue
La Jolla, California 92037

March 5, 2024
File No. 22-051

Subject: **DSD – Geology Project Issues Report**
9860 La Jolla Farms Road
La Jolla, California

References:
1) "Development Plans: 9860 La Jolla Farms Road, La Jolla, California, Architectural by Benton & Benton, Inc., dated October 10, 2023.

2) "Geotechnical Investigation, 9860 La Jolla Farms Road, La Jolla, California, prepared by TerraPacific, dated May 3, 2022.

Dear Ms. Halva-Martinez:

In accordance with your request, TerraPacific Consultants, Inc. (TCI) has prepared the following responses to the review comments generated by DSD-Geology. It is our opinion that the responses provided herein adequately address the issues raised.

[Comment 69] The project's geotechnical consultant should provide a statement as to whether or not the site is suitable for the intended use.

TCI Response: From a geotechnical standpoint, the site is considered suitable for the intended residential use.

[Comment 70] 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.

TCI Response: If constructed in conformance with the project plans, specifications and soils report, the proposed development is not expected to destabilize or result in settlement of adjacent property or the Right-of-Way.

[Comment 71] The project is located in Geologic Hazard Category 53 as shown on the City's Seismic Safety Study Geologic Hazard Maps and is characterized by sloping terrain, unfavorable geologic structure, and variable slope stability. The geotechnical consultant must indicate if the geologic structure at the site is favorable or unfavorable with respect to slope stability at the site. Please clarify if adverse geologic structure will impact the proposed project.

TCI Response: Literature indicates geologic bedding dipping towards the northeast or generally into slope and is considered favorable. In addition, our recommendations for the top of slope improvements includes a deepened caisson foundation system. Adverse geologic structure is not expected to have a negative impact on the proposed project.

[Comment 72] The project's geotechnical consultant must provide a professional opinion that the site will be adequately stable following project completion.

TCI Response: If constructed in conformance with the project plans, specifications and referenced soil report, the site is expected to be adequately stable from a geotechnical standpoint following project completion.

[Comment 73] The project's geotechnical consultant has provided the analysis for the proposed slopes in section 5.4 and now must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

TCI Response: If the site is constructed and maintained in conformance with the project plans, specifications and referenced soil report, it is expected possess an adequate factor-of-safety (i.e. greater than 1.5) in regards to gross and surficial stability.

[Comment 74] If remedial grading is recommended, show the limits of the recommended remedial grading on an updated geologic/geotechnical map. Note, the geotechnical consultant should determine if the limits of grading may impact environmental resources on the site.

TCI Response: The approximate anticipated limits of work/remedial grading are indicated on the attached Geotechnical Plan, Figure 1.

We greatly appreciate the opportunity to be of service. If you should have any questions or comments regarding this report or our findings, please do not hesitate to call.

Sincerely,
TerraPacific Consultants, Inc.

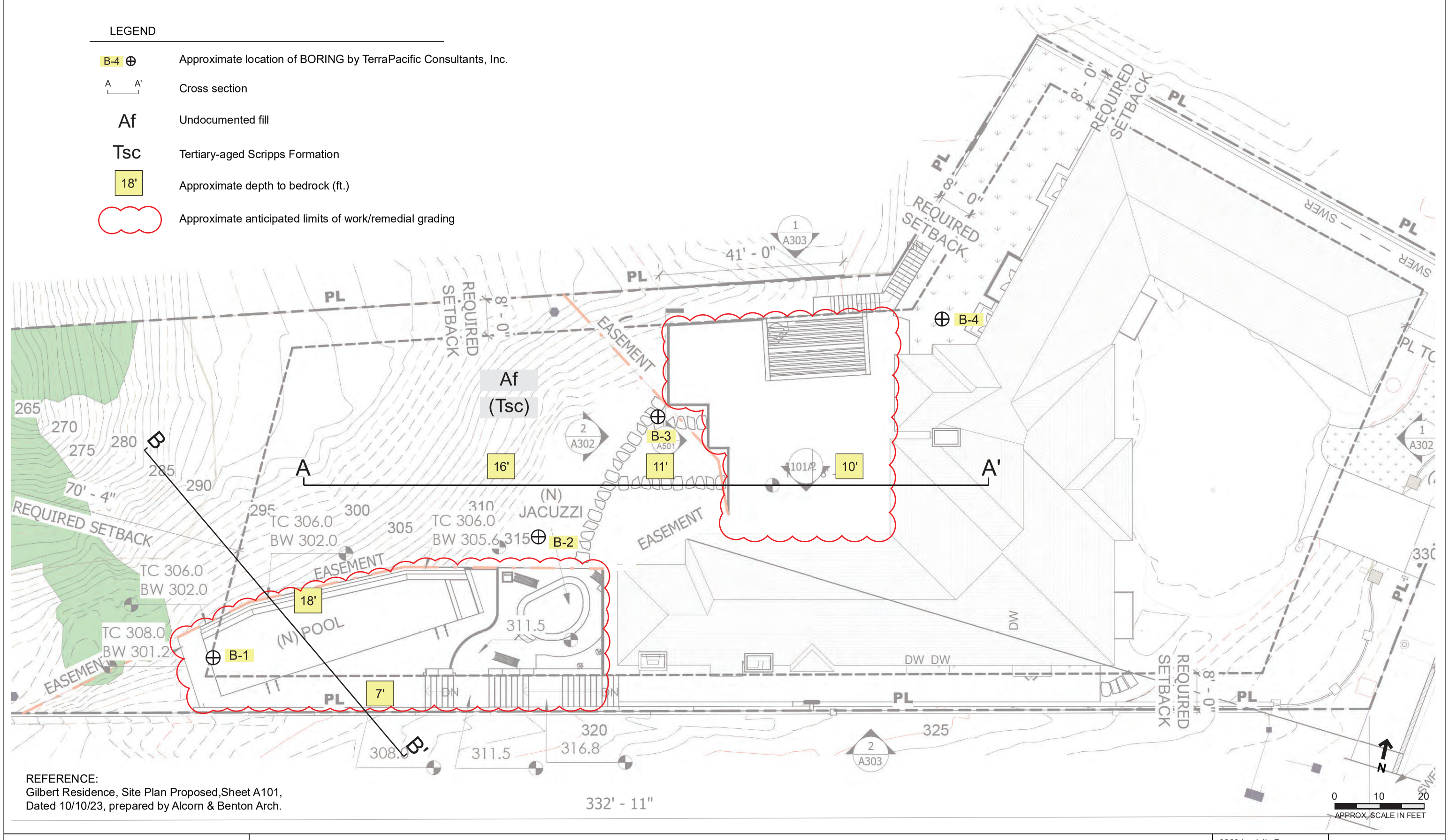
Cristopher O'Hern
Cristopher C. O'Hern, CEG 2397
Senior Engineering Geologist

CCO:lb

ATTACHMENTS

LEGEND

B-4 ⊕	Approximate location of BORING by TerraPacific Consultants, Inc.
A A'	Cross section
Af	Undocumented fill
Tsc	Tertiary-aged Scripps Formation
18'	Approximate depth to bedrock (ft.)
	Approximate anticipated limits of work/remedial grading



REFERENCE:
Gilbert Residence, Site Plan Proposed,Sheet A101,
Dated 10/10/23, prepared by Alcorn & Benton Arch.

TerraPacific CONSULTANTS INC
4010 Morena Boulevard
Suite 108
San Diego CA 92117
858-521-1190

Geotechnical Plan

9860 La Jolla Farms

File No. 22-051
March 2024

Figure 1

GEOTECHNICAL INVESTIGATION

Proposed Single-Family Residential Remodel and Additions
9860 La Jolla Farms Road
La Jolla, California

prepared for:

Ms. Valentina Castilla
Alcorn & Benton Architects
7757 Girard Avenue
San Diego, California 92014

by:

TerraPacific Consultants, Inc.
4010 Morena Boulevard, Suite 108
La Jolla, California 92037

May 3, 2022
File No. 22-051

TerraPacific
CONSULTANTS INC

Ms. Valentina Castilla
Alcorn & Benton Architects
7757 Girard Avenue
La Jolla, CA 92037

May 3, 2022
File No. 22-051

Subject: **Geotechnical Investigation**
Proposed Remodel and Structural Additions
9860 La Jolla Farms
La Jolla, California

Dear Ms. Castilla:

In accordance with our proposal dated February 24, 2022, TerraPacific Consultants, Inc. (TCI) has prepared the following report presenting the findings and recommendations from a geotechnical investigation at the subject property. The following report contains a summary of the findings and recommendations.

We greatly appreciate the opportunity to be of service. If you should have any questions or comments regarding this report or our findings, please do not hesitate to call.

Sincerely,
TerraPacific Consultants, Inc.

Digitally signed by Octavio Brambila
Date: 2022.05.03 15:08:54 -07'00'

Octavio Brambila, PE 70633
Project Engineer

Digitally signed by Cristopher O'Hern
Date: 2022.05.03 15:09:20 -07'00'

Cristopher C. O'Hern, CEG 2397
Senior Engineering Geologist

CCO/OB:lb

REGISTERED PROFESSIONAL ENGINEER
OCTAVIO BRAMBILA
C 70633
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL GEOLOGIST
CRISTOPHER C. O'HERN
No. 2397
EXP. 10/31/23
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 General

The following report presents the findings of a geotechnical investigation performed at 9860 La Jolla Farms Road, in La Jolla, California. The location of the property is presented on the Site Location Plan (Figure 1 in Appendix A). The purpose of the investigation was to evaluate the subsurface conditions at the site in order to provide recommendations and soil design parameters for the proposed construction.

1.2 Scope of Services

The scope of the investigation consisted of field reconnaissance, subsurface exploration, laboratory testing, and engineering and geologic analysis of the obtained data. The following tasks were performed during the investigation and production of this report:

- Site reconnaissance and review of published geologic, seismologic, and geotechnical reports, maps, and aerial photos pertinent to the project. A list of references is provided in Appendix B;
- Logging/sampling of four small diameter borings in the areas of proposed work. The Geotechnical Plan (Figure 2 in Appendix A) presents the approximate excavation locations. The excavation logs are presented in Appendix C;
- Collection of representative soil samples from selected depths within the excavations, which were transported to our laboratory for testing and analysis;
- Laboratory testing of samples collected from the test excavations. The testing included in-situ moisture and density, direct shear, expansion index, sulfate and chloride levels, and maximum density/optimum moisture. The laboratory data is presented in Appendix D;
- Engineering and geologic analysis of data acquired from the investigation, which provided the basis for our conclusions and recommendations; and
- Preparation of this report presenting our findings and recommendations.

2.0 PROJECT BACKGROUND

2.1 Site Description and Development History

The subject property is located at the west side of La Jolla Farms Road in La Jolla, California. The legal description of the property is APN 342-031-2100, Parcel 1, as shown on Parcel Map No. 16819, City of San Diego. The irregular shaped lot is bordered by developed residential properties to the north and south, La Jolla Farms Road to the east, and descending canyon terrain to the west. Site topography descends gently to moderately toward the west. Overall elevations on the site range from approximately 330 feet mean sea level (MSL) to 387 feet (MSL) within the developed portion of the lot and down to 257 feet (MSL) within the sloping canyon terrain at the western lot limits. The lot is currently improved with a single-family residential structure, parking garage, swimming pool and associated appurtenances. Documents relating to original site development were not provided for review. Based on aerial imagining, it appears that the site was developed in the early 2000's and likely included grading to construct the flat building pad along the sloping terrain for the existing residential structure and appurtenances.

2.2 Proposed Development

Based on our review of the project plans, the project will include the removal of the existing swimming pool and construction of a guest house under the existing pool deck, construction of a new swimming pool to be constructed at the southwest of the property and other associated appurtenances.

3.0 SITE INVESTIGATION

The initial site investigation was conducted on March 8, 2021, and consisted of visual reconnaissance and subsurface exploration, including four small diameter borings. The purpose of the investigation was to gain an understanding of the site configuration and expose the subsurface conditions in the vicinity of the proposed construction.

3.1 Site Reconnaissance

Our site reconnaissance consisted of walking the site to determine if any indications of adverse geologic conditions were present. Some minor indications of possible soil movement impacting the rear yard flatwork near the top of slope were noted. These features are likely a result of one or a combination of differential fill settlement and/or lateral fill extension. Beyond these items, no other outward signs of distress indicating adverse geologic conditions were noted.

3.2 Subsurface Exploration

The subsurface exploration consisted of four small diameter borings. The borings, B-1 through B-4, were excavated near the areas of proposed construction to depths of up to 13 feet below ground surface (bgs). The approximate excavation locations are presented on the Geotechnical Plan, Figure 2 in Appendix A. The borings were logged and sampled by a licensed engineer from our office.

In general, the subsurface exploration revealed that the lot is comprised of fill material associated with the circa 2000s lot development, with fill depths increasing towards the west side of the lot. The fill is underlain by bedrock of the Tertiary-aged Scripps Formation. At the time of drilling, groundwater was not encountered within the limits of our excavations. Descriptions of each of the materials encountered are detailed in Section 4.2 Site Stratigraphy, and the subsurface excavation logs are provided in Appendix C.

3.3 Laboratory Testing

Soil samples collected during the field exploration were transported to our laboratory for testing. The purpose of the testing was to characterize the soil types and evaluate the engineering properties of the soil. The laboratory testing included in-situ moisture and density, proctor moisture and density, sulfate and chloride analysis, expansion index, and direct shear. Each of the laboratory tests were performed in accordance with ASTM specifications or other accepted testing procedures. The results of the laboratory tests are presented in Appendix D.

4.0 SITE GEOLOGY

4.1 Geologic Setting

The site is located within the coastal portion of the Peninsular Ranges Geomorphic Province of California. This province, which extends 900 miles from Southern California to the southern tip of Baja California, is characterized by northwest-trending structural blocks. The coastal portion of the province in San Diego County is typically comprised of upper Cretaceous-aged to Tertiary-aged (1.8 million to 65 million years) marine and non-marine sedimentary bedrock units that have been deposited within a northwest trending basin known as the San Diego Embayment (Norris & Webb, 1976). Recent geologic uplift along the San Diego coastal margin, combined with sea level changes, have created marine terraces and associated deposits consisting of near-shore marine, beach estuarine, and lagoonal facies. These deposits range from early to mid-Quaternary-aged (45,000 to 1.5 million years) and are designated in geologic literature as paralic deposits.

According to the geologic literature, the site is underlain by sedimentary deposits of Tertiary-aged Scripps Foundation. Geologic literature describes the Scripps Foundation as mostly pale yellowish brown, medium grained sandstone, containing occasional cobble conglomerate interbeds (Kennedy and Tan, 2008).

Based on the City of San Diego Seismic Safety Study Map, the site is located within a Zone 53 – "level or sloping terrain, unfavorable geologic structure, low to moderate risk." The site is located on the Geologic Map, Figure 3 in Appendix A, and the Seismic Safety Study Map, Figure 4 in Appendix A.

4.2 Site Stratigraphy

The subsurface descriptions presented below are interpreted from the conditions exposed during the field investigation. In addition to the following descriptions, detailed exploration logs are presented in Appendix C. Also, Cross-Sections A-A', and B-B', Figures 5 and 6 in Appendix A, depict the general configuration of the subsurface conditions.

Fill Soil (Af) – Fill soil is earth material that has been placed using mechanical means such as bulldozers or other large earthmovers. Typically, the fill soil has been removed from topographically high locations and placed in low-lying areas to create level building pads. When properly compacted, fill soil can be used to support structures. However, it is typically more compressible than natural formational soils.

Fill soils were encountered within each of the borings from the surface to depths ranging from 7.0 feet to 11.0 feet bgs. The fill soils were generally described as a medium yellow brown sandy clay, that was soft to stiff and very moist to wet in consistency.

Scripps Formation – Bedrock of the Tertiary-aged Scripps Formation was encountered in each of the borings underlying the fill material. The material encountered during our exploration was generally described as a yellow-gray to gray-brown siltstone to sandstone that was slightly moist and hard in consistency. Some cemented layers and cobble conglomerate beds were also encountered within this material.

4.3 Groundwater

Static groundwater was not encountered within the depths of our excavations. It should be mentioned that transient perched groundwater conditions can develop at different levels within the soil profile due to future irrigation patterns, periods of prolonged rainfall, and/or other conditions related to off-site development.

5.0 SEISMICITY

5.1 Regional Seismicity

Generally, the seismicity within California can be attributed to the regional tectonic movement taking place along the San Andreas Fault Zone, which includes the San Andreas Fault and most parallel and sub-parallel faulting within the state. A majority of Southern California, which includes the subject site, is considered seismically active. Seismic hazards can be attributed to potential ground shaking from earthquake events along nearby faults or more distant faulting.

According to regional geologic literature, the closest known active faults are located within the Rose Canyon Fault Zone. The Rose Canyon Fault Zone consists of a complex zone of several en echelon strike slip, oblique, reverse, and normal faults, which extend onshore in this area from San Diego Bay north to La Jolla Bay. Several other potentially active and pre-Quaternary faults also occur within the regional vicinity. Currently, the geologic literature presents varying opinions regarding the seismicity of these faults. As such, the following seismic analysis only considers the effects of nearby faults currently considered active.

5.2 Probabilistic Ground Acceleration

A deterministic seismic hazard analysis was performed for the site using the computer program EQFault (Blake, 2000). The analysis considers the maximum movement magnitude earthquake for active faults within the specified search radius to provide a maximum expected earthquake event for the known tectonic structure. For this site, we specified a search radius of 62.4 miles (100 km) and the conservative attenuation equation of Campbell & Bozorgnia (1997 Rev.) for soft rock. The results of the analysis for the faults most likely to affect the site are presented in Appendix E, Summary of Active Faults.

In addition to the deterministic analysis, a simplified probabilistic seismic hazard analysis was performed for the site. The California Geological Survey has a webpage that allows a user to calculate the ground motion at a site with both a 2 percent and 10 percent probability of exceedance in a 50-year period. The results of the output indicated the site had respective calculated peak ground accelerations of 0.56g and 0.27g.

The values provided above are for comparing the potential for seismic shaking due to fault activity most likely to affect the site. Other factors should be considered when completing seismic design, such as duration of shaking, period of the structure, design category, etc. The design and/or structural engineer should consider the information provided herein and evaluate the structure(s) in accordance with the California Building Code (CBC) and guidelines of the City of San Diego. The earthquake design parameters based on the 2019 CBC applicable to the site are provided in Section 7.6.

5.3 Hazard Assessment

Faulting/Fault Rupture Hazard – An "active" fault as defined by the Alquist-Priolo Earthquake Fault Zoning Act is a fault that has had surface rupture within Holocene time (the past 11,000 years). A "potentially active" fault is defined as any fault that showed evidence of surface displacement during Quaternary time (last approximate 1.6 million years), but not since Holocene time.

According to the City of San Diego Seismic Safety Study 2008 and the Quaternary Fault Map from the USGS Earthquake Hazards Program, the subject parcel is located approximately 2.3 miles northeast of an "active" portion of the Rose Canyon Fault Zone (Rose Canyon Fault). The Salk Fault, Torrey Pines Fault, and other unnamed faults are mapped nearby. These faults are considered to be older than Quaternary-aged and are classified on the City Map as "potentially active, inactive, presumed inactive or activity unknown." The site is not located within an Alquist-Priolo Fault Zone, and according to geologic literature, is not intersected by any faults. The site is depicted on the Seismic Safety Study Map, Figure 4 in Appendix A.

Seismically Induced Settlement – Within the depths of our exploration, the soils encountered engineered fill over hard bedrock. Based on the anticipated earthquake effect and the stratigraphy of the site, seismically induced settlement is expected to be minor and within tolerable limits. Structures designed and constructed in accordance with applicable building codes are expected to perform well with respect to settlement associated with predictable seismic events.

Liquefaction – Liquefaction involves the substantial loss of shear strength in saturated soil, usually taking place within a saturated medium exhibiting a uniform fine-grained characteristic, loose consistency, and low confining pressure when subjected to impact by seismic or dynamic loading. Based on the presence of hard bedrock underlying the site at a relatively shallow depth and absence of shallow groundwater, the site is considered to have a negligible risk for liquefaction.

Lurching and Shallow Ground Rupture – Rupturing of the ground is not likely due to the absence of known active fault traces within the project limits. Due to the generally active seismicity of Southern California, however, the possibility for ground lurching or rupture cannot be completely ruled out. In this light, "flexible" design for on-site utility lines and connections should be considered.

Landsliding – At the time of our investigation, there was no evidence of landsliding observed at the site. Given the site geology consisting of shallow engineered fill over bedrock, buttressed fill slopes and gently sloping terrain, the possibility for landsliding is believed to be remote. Furthermore, the geologic literature does not depict any known landslides within or near the site.

Seiches and Flooding – At the time of our investigation, there were no nearby contained bodies of water that could produce seiches ("tidal" waves in confined bodies of water) that may affect the site. No seiche or flooding potential was identified.

Tsunamis – Tsunamis are great sea waves produced by seismic events. Given the elevation (estimated 330 feet MSL), it is not likely that a tsunami could impact the subject site. Historically, the magnitudes of tsunamis to impact the San Diego coastline have been fairly small, typically less than 1 meter in height. Recent studies into the possibility of offshore seismic events triggering tsunamis via fault movement or undersea landslides has experts of the opinion that Southern California is not free from tsunami risks (Krier, 2005). However, predicting the level of risk is difficult, due to the lack of knowledge about the offshore fault system. In our opinion, there is no practical approach for mitigating the potential impact to the site from a tsunami. This is an inherent risk for those living within the beach area. The homeowner(s) should have an evacuation plan in place for a strong seismic event (i.e., typically 20 seconds or more of sturdy ground shaking) or when an official tsunami warning is issued.

5.4 Slope Stability Analysis

The analyses were performed using the cross-sectional profile depicted as Section A-A'. This section is through the most critical portion of the proposed wall in regards to anticipated wall height. Soil strength parameters used in our analysis were derived from laboratory shear tests by our office and previous experience on other projects with similar conditions. Table 1 presents the various soil strength parameters used in the analysis.

Gross stability analysis of the proposed slopes was conducted with the Slope/W Version 7.23 computer program (GeoStudio, 2007). Soil strength parameters were adapted from our laboratory test results and our previous experience with similar soil environments in the area. The analyses were performed using the cross-sectional profile depicted as Section A-A'. This section is through the most critical portion of the proposed construction in regards to anticipated slope inclination and fill depth. The following table summarizes the values used in our analysis.

Soil Description	*Strength Parameters Utilized in Analysis: Friction Angle/Apparent Cohesion*
Bedrock	31 degrees / 200 psf
Compacted Fill	30 degrees / 110 psf

The analysis was performed for both static and pseudo-static conditions in order to determine the factors of safety for slope stability. In the case of the pseudo-static evaluation, a horizontal acceleration of 0.15g was used. The results of the analysis are provided in Appendix E. As can be seen in the output, the factors of safety for slope stability for both wall types exceed the minimum required 1.5 for static conditions and 1.1 for pseudo-static conditions, provided the parameters provided below are utilized for the design.

5.5 Surficial Slope Stability

Pursuant to the City of San Diego Guidelines for Geotechnical Reports (2011), a surficial slope stability analysis was performed assuming fully saturated conditions for the upper 5 feet of the slope face. This analysis revealed a factor of safety of 1.44. Under normal, partially saturated conditions, the proposed fill slope is considered to be surficially stable (i.e., factor of safety of 1.5 or greater). However, as with most slopes in this area, the factor of safety against surficial instability could be reduced with concentrated runoff from irrigation or rainfall. The potential for surficial slope failure can be mitigated with proper drainage of top of slope improvements and close monitoring of irrigation on and at the top of the slope. If periods of prolonged heavy rainfall, excessive irrigation, pipe breaks, or drainage directed over the top of slope are experienced, instability of the near-surface soils could result. If the recommendations provided within this report are implemented, the site is expected to have a factor of safety of 1.5 or greater upon project completion. The results of the surficial slope stability analysis are included in Appendix E of this report.

5.6 Slope Creep/Softening

Descending fill slopes are generally prone to deformational movement due to strain softening and creep from expansion and contraction of the soils on the inclined surface. This can cause structures located near the slope top to experience lateral and downward movement. The movement is usually imperceptibly slow; however, over time it can cause damage to improvements near the slope. In order to help mitigate these potential damages, we have provided recommendations for structures proposed near the slope top, as described in Section 7.5.

6.0 CONCLUSIONS

Based on the results of our geologic reconnaissance and subsurface exploration, it is our opinion that the proposed development is feasible from a geotechnical standpoint, provided the recommendations presented in the following sections are adopted and incorporated into the project plans and specifications.

A key aspect of the site, which will need to be considered during the design, is the varying depths of older fill soil within the subject property, and the potential for top of the slope creep/softening within the areas of the proposed additions, retaining walls, pool, and other settlement sensitive structures. To address the slope creep/softening potential, proposed structures within the zone of slope influence should be constructed with a deepened foundation system designed to provide lateral support. New foundations may also include an associated structural slab and grade beams, as required by the structural engineer.

7.0 RECOMMENDATIONS

The following sections provide recommendations for the proposed site development. The civil and/or structural engineer should use this information during the planning and design of the proposed construction. Once the plans and details have been prepared, they should be forwarded to this office for review and comment.

7.1 Site Preparation

In order to prepare the site for new structural elements, any existing improvements (i.e. patio, planters, etc.) in the vicinity of the proposed structures, should be removed and disposed of properly off-site. Any holes, pockets, or trenches created during grubbing, which are at or near finish grade, should be properly backfilled with suitable material. Backfill compaction should be observed and tested by the soil engineer.

7.2 Grading and Excavation

The following recommendations are provided for the site assuming the following:

- Grading at the site will be minimal and will primarily consist of removals and cuts in the structural addition areas. Care should be taken to not impact the existing structures or on- and off-site improvements during the excavations.
- Settlement sensitive structures within the zone of slope influence, including the new pool and the guest house addition, will be supported on a drilled pier and grade beam foundation system with associated grade beams.
- Lateral slope creep/deformation will be addressed via structural measures.

7.3 Soil Design Criteria

The following separate soil design criteria are provided for design and construction of the deep foundations for light building structures. The parameters provided assume foundation embedment in bedrock, with an expansion index classification as "medium."

7.4 Deep Foundation Design

In order to provide vertical and lateral support for settlement sensitive structures located within the undocumented fill or in the zone of slope influence, a drilled pier and grade beam foundation system is recommended. The locations, spacing, and depths of these elements should be provided by the structural engineer utilizing the following parameters.

The piers may be designed utilizing the following criteria:

Bearing capacity for caissons in competent formational soil (end-bearing) with clean and square bottoms .....7,000 psf

Minimum caisson diameter.....18 in.

Minimum embedment into competent formational soil..... 7 ft.

The geotechnical consultant should verify embedment depths of all drilled shafts, and for all shaft bottoms to be level and free of loose slough and debris, prior to concrete placement.

Note: The bearing capacity may be increased by 1,000 psf for each additional foot of depth or diameter beyond the minimums provided above. The maximum allowable bearing value should not exceed 10,000 psf. This value may be increased by one-third for transient loads such as wind or seismic.

7.5 Lateral Loading for Piers in Zone of Slope Influence

By designing these piers for lateral loading, the underpinned structures should not be negatively impacted by the lateral pressures exerted by the potential slope creep or softening. However, other structures located within the slope, and beyond the lateral limits of the piers, will remain subject to slope influence.

Lateral Loading and Resistance Parameters

In addition to the axial bearing values provided above, the following lateral load and resistance criteria should be applied to the drilled pier and grade beam foundation:

Active pressure for level ground surface (cantilever condition)..... 40 psf/ft.

Active pressure for inclined (2:1) ground surface (cantilever condition)..... 65 psf/ft.

Note: The lateral load should be calculated from the ground surface to the depth of competent formation. The load should be applied horizontally over three shaft diameters.

At-rest pressure for level ground surface (restrained or tie back condition)..... 60 psf/ft.

Note: The lateral load should be calculated from the adjacent ground to the depth of contact with competent formation, or at which a 15-foot horizontal distance to daylight is achieved from face of slope, whichever is greater. The approximate depth to competent bedrock is shown on Figure 2 in Appendix A in the subsurface logs in Appendix C. The actual depth may vary and, as such, the geotechnical consultant should verify embedment depths of all piers.

Structural surcharge from adjacent footings..... 0.5 x (footing load)

Passive resistance in Formation..... 400 psf/ft.

Note: Passive resistance may be applied in a tributary fashion over two pier diameters within the bedrock. Passive resistance can be calculated below the contact with competent bedrock and should be ignored above the level where the 15-foot horizontal distance to daylight line intersects the piers.

7.6 Retaining Walls

Lateral Loading and Resistance Parameters

Retaining walls located within the zone of slope influence should be supported on a deepened foundation system; the bearing capacity and foundation dimensions provided in Section 7.4 may be followed. Additional design parameters for lateral loading and resistance are provided below:

Active earth pressure for level backfill (non-restrained walls) ..... 40 psf/ft.

Active earth pressure for sloping backfill (2:1 max)..... 65 psf/ft.

At rest earth pressure for level backfill (restrained walls) ..... 60 psf/ft.

Note: The active and at-rest pressures are provided assuming free-draining granular soil is used for backfill. Backfill and subdrain recommendations are provided in the following sections.

Passive resistance in formation..... 400 psf/ft.

Coefficient of friction against sliding 0.35

Note: The passive resistance and coefficient of friction may be used in combination if there is a fixed structure, such as a floor slab over the toe of the retaining wall. If the two values are used in combination, the passive resistance value should be reduced by one-third.

Earthquake Loads

Seismic loading for retaining walls with level backfill should be approximated by applying an 18 psf/ft lateral force in an inverse triangle shape, where the lateral force at the bottom of the wall is equal to zero and the lateral force at the top of the retaining wall is equal to 18 psf times the height of the wall. The resultant seismic load should be applied from the bottom of the wall a distance of 0.6 times the overall height of the wall.

The seismic loads would be in addition to the normal earth pressure loads applied on the retaining walls, which are provided above. The structural engineer should evaluate the overall height of the wall and apply the appropriate retaining wall loading parameters to be used for analysis and design.

7.7 Earthquake Design Parameters

Earthquake resistant design parameters may be determined from the California Building Code (2016 Edition). Based on our investigation and characterization of the site, the following design parameters may be adopted:

Site coordinates .....Latitude: 32.8847, Longitude: -117.2498

Site classification ..... D

Site coefficient Fa.....1.0

Site coefficient Fv ..... Null

Spectral response acceleration at short periods Ss 1.338

Spectral response acceleration at 1-second period S1 ..... 0.47

Maximum spectral response accelerations at short periods Sms 1.338

Maximum spectral response accelerations at 1-second period Sm1 ..... Null

Design spectral response accelerations at short periods Sds 0.892

Design spectral response accelerations at 1-second period Sd1 ..... Null

7.8 Foundation and Retaining Wall Design Guidelines

The following guidelines are provided for assistance in the design of the various foundation elements, and are based on the anticipated medium expansion potential of the bearing soils. As is always the case, where more restrictive, the structural and/or architectural design criteria should take precedent.

Slabs-on-Grade - Building slabs within the underpinned areas should be designed by the structural engineer to span between the underpinning piers. Other floor slabs should be a minimum of 5 inches thick with No. 4 rebar at 16 inches on center. All interior floor slabs should be underlain by 2 inches of clean sand, followed by a minimum 15-mil vapor retarder. This vapor retarder should be further underlain by a 4-inch thick layer of free-draining coarse sand, or crushed rock. Crushed rock will provide the best capillary break. However, if crushed rock is used, it is strongly recommended that an extra sheet of 15-mil visqueen or a light non-woven filter fabric be used to help reduce perforations due to the angularity of the rock. Also, the vapor retarder should be properly lapped and sealed around all plumbing and/or other penetrations. In order to reduce shrinkage cracking and moisture intrusion through interior floor slabs, consideration should be given to using a concrete mix that possesses a maximum water to cement ratio of 0.5.

Exterior slabs-on-grade (i.e., flatwork) may be constructed in areas underlain by fill soil, and therefore, may undergo movement associated with settlement or slope deformation. It is generally considered cost-prohibitive to underpin or support these appurtenant structures on deep foundations. In light of this, it is typically recommended that the appurtenant structures be constructed with increased stiffness and well-planned control joints to help minimize cracking and separation. As such, the following recommendations are provided.

Exterior slabs-on-grade should be 5 inches thick and reinforced with No. 4 rebar placed at a maximum spacing of 18 inches on center, both ways. The steel reinforcement should be placed at the midpoint or slightly above the midpoint in the slab section. For exterior slabs, it is recommended that control joints be installed at a maximum spacing of 10 feet in each direction. Prior to construction of slabs, the subgrade should be moistened to approximately 12 inches in depth. In addition, wherever a flatwork section abuts a landscaped area, a thickened edge should be constructed. The thickened edge should be a minimum of 9 inches thick and tapered to the slab thickness over the outer 12 to 24 inches. It is strongly recommended that flatwork near the slope be constructed in isolated panels with broad landscape strips in between to help conceal movement.

For the pool deck, it is recommended that a designer be retained to provide specific recommendations in regards to concrete strength, water/cement ratio, proper concrete curing, jointing and abutment requirements, and surficial coatings. The pool deck designer may recommend a post-tensioned concrete slab if larger joint spacing is desired and may have specific recommendations to conceal and/or limit potential shrinkage/reflective cracking that may occur.

Retaining Walls – Retaining walls should be provided with a gravel subdrain system. The drain system should start with a minimum 4-inch diameter perforated PVC Schedule 40 or ABS pipe, which is placed at the heel of the wall footing and below the adjacent slab level. The pipe should be sloped at least 1 percent to a suitable outlet, such as an approved site drainage system or off-site storm drain. The pipe should be surrounded by a gravel backfill consisting of tamped $^{3}/_{4}$-inch sized gravel. This gravel backfill zone should be a minimum of 12 inches wide and should extend from slightly below the drain pipe, up to approximately two-thirds of wall height. The entire gravel section should be wrapped in a filter cloth, such as Mirafi 140 NS or similar, to prevent contamination with fines. Alternatively, walls can be drained using geo-composite panel drains that connect to a gravel sub-drain at the heel of the wall. In addition, the wall should be properly moisture-proofed per the project architect. See the Retaining Wall Drain Details (Figure 8 in Appendix A).

Foundation and Slab Concrete – Testing of the soils revealed negligible soluble sulfate and chloride concentrations, and as such, no special concrete mix design for soluble sulfate is required. The concrete should be mixed and placed in accordance with ACI specifications. Water should not be added to the concrete at the site, as this can reduce the mix quality and lead to increased porosity and shrinkage cracking.

Proper curing techniques and a reduction in mixing water can help reduce cracking and concrete permeability. In order to further reduce shrinkage cracking and permeability, consideration should be given to using a concrete mix with a maximum water cement ratio of 0.5.

It should be noted that TCI does not consult in the field of corrosion engineering. Thus, the client's project architect and project engineer should evaluate the level of corrosion protection required for the project and seek consultation from a qualified corrosion professional, as warranted.

Appurtenances – Site appurtenances such as planter walls, site walls, etc., can be constructed on continuous footings. Footings for such appurtenances should be a minimum of 18 inches deep, 12 inches wide, and minimally reinforced with four No. 4 bars, two top and two bottom. The bearing capacity for such appurtenances is 1,500 psf. Footings near slopes should be provided with a minimum horizontal setback distance of 10 feet, measured from the lower leading footing edge to the face of an adjacent descending slope.

7.9 Trench Backfill

Trench excavations for utility lines should be properly backfilled and compacted. Utilities should be properly bedded and backfilled with clean sand or approved granular soil to a depth of at least 1-foot over the pipe. This backfill should be uniformly watered and compacted to a firm condition for both vertical and lateral pipe support. The remainder of the backfill may be on-site soil or low expansion potential import soil placed near optimum moisture content in lifts not exceeding 8 inches in thickness and mechanically compacted to at least 90 percent relative compaction.

7.10 Temporary Excavations

Foundation excavations, utility trenches, or other temporary vertical cuts may be conducted in compacted engineered fill or formational soils to a maximum height of 4 feet. Any temporary cuts beyond the above height restraint could experience sloughing or caving and, therefore, should be either shored or laid-back. Temporary slopes should not exceed $^1/_2$:1 (horizontal to vertical) in bedrock and 1:1 in fill material. Unshored backcuts should not intersect a 1:1 projection down from the base of any adjacent footing. Special attention to cobble and boulder-sized rock that may potentially become dislodged should be provided, and may include installation of protective barriers or netting. Ultimately, the soil engineer should visit the site during the initial stages of excavation to evaluate the soil conditions encountered and to assess the stability of temporary construction slopes. Follow-up reviews should also be made periodically while the temporary slopes are exposed. Regional safety measures should be enforced and all excavations should be conducted in strict accordance with OSHA guidelines.

Excavation spoils should not be stockpiled adjacent to excavations, as they can surcharge the soils and trigger failure. In addition, proper erosion protection, including runoff diversion, is recommended to reduce the possibility for erosion of slopes during grading and building construction. Ultimately, it is the contractor's responsibility to maintain safe working conditions for persons on-site.

7.11 Site Drainage

Drainage should be designed to direct surface water away from structures and the project slopes and on to an approved disposal area as determined by the project civil engineer. For earth areas, a minimum gradient of 2 percent should be maintained, with drainage directed away from slopes and towards approved swales or collection facilities. It is critical that drainage patterns approved after grading should be maintained throughout the life of the development. In addition, it is recommended that roof gutters be installed with downspouts tied into a tight-lined drain system directed to the approved disposal away from the building foundation.

7.12 Plan Review and Geotechnical Observation

When the grading and/or foundation plans are completed, they should be reviewed by TCI for compliance with the recommendations herein. Observation by the geotechnical consultant is essential during grading and/or construction to confirm conditions anticipated by the preliminary investigation, to adjust designs to actual field conditions, and to determine that grading is conducted in general accordance with our recommendations. In addition, all foundation excavations should be reviewed for conformance with the plans prior to the placement of forms, reinforcement, or concrete. Observation, testing, and engineering consulting services are provided by our firm and should be budgeted within the cost of development.

8.0 CLOSURE

8.1 Limits of Investigation

Our investigation was performed using the skill and degree of care ordinarily exercised, under similar circumstances, by reputable soils engineers and engineering geologists practicing in this or similar localities. No warranty, expressed or implied, is made as to the conclusions and professional advice in this report. This report is prepared for the sole use of our client and may not be assigned to others without the written consent of the client and TCI.

APPENDIX A

Figures

LOCATION:
9860 La Jolla Farms Road,
La Jolla, CA

REFERENCE: Google Maps

N

TerraPacific CONSULTANTS INC 4010 Morena Boulevard Suite 108 San Diego CA 92117 858-521-1190	***Site Location Plan***	*9860 La Jolla Farms* File No. 22-051 May 2022	Figure 1

LEGEND

B-4 ⊕	Approximate location of BORING by TerraPacific Consultants, Inc.
A A'	Cross section
Af	Undocumented fill
Tsc	Tertiary-aged Scripps Formation
18'	Approximate depth to bedrock (ft.)

REFERENCE:
Gilbert Residence, Site Plan Proposed,Sheet A101,
Dated 03/17/22, prepared by Alcorn & Benton Arch.

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Geotechnical Plan

9860 La Jolla Farms

File No. 22-051
May 2022

Figure 2

Compiled by
Michael P. Kennedy and Siang S. Tan
2008

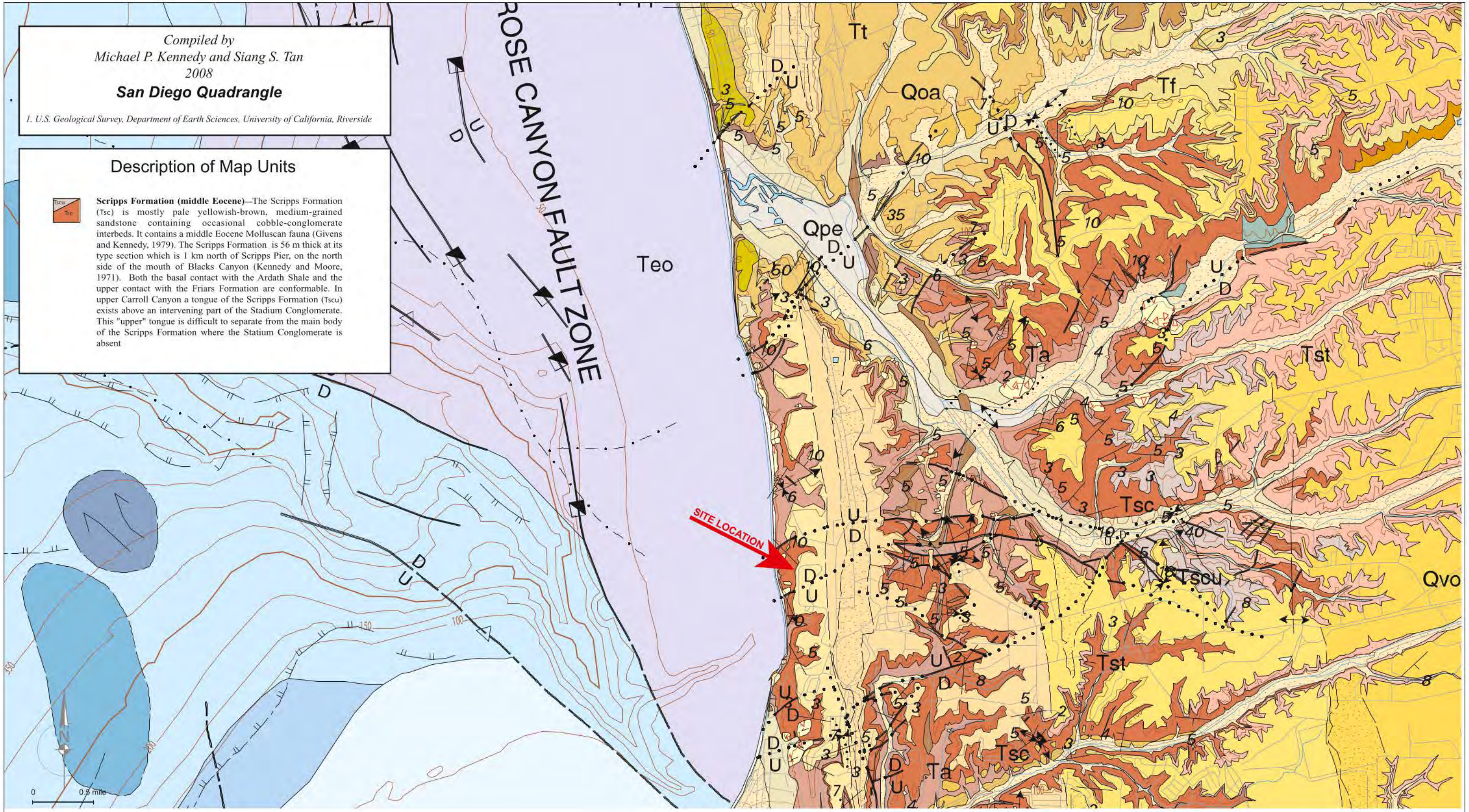
San Diego Quadrangle

1. U.S. Geological Survey, Department of Earth Sciences, University of California, Riverside

Description of Map Units

Tscu / Tsc

Scripps Formation (middle Eocene)—The Scripps Formation (Tsc) is mostly pale yellowish-brown, medium-grained sandstone containing occasional cobble-conglomerate interbeds. It contains a middle Eocene Molluscan fauna (Givens and Kennedy, 1979). The Scripps Formation is 56 m thick at its type section which is 1 km north of Scripps Pier, on the north side of the mouth of Blacks Canyon (Kennedy and Moore, 1971). Both the basal contact with the Ardath Shale and the upper contact with the Friars Formation are conformable. In upper Carroll Canyon a tongue of the Scripps Formation (Tscu) exists above an intervening part of the Stadium Conglomerate. This "upper" tongue is difficult to separate from the main body of the Scripps Formation where the Statium Conglomerate is absent



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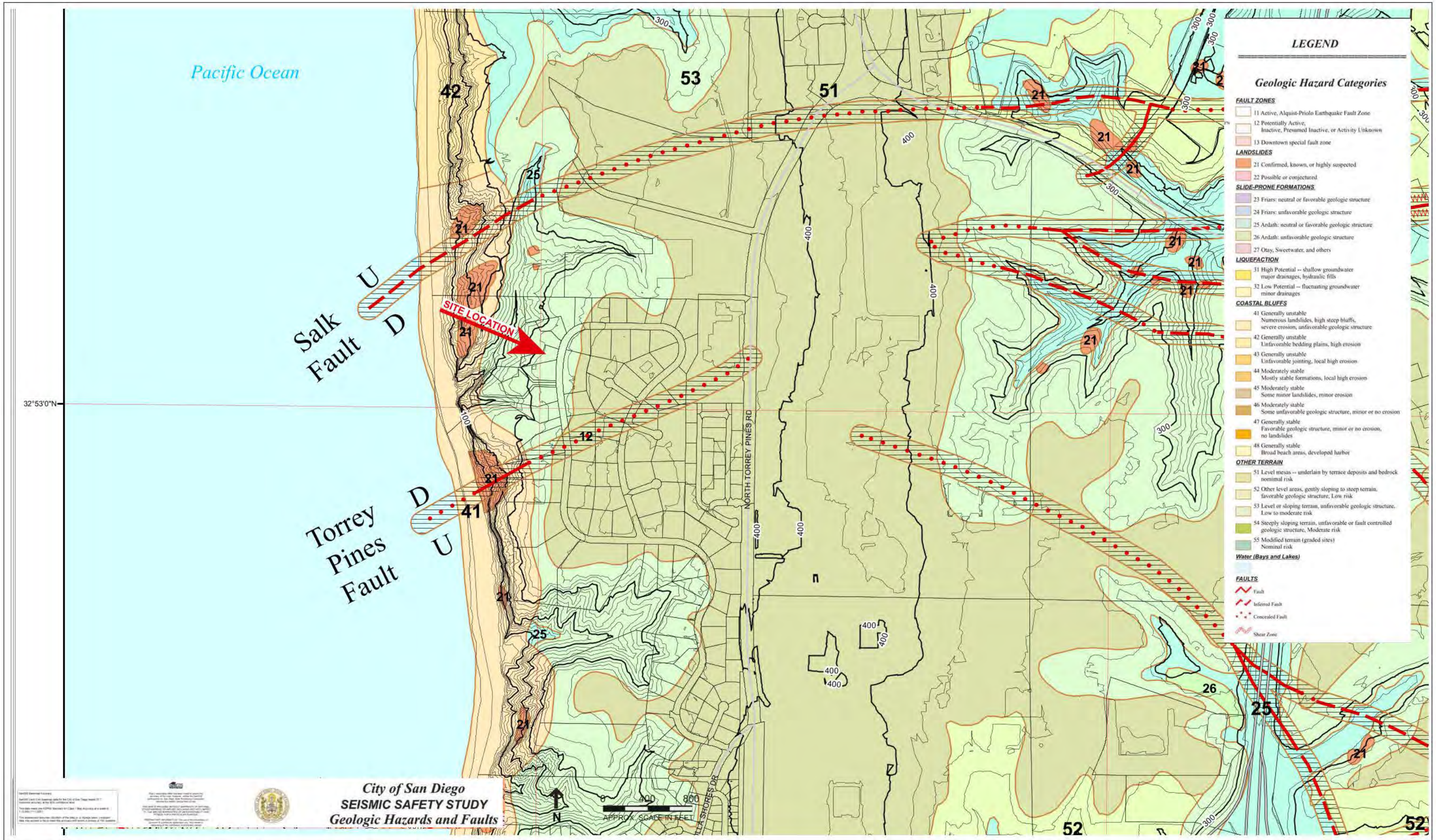
Geologic Map

9860 La Jolla Farms

File No. 22-051
May 2022

Figure 3



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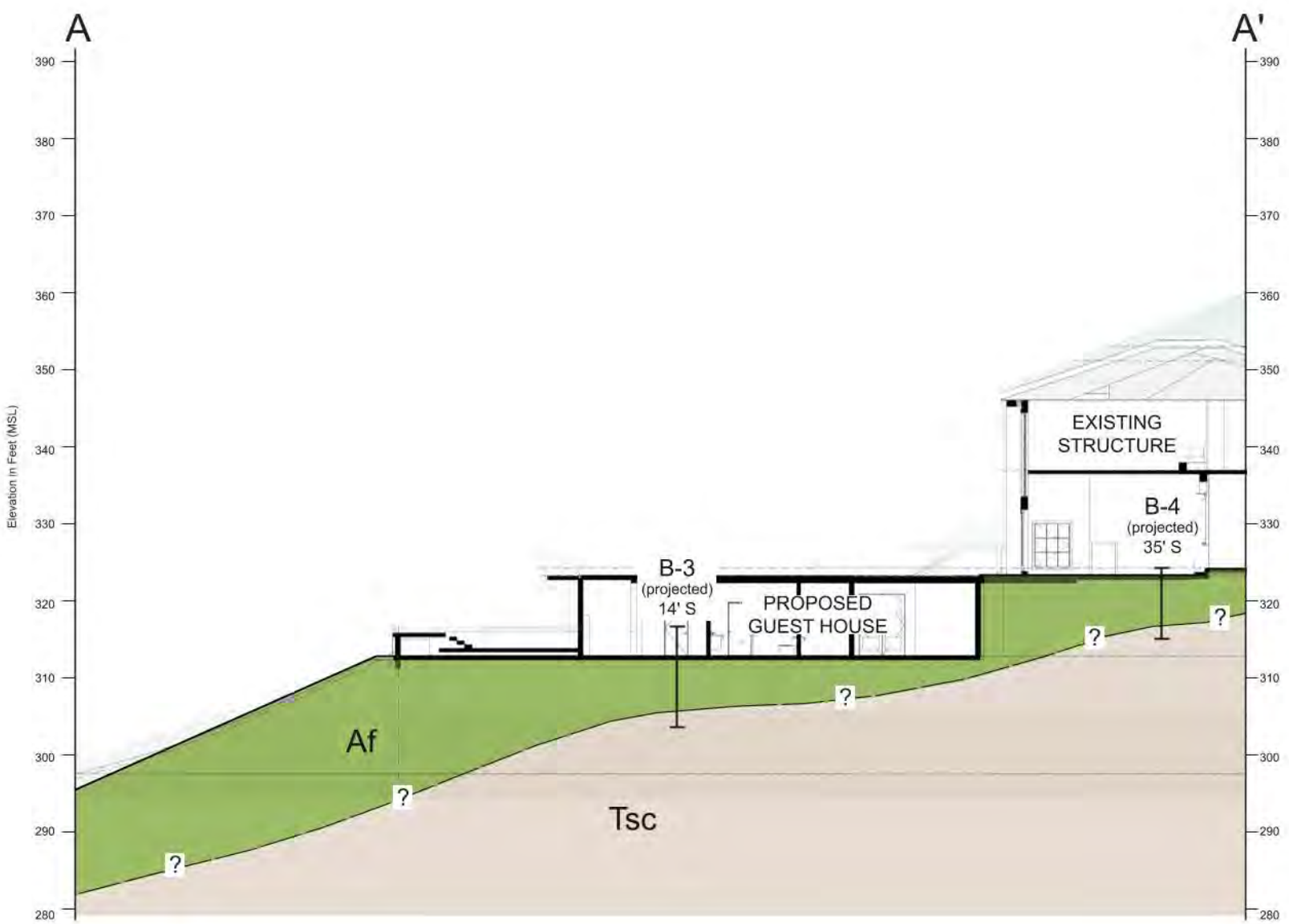
Seismic Safety Study Map

9860 La Jolla Farms

File No. 22-051
May 2022

Figure 4



LEGEND

Af	Undocumented fill
Tsc	Tertiary-aged Scripps Formation
- —— —	Geologic contact, dashed where queried
B-3 B-4	Boring by TerraPacific (March 8, 2022)

REFERENCE:
Gilbert Residence, Sections, Sheet A302,
Dated 03/22/22, prepared by Alcorn & Benton Arch.

0 10 20
APPROX. SCALE IN FEET

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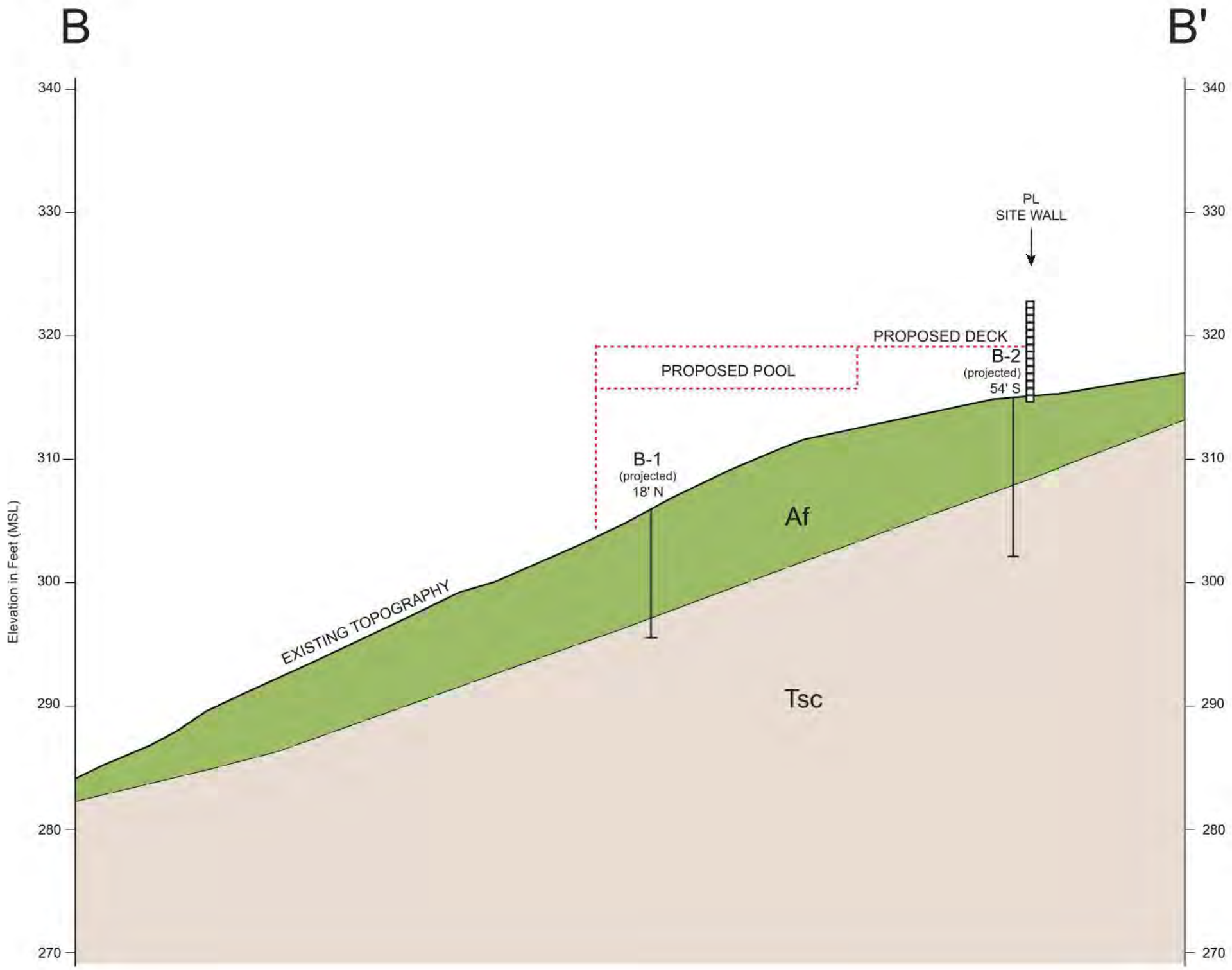
Cross Section A-A'

9860 La Jolla Farms

File No. 22-051
May 2022

Figure 5



LEGEND

Af	Undocumented fill
Tsc	Tertiary-aged Scripps Formation
.....	Approximate location of proposed pool & deck
— — —	Geologic contact, dashed where queried
B-1 B-2	Boring by TerraPacific (March 8, 2022)

0 5 10
APPROX. SCALE IN FEET

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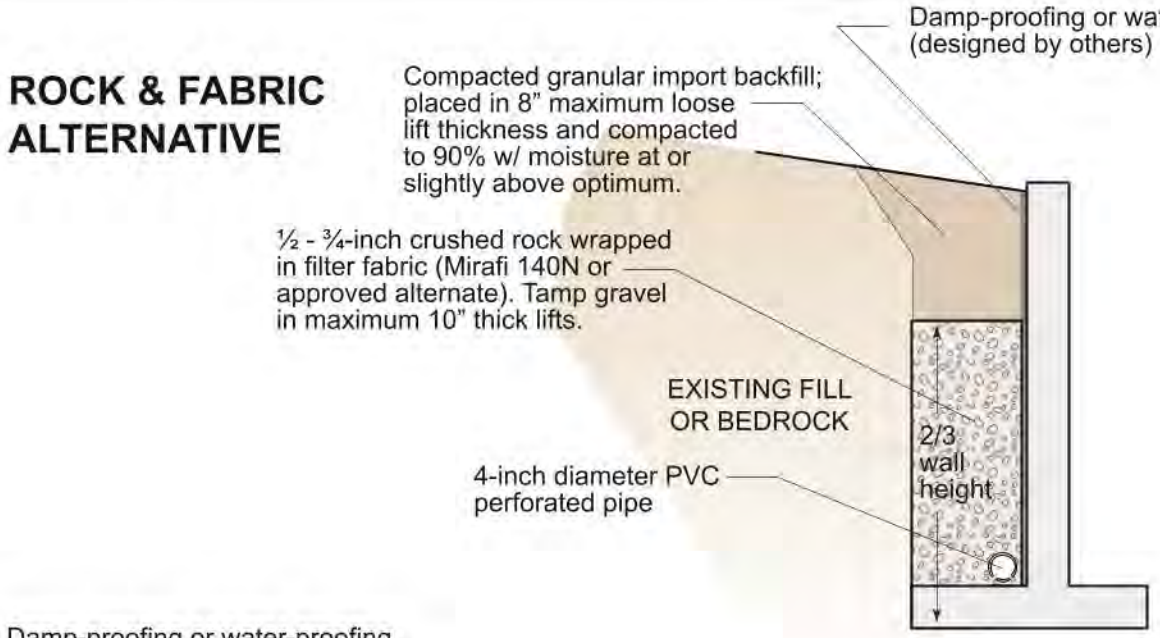
Cross Section B-B'

9860 La Jolla Farms

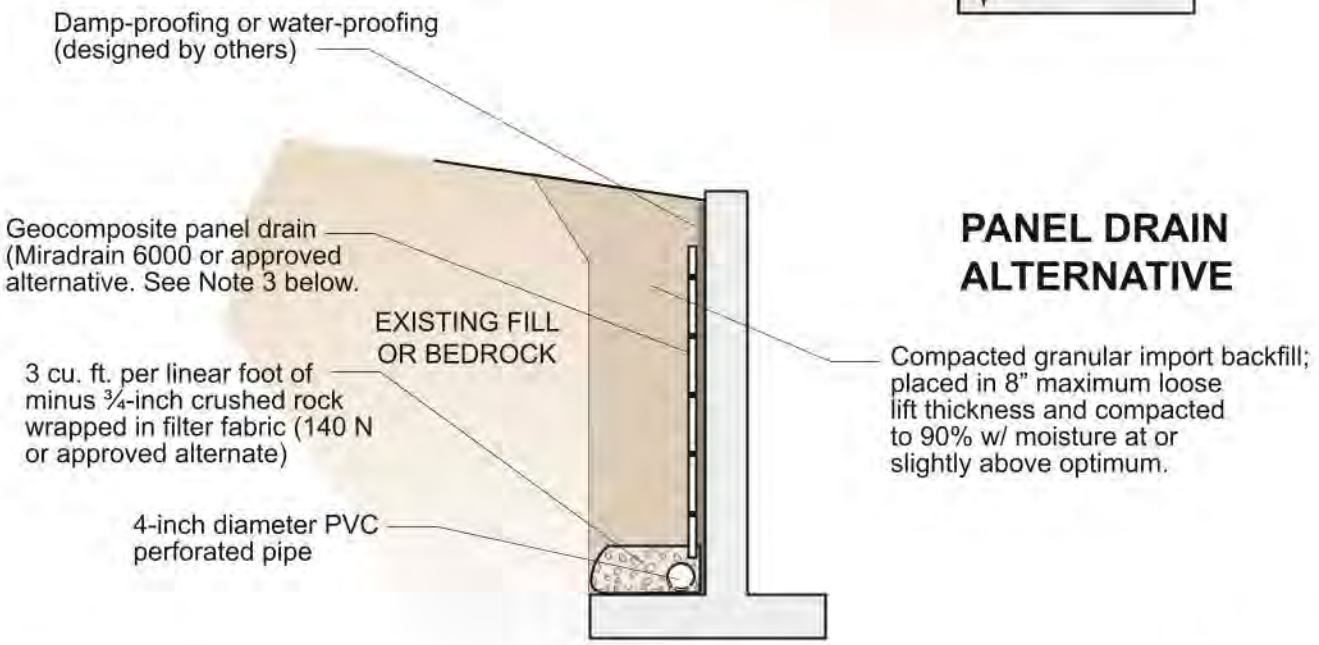
File No. 22-051
May 2022

Figure 6

ROCK & FABRIC ALTERNATIVE



PANEL DRAIN ALTERNATIVE



NOT TO SCALE

NOTES:

1) The wall drain is intended to reduce water buildup by collecting water from a top-down source to help relieve hydrostatic pressure on the wall. If interior living space abuts the retaining wall or water infiltration is otherwise a concern, then the owner or builder should assign a qualified professional to evaluate the wall design. Modifications to the design may include re-location of the subdrain to the heel of the wall.
2) Perforated pipe should outlet through to a solid pipe at maximum 25 foot centers to a free gravity outfall. Perforated pipe and outlet pipe should have a fall of at least 1%.
3) Filter fabric should consist of Mirafi 140N or similar approved fabric. Filter fabric should be overlapped at least 6-inches.
4) Geocomposite panel drain should consist of Miradrain 6000, Mirafi G100N, J-Drain 400, or approved similar product.
5) Drain installation should be observed by the geotechnical consultant prior to backfilling.

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Retaining Wall Drain Details

9860 La Jolla Farms

File No. 22-051
May 2022

Figure 7

APPENDIX B

References

REFERENCES

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2) American Society for Testing and Materials, Annual Books of ASTM Standards, Section 4, Construction, Volume 04.08 Soil and Rock (I): D 420 – D 4914, West Conshohocken, PA, 2008.

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9) Omega Land Surveying, Topographic Base Map, Gilbert Residence, Sheet A102, Dated March 22, 2022

10) Alcorn and Benton Architects, Project Plans for the Gilbert Residence, Sheets A000 through A302, March 15, 2022.

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16) Leyendecker, Frankel, and Rukstales, Earthquake Ground Motion Parameters Version 5.0.9a, dated November 13, 2009.

REFERENCES

17) Norris, Robert M. and Webb, Robert W., 1976, Geology of California, John Wiley & Sons.

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21) United States Geological Survey, Earthquake Hazards Program, 2010 Fault Activity Map of California, http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html.

22) Wesnousky, S.G., 1986, Earthquakes, Quaternary Faults and Seismic Hazard in California, Journal of Geophysical Research, Vol. 91, No. B12, pp. 2587-2631.

APPENDIX C

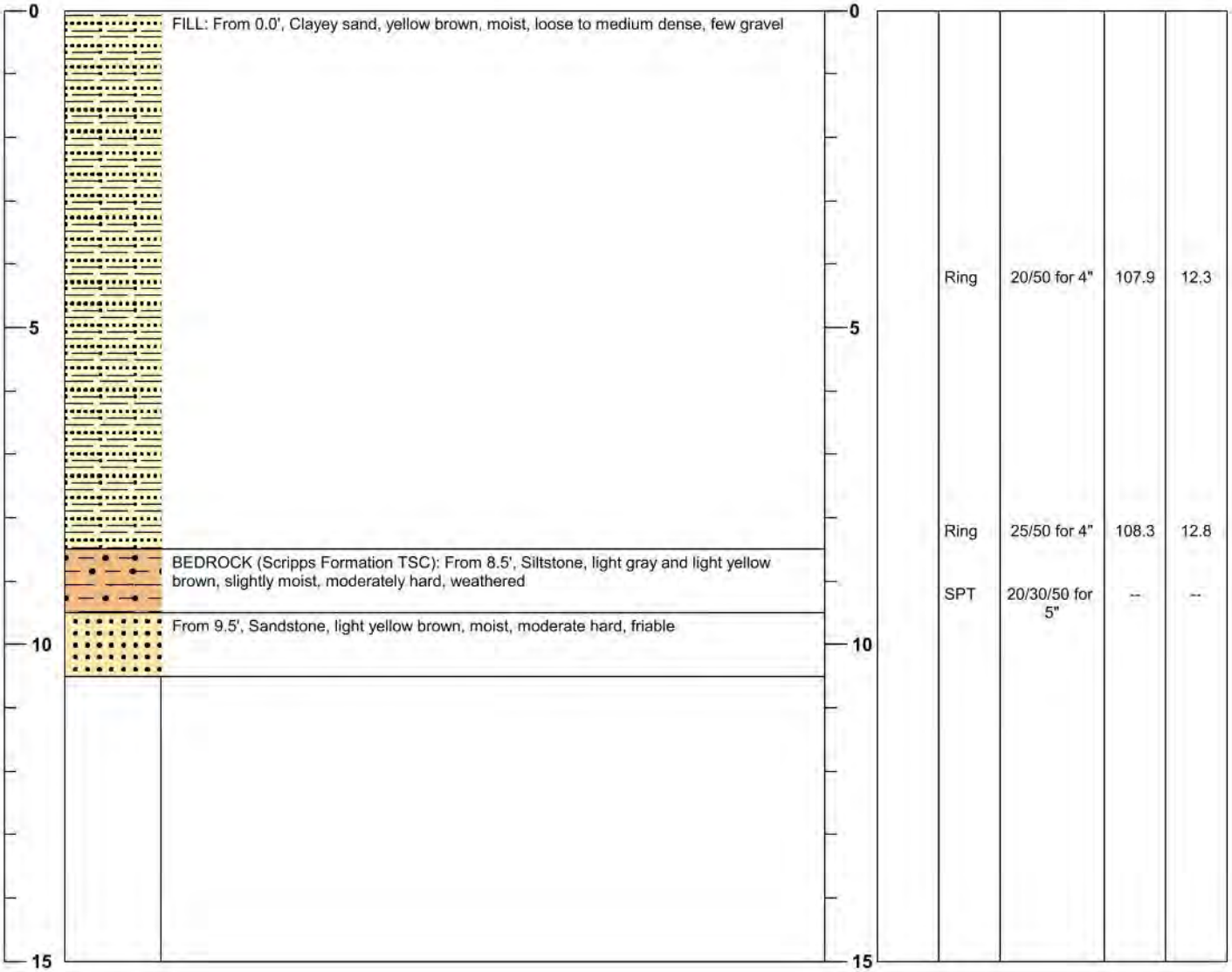
Subsurface Excavation Logs

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-1

Project No: 22-051
Project Name: 9860 La Jolla Farms
Location: 9860 La Jolla Farms
Sample Method: Modified California Sampler
Instrumentation: None installed
Elevation: F.S.

Date: 3-8-22
Logged By: O. Brambila
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Tripod
Hammer Wt. & Drop: 140 lbs. for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
				Ring	20/50 for 4"	107.9	12.3
				Ring	25/50 for 4"	108.3	12.8
				SPT	20/30/50 for 5"	--	--

Total Depth: 10.5'
Water: No
Caving: No
Hole Diameter: 5"

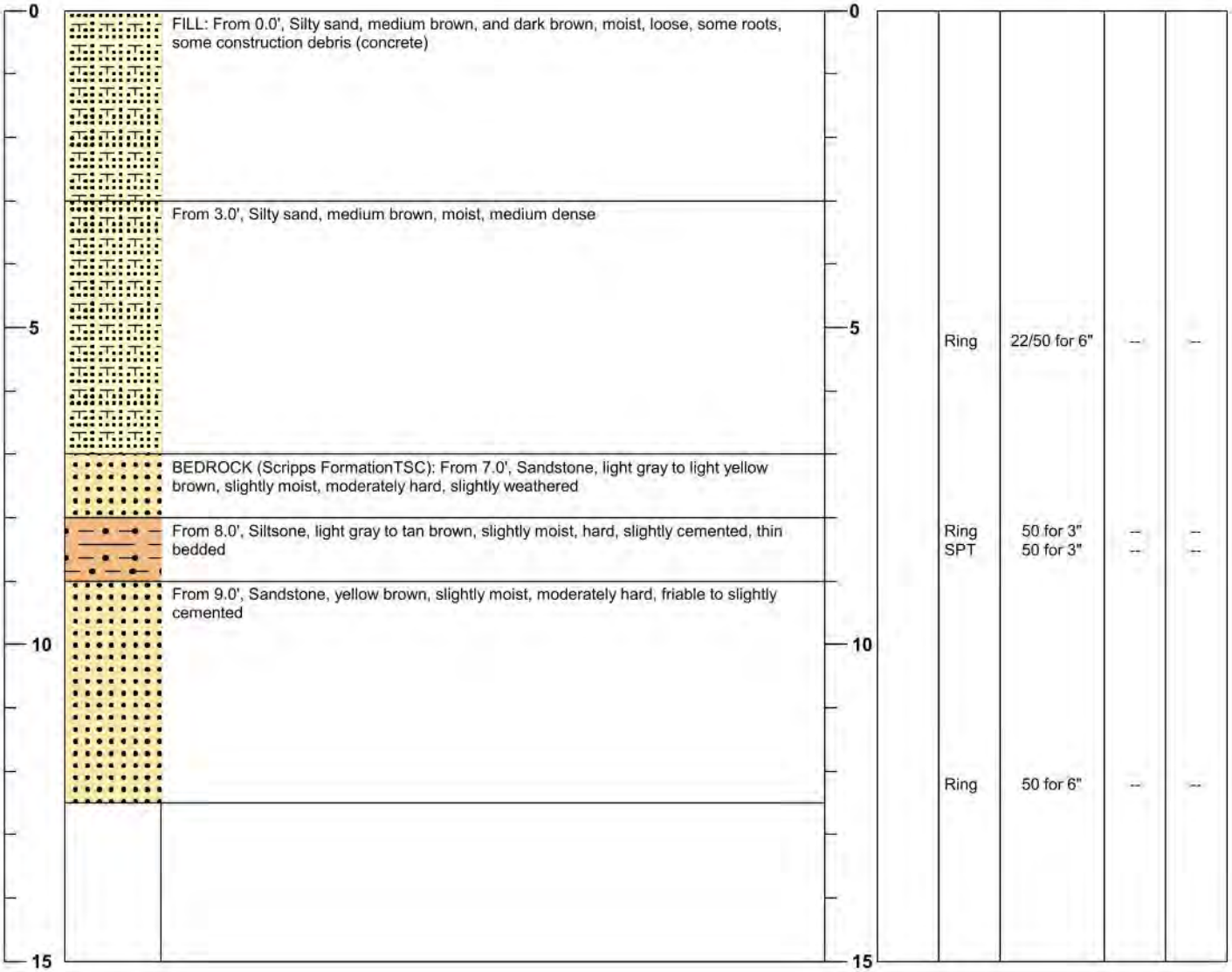
Boring
B-1

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-2

Project No: 22-051
Project Name: 9860 La Jolla Farms
Location: 9860 La Jolla Farms Road
Sample Method: Modified California Sampler
Instrumentation: None installed
Elevation: F.S.

Date: 3-8-22
Logged By: O. Brambila
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Tripod
Hammer Wt. & Drop: 140 lbs. for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
5				Ring	22/50 for 6"	--	--
8				Ring	50 for 3"	--	--
				SPT	50 for 3"	--	--
10				Ring	50 for 6"	--	--

Total Depth: 12.5'
Water: No
Caving: No
Hole Diameter: 5"

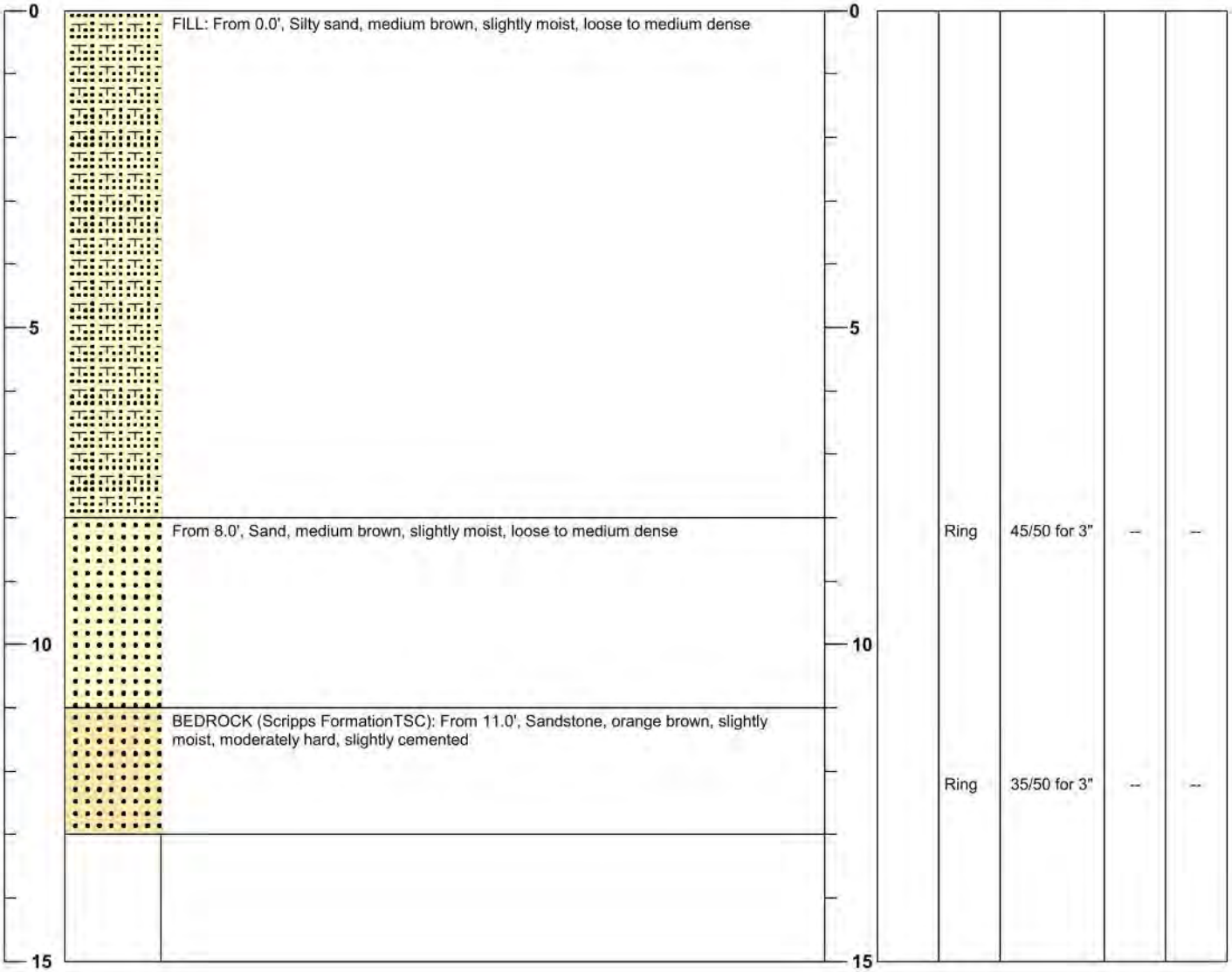
Boring
B-2

TerraPacific
CONSULTANTS INC

Subsurface Boring Log
Boring No: B-3

Project No: 22-051
Project Name: 9860 La Jolla Farms
Location: 9860 La Jolla Farms Road
Sample Method: Modified California Sampler
Instrumentation: None installed
Elevation: F.S.

Date: 3-8-22
Logged By: O. Brambila
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Tripod
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Silty sand, medium brown, slightly moist, loose to medium dense					
8		From 8.0', Sand, medium brown, slightly moist, loose to medium dense		Ring	45/50 for 3"	--	--
11		BEDROCK (Scripps FormationTSC): From 11.0', Sandstone, orange brown, slightly moist, moderately hard, slightly cemented		Ring	35/50 for 3"	--	--

Total Depth: 13.0'
Water: No
Caving: No
Hole Diameter: 5"

Boring
B-3

TerraPacific
CONSULTANTS INC

Subsurface Boring Log
Boring No: B-4

Project No: 22-051
Project Name: 9860 La Jolla Farms
Location: 9860 La Jolla Farms Road
Sample Method: Modified California Sampler
Instrumentation: None installed
Elevation: F.S.

Date: 3-8-22
Logged By: O. Brambila
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Tripod
Hammer Wt. & Drop: 140 lbs for 30"

Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Silty sand, gray brown, moist, loose to medium dense					
		@3.0', Gray, wet					
5		From 4.5', Sand, light gray to medium brown, very moist, medium dense					
		BEDROCK (Scripps Formation TSC): From 7.3', Siltstone, light gray, moist, moderately hard, slightly cemented, slightly weathered					
		@ 7.8' Refusal					
10							
15							

Total Depth: 7.8'
Water: No
Caving: No
Hole Diameter: 4.0"

Boring
B-4

APPENDIX D

Laboratory Test Results

9860 La Jolla Farms

Summary of Laboratory Test Results

FN:22-051

Sample Location			Corrosivity Series		ASTM D 1557		ASTM D 2937		ASTM D 3080		ASTM D 4829	
			CTM422	CTM 417								
Location	Sample Depth	Sample Type	Chloride Content	Sulfate Content	Maximum Dry Density	Opt. Moist Content	Dry Density	Moisture Content	Peak ϕ	Peak c	Expansion Index	Expansion Potential
B-1	4.0'	Ring	--	--	--	--	107.9	12.3	--	--	--	--
B-1	8.0'	Ring	--	--	--	--	108.3	12.8	--	--	--	--
B-1	0-6.0'	LB	0.004	0.007	122	10.5	--	--	33.0	200.0	13	Very Low
B-2	5.0'	Ring	--	--	--	--	--	--	--	--	--	--
B-2	12.0'	Ring	--	--	--	--	--	--	35.0	250.0	--	--

COMPACTION TEST

ASTM D 1557
Modified Proctor

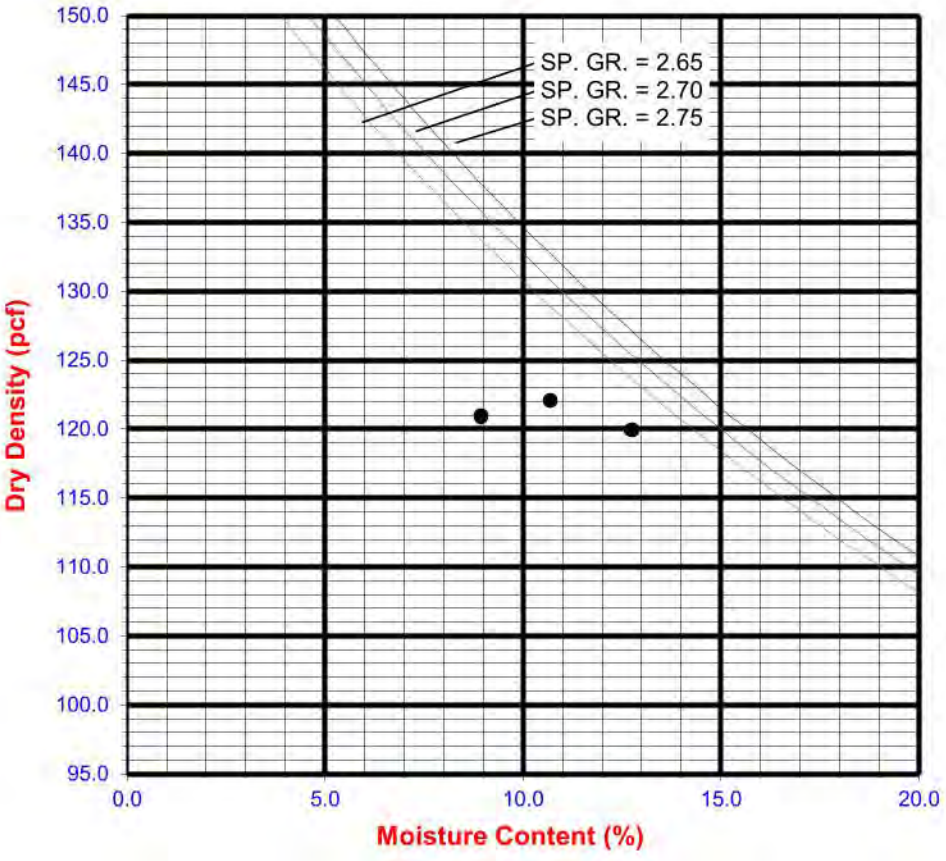
Project Name: 9860 La Jolla Farms
Project No. : 22-051
Boring No.: B-1 @ 0-6.0'
Technician: JMS
Date: 3/16/2022
Visual Sample Description: Medium Brown Silty Sand

X **Manual Ram**

Ram Weight 10 LBS Drop 18 inches

		TEST NO.	1	2	3	4	5	6
A	Wt. Comp. Soil + Mold (gm.)		3802.00	3854.00	3855.00			
B	Wt. of Mold (gm.)		1794.00	1794.00	1794.00			
C	Net Wt. of Soil (gm.)	A - B	2008.00	2060.00	2061.00			
D	Wet Wt. of Soil + Cont. (gm.)		2074.9	1652.1	1139.7			
E	Dry Wt. of Soil + Cont. (gm.)		1929.6	1505.8	1031.7			
F	Wt. of Container (gm.)		304.0	137.0	184.5			
G	Moisture Content (%)	[(D-F)-(E-F)]/(E-F)	8.9	10.7	12.7			
H	Wet Density (pcf)	C*29.76 /453.6	131.7	135.2	135.2			
I	Dry Density (pcf)	H/(1+G/100)	120.9	122.1	119.9			

Maximum Dry Density (pcf) 122.0 | 10.5



PROCEDURE USED

Procedure A

Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)
May be used if No.4 retained < 25%

*Remove excess soil and dr
on rammer between lifts

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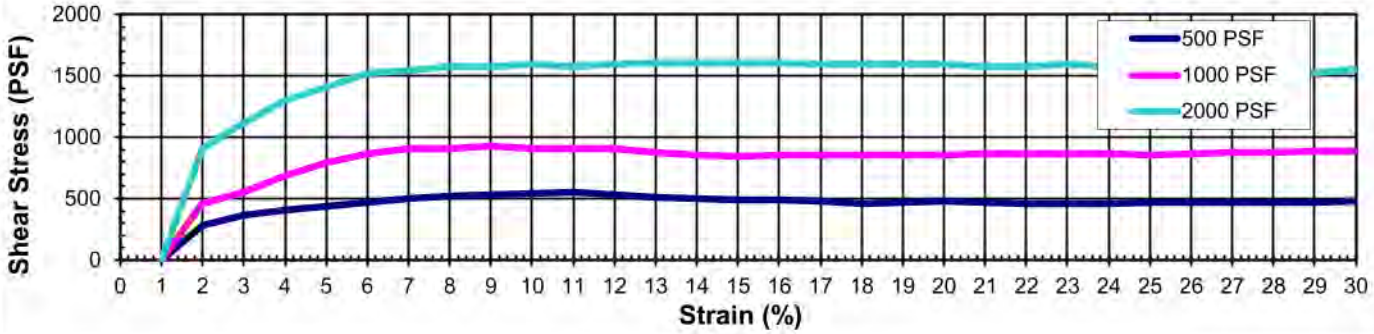
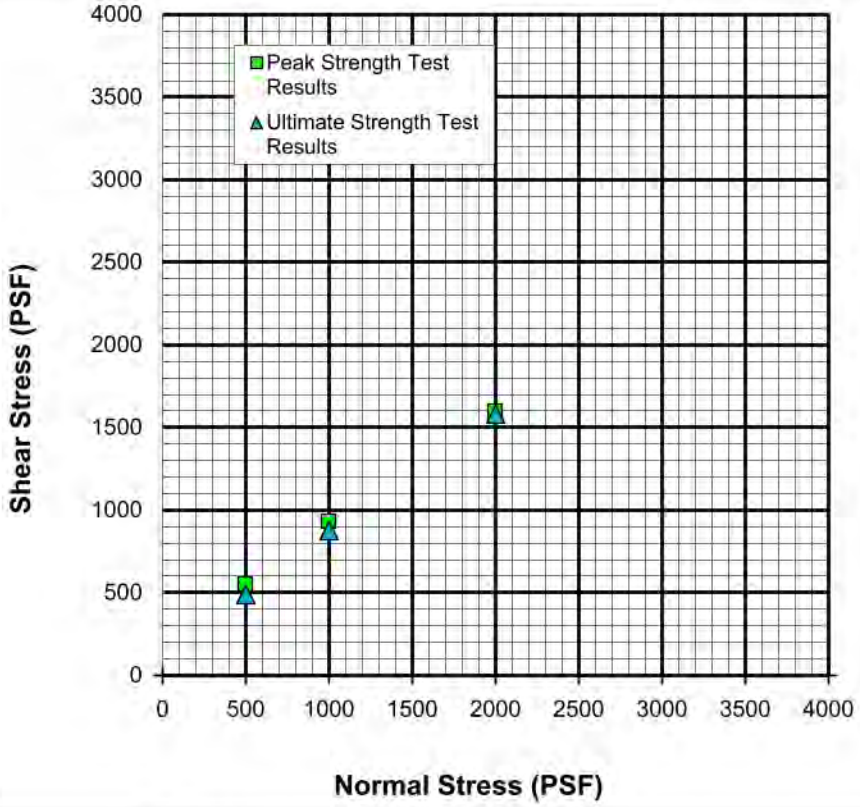
TerraPacific CONSULTANTS INC

DIRECT SHEAR TEST
Laboratory Report

File Name:	9860 La Jolla Farms
File No.:	22-051
Date:	3/21/2022
Technician:	JMS





Sample No.& Location:	B-1 @ 6.0'
Soil Description:	Dark Brown Clayey Sand
Sample Type:	Remolded
Specimen Preparation:	Inundated

	Peak	Ultimate
Friction Angle Φ' (deg)	33	30
Cohesion C' (psf)	200	110

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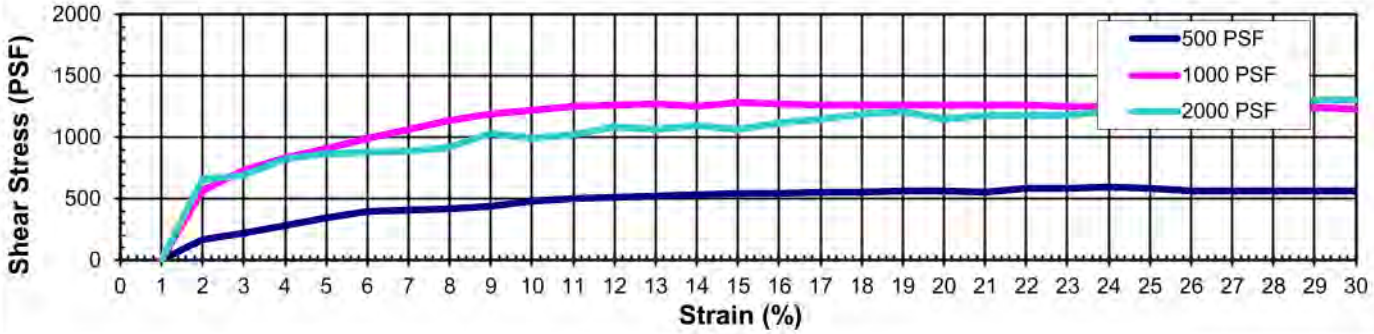
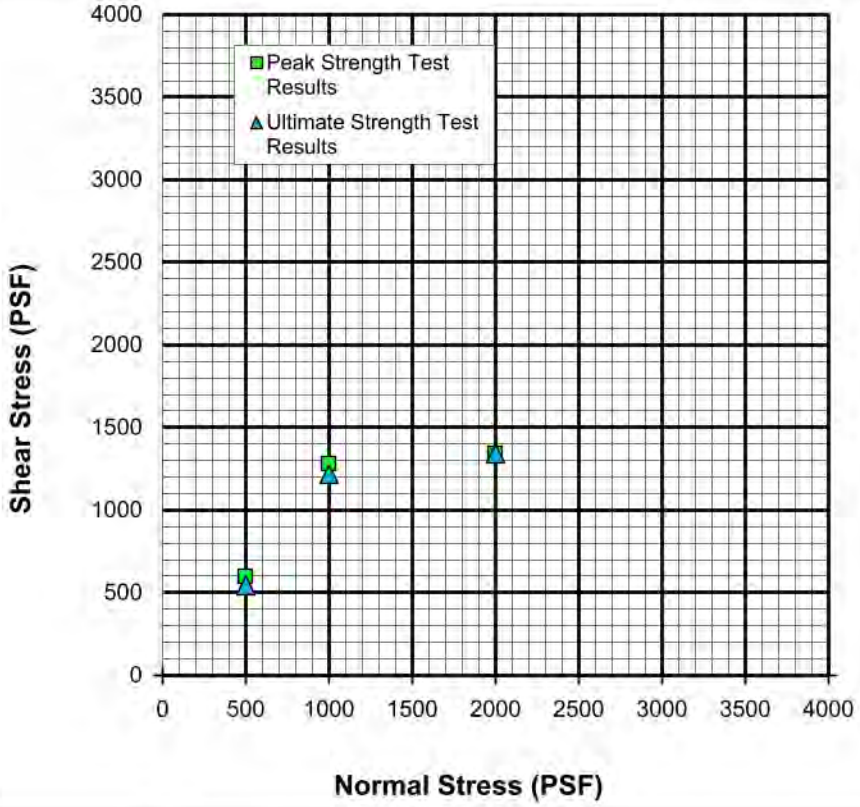
DIRECT SHEAR TEST
Laboratory Report

File Name:	9860 La Jolla Farms
File No.:	22-051
Date:	3/16/2022
Technician:	JMS





Sample No.& Location:	B-2 @ 12.0'
Soil Description:	Medium Clayey Sand
Sample Type:	Intact
Specimen Preparation:	Inundated

	Peak	Ultimate
Friction Angle Φ' (deg)	35	31
Cohesion C' (psf)	250	200

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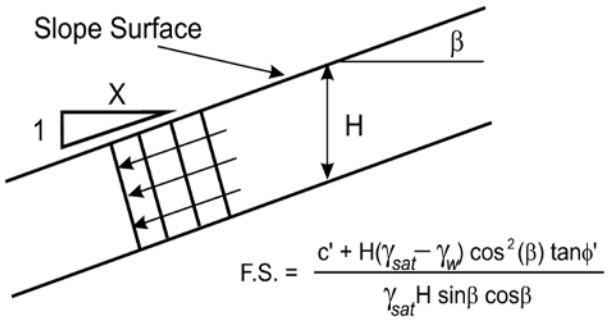
APPENDIX E

Slope Stability Analysis

INPUT PARAMETERS

Friction Angle (CD)	30	[DEGREES]
Cohesion (CD)	110	[PSF]
Dry Unit Weight	120	[PCF]
Water Content	12	[%]
Specific Gravity	2.65	
Slope Angle X	2.00	



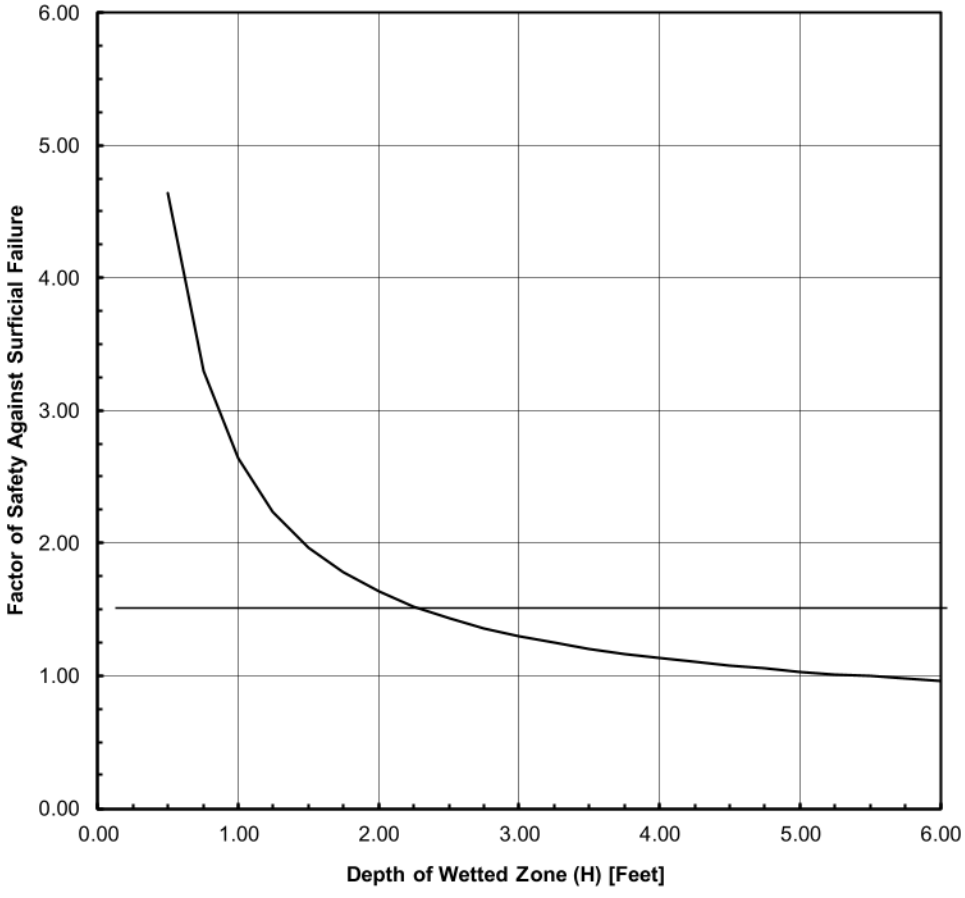
CALCULATED PARAMETERS

Void Ratio	0.38	
Moist Unit Weight	134	[PCF]
Saturated Unit Weight	137	[PCF]
Friction Angle	0.52	[RADIANS]
Slope Angle	0.46	[RADIANS]

SURFICIAL STABILITY

(After Abrahamson et. al, 1996)

(H) [FT]	F.S.
0.50	4.64
0.75	3.30
1.00	2.63
1.25	2.23
1.50	1.97
1.75	1.78
2.00	1.63
2.25	1.52
2.50	1.43
2.75	1.36
3.00	1.30
3.25	1.25
3.50	1.20
3.75	1.16
4.00	1.13
4.25	1.10
4.50	1.07
4.75	1.05
5.00	1.03
5.25	1.01
5.50	0.99
5.75	0.98
6.00	0.96
6.25	0.95
6.50	0.94

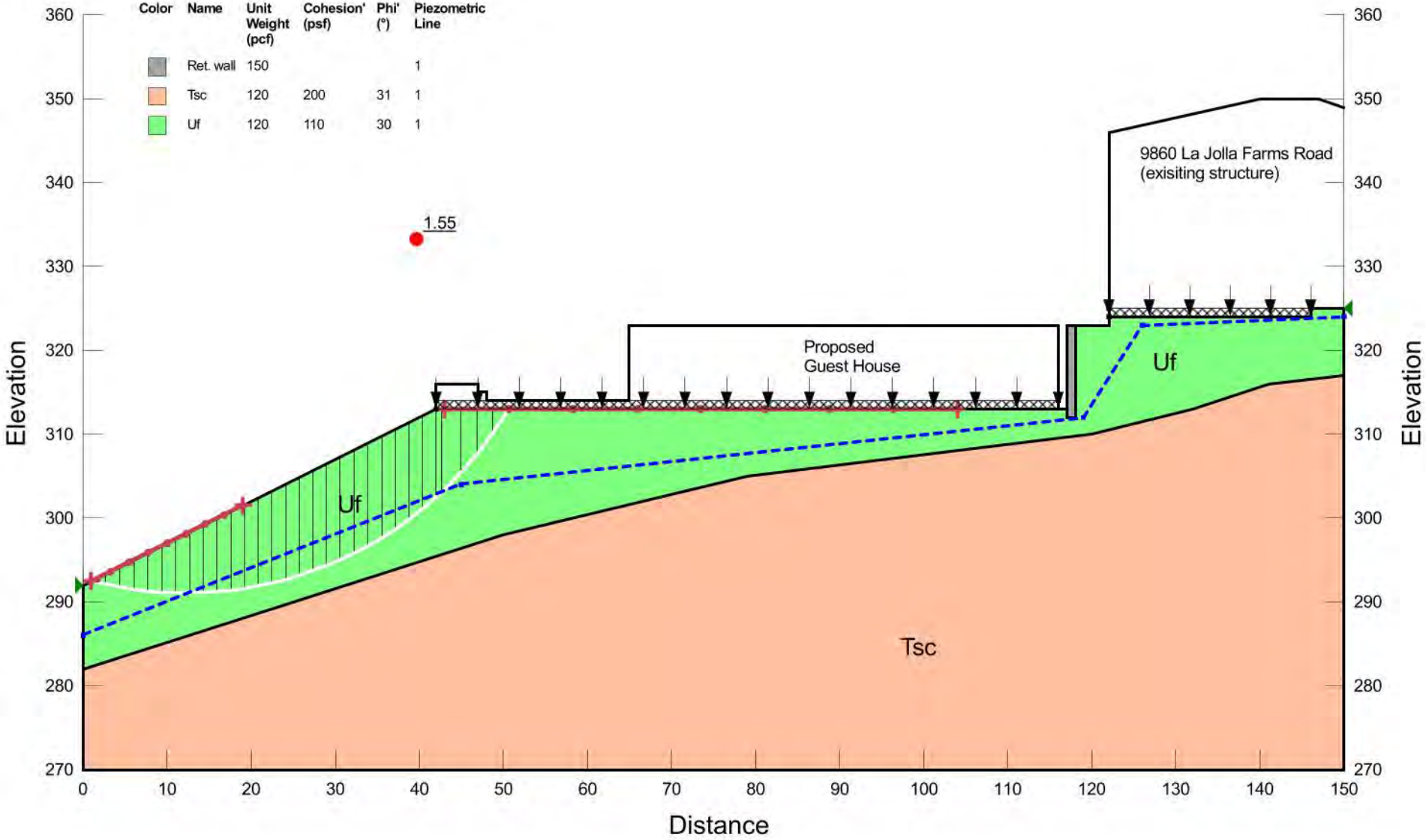


File No. 22-051

SURFICIAL SLOPE STABILITY

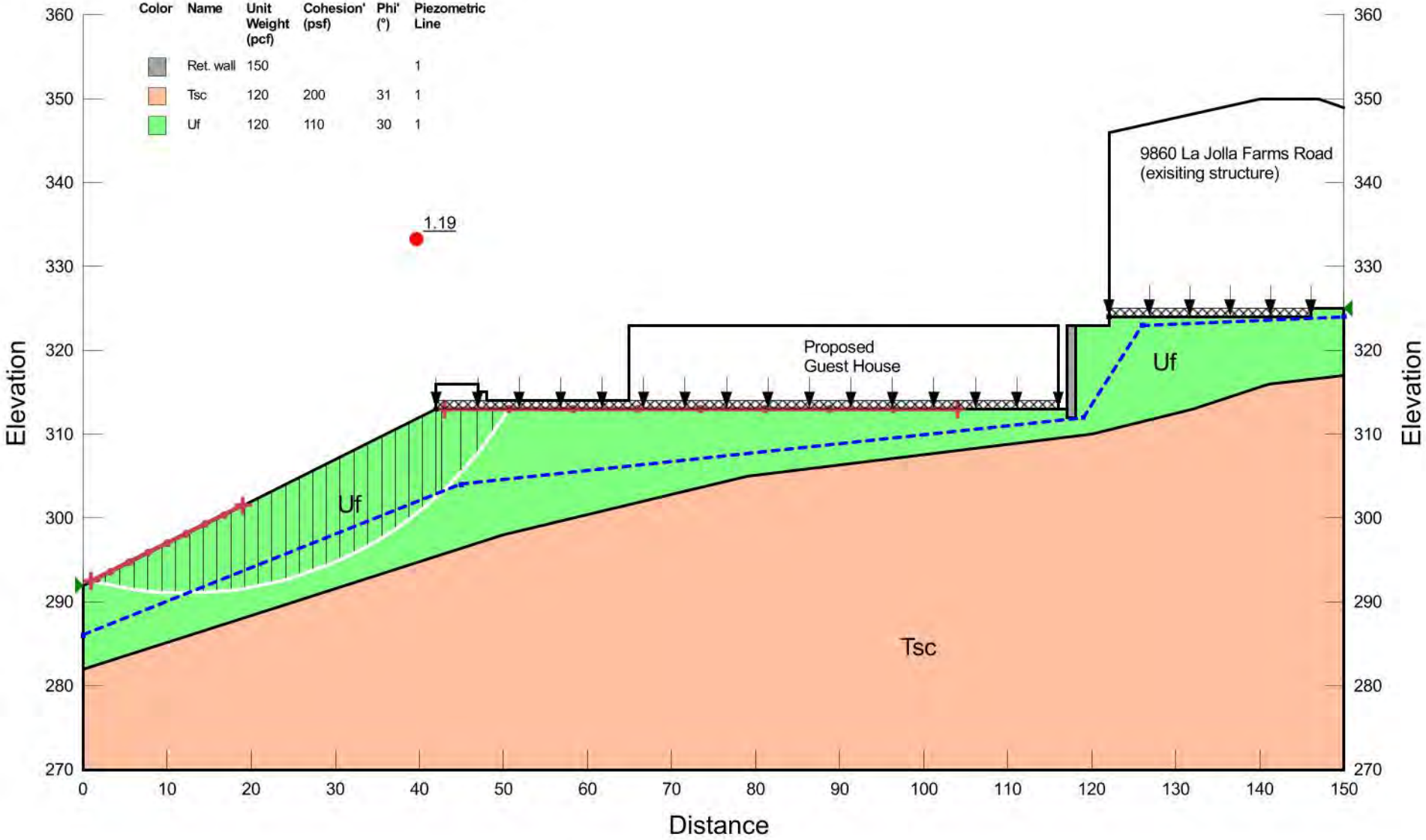
Project: Gilbert Residence
F.N. 22-051
Section A-A' (parcial)
Method: Spencer
Horz Seismic Coef.: 0

Color	Name	Unit Weight (pcf)	Cohesion' (psf)	Phi' (°)	Piezometric Line
	Ret. wall	150			1
	Tsc	120	200	31	1
	Uf	120	110	30	1



Project: Gilbert Residence
F.N. 22-051
Section A-A' (parcial)
Method: Spencer
Horz Seismic Coef.: 0.15

Color	Name	Unit Weight (pcf)	Cohesion' (psf)	Phi' (°)	Piezometric Line
	Ret. wall	150			1
	Tsc	120	200	31	1
	Uf	120	110	30	1



APPENDIX F

Summary of Active Faults

```
**********************
*                    *
*    E Q F A U L T   *
*                    *
*    Version 3.00    *
*                    *
**********************
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DETERMINISTIC ESTIMATION OF
PEAK ACCELERATION FROM DIGITIZED FAULTS

JOB NUMBER: 22-051

DATE: 05-03-2022

JOB NAME: La Jolla Farms

CALCULATION NAME: Test Run Analysis

FAULT-DATA-FILE NAME: C:\Program Files\EQFAULT1\CDMGFLTE_new.dat

SITE COORDINATES:
SITE LATITUDE: 32.8847
SITE LONGITUDE: 117.2498

SEARCH RADIUS: 62.4 mi

ATTENUATION RELATION: 15) Campbell & Bozorgnia (1997 Rev.) - Soft Rock
UNCERTAINTY (M=Median, S=Sigma): M Number of Sigmas: 0.0
DISTANCE MEASURE: cdist
SCOND: 0
Basement Depth: 5.00 km Campbell SSR: 1 Campbell SHR: 0
COMPUTE PEAK HORIZONTAL ACCELERATION

FAULT-DATA FILE USED: C:\Program Files\EQFAULT1\CDMGFLTE_new.dat

MINIMUM DEPTH VALUE (km): 3.0

EQFAULT SUMMARY

DETERMINISTIC SITE PARAMETERS

Page 1

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT MAXIMUM EARTHQUAKE MAG.(Mw)	PEAK SITE ACCEL. g	EST. SITE INTENSITY MOD.MERC.
ROSE CANYON	2.3(3.7)	7.2	0.618	X
CORONADO BANK	14.1(22.7)	7.6	0.280	IX
NEWPORT-INGLEWOOD (Offshore)	21.5(34.6)	7.1	0.125	VII
ELSINORE-JULIAN	35.5(57.1)	7.1	0.063	VI
ELSINORE-TEMECULA	36.7(59.1)	6.8	0.047	VI
EARTHQUAKE VALLEY	43.9(70.7)	6.5	0.028	V
PALOS VERDES	48.5(78.1)	7.1	0.040	V
ELSINORE-COYOTE MOUNTAIN	51.8(83.4)	6.8	0.028	V
ELSINORE-GLEN IVY	52.8(84.9)	6.8	0.027	V
SAN JACINTO-ANZA	57.9(93.2)	7.2	0.034	V
SAN JACINTO-COYOTE CREEK	58.5(94.1)	6.8	0.024	IV
SAN JACINTO-SAN JACINTO VALLEY	62.2(100.1)	6.9	0.024	IV

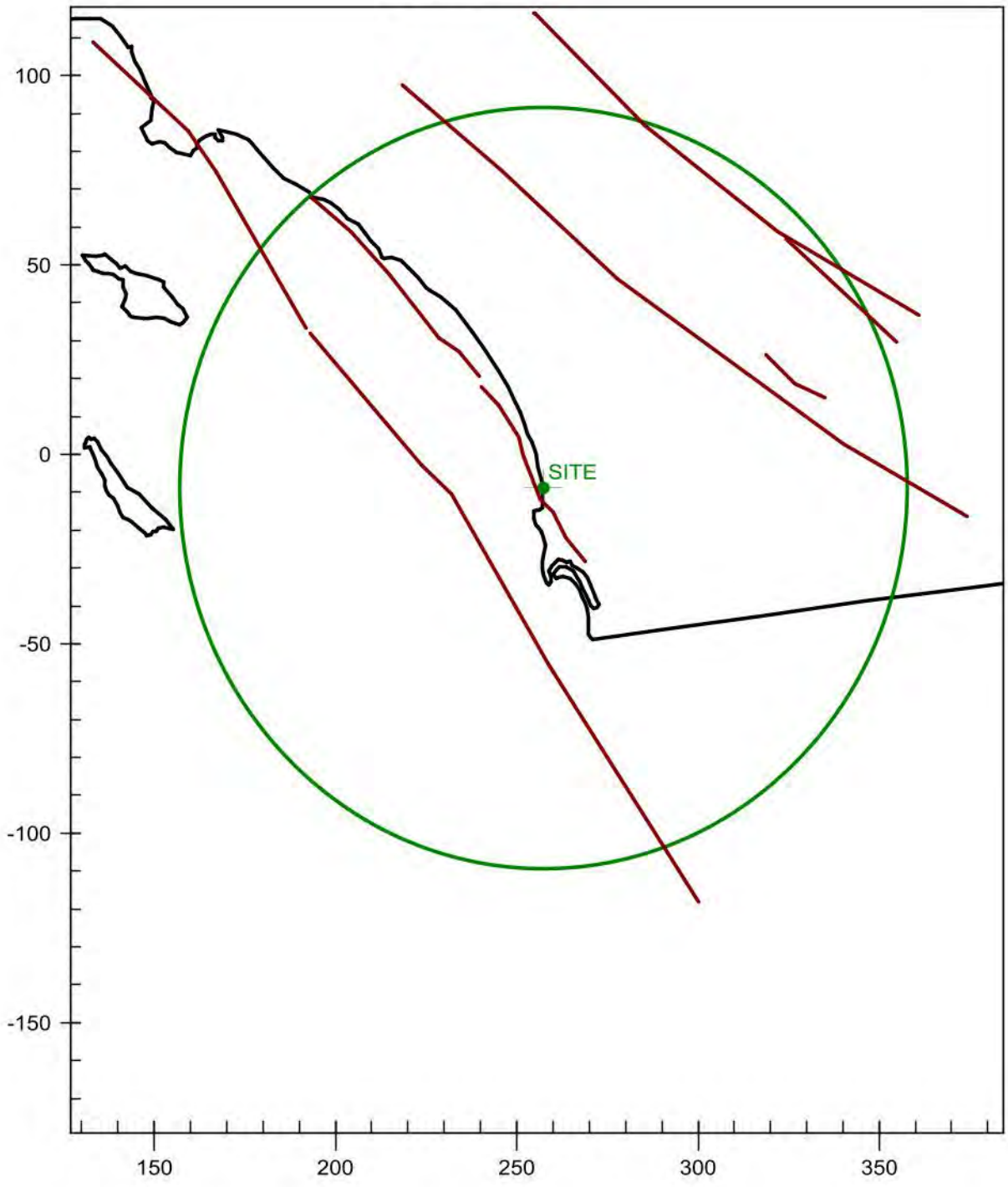
-END OF SEARCH- 12 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

THE ROSE CANYON FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 2.3 MILES (3.7 km) AWAY.

LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.6182 g

CALIFORNIA FAULT MAP

La Jolla Farms



APPENDIX G

Standard Grading Guidelines

STANDARD GUIDELINES FOR GRADING PROJECTS

TABLE OF CONTENTS

GENERAL

The guidelines contained herein and the standard details attached hereto represent this firm's standard recommendations for grading and other associated operations on construction projects. These guidelines should be considered a portion of the project specifications.

All plates attached hereto shall be considered as part of these guidelines.

The Contractor should not vary from these guidelines without prior recommendation by the Geotechnical Consultant and the approval of the Client or his authorized representative. Recommendation by the Geotechnical Consultant and/or Client should not be considered to preclude requirements for approval by the controlling agency prior to the execution of any changes.

These Standard Grading Guidelines and Standard Details may be modified and/or superseded by recommendations contained in the text of the preliminary geotechnical report and/or subsequent reports.

If disputes arise out of the interpretation of these grading guidelines or standard details, the Geotechnical Consultant shall provide the governing interpretation.

DEFINITIONS OF TERMS

ALLUVIUM - Unconsolidated soil deposits resulting from flow of water, including sediments deposited in river beds, canyons, flood plains, lakes, fans and estuaries.

AS-GRADED (AS-BUILT) - The surface and subsurface conditions at completion of grading.

BACKCUT - A temporary construction slope at the rear of earth retaining structures such as buttresses, shear keys, stabilization fills or retaining walls.

BACKDRAIN - Generally a pipe and gravel or similar drainage system placed behind earth retaining structures such buttresses, stabilization fills, and retaining walls.

BEDROCK - Relatively undisturbed formational rock, more or less solid, either at the surface or beneath superficial deposits of soil.

BENCH - A relatively level step and near vertical rise excavated into sloping ground on which fill is to be placed.

BORROW (Import) - Any fill material hauled to the project site from off-site areas.

BUTTRESS FILL - A fill mass, the configuration of which is designed by engineering calculations to retain slope conditions containing adverse geologic features. A buttress is generally specified by minimum key width and depth and by maximum backcut angle. A buttress normally contains a back-drainage system.

CIVIL ENGINEER - The Registered Civil Engineer or consulting firm responsible for preparation of the grading plans, surveying and verifying as-graded topographic conditions.

CLIENT - The Developer or his authorized representative who is chiefly in charge of the project. He shall have the responsibility of reviewing the findings and recommendations made by the Geotechnical Consultant and shall authorize the Contractor and/or other consultants to perform work and/or provide services.

COLLUVIUM - Generally loose deposits usually found near the base of slopes and brought there chiefly by gravity through slow continuous downhill creep (also see Slope Wash).

COMPACTION - Densification of man-placed fill by mechanical means.

CONTRACTOR - A person or company under contract or otherwise retained by the Client to perform demolition, grading and other site improvements.

DEBRIS - All products of clearing, grubbing, demolition, contaminated soil materials unsuitable for reuse as compacted fill and/or any other material so designated by the Geotechnical Consultant.

ENGINEERING GEOLOGIST - A licensed Engineering Geologist who applies scientific methods, engineering and geologic principles and professional experience to the acquisition, interpretation and use of knowledge of materials of the earth's crust for the evaluation of engineering problems. Geotechnical Engineering encompasses many of the engineering aspects of soil mechanics, rock mechanics, geology, geophysics, hydrology and related sciences.

ENGINEERED FILL - A fill of which the Geotechnical Consultant or his representative, during grading, has made sufficient tests to enable him to conclude that the fill has been placed in substantial compliance with the recommendations of the Geotechnical Consultant and the governing agency requirements.

EROSION - The wearing away of the ground surface as a result of the movement of wind and/or water.

EXCAVATION - The mechanical removal of earth materials.

EXISTING GRADE - The ground surface configuration prior to grading.

FILL - Any deposits of soil, rock, soil-rock blends or other similar materials placed by man.

FINISH GRADE - The ground surface configuration at which time the surface elevations conform to the approved plan.

GEOFABRIC - Any engineering textile utilized in geotechnical applications including subgrade stabilization and filtering.

GEOLOGIST - A representative of the Geotechnical Consultant educated and trained in the field of geology.

GEOTECHNICAL CONSULTANT - The Geotechnical Engineering and Engineering Geology consulting firm retained to provide technical services for the project. For the purpose of these specifications, observations by the Geotechnical Consultant include observations by the Soil Engineer, Geotechnical Engineer, Engineering Geologist and those performed by persons employed by and responsible to the Geotechnical Consultants.

GEOTECHNICAL ENGINEER - A licensed Geotechnical Engineer or Civil Engineer who applies scientific methods, engineering principles and professional experience to the acquisition, interpretation and use of knowledge of materials of the earth's crust for the evaluation of engineering problems. Geotechnical Engineering encompasses many of the engineering aspects of soil mechanics, rock mechanics, geology, geophysics, hydrology and related sciences.

GRADING - Any operation consisting of excavation, filling or combinations thereof and associated operations.

LANDSLIDE DEBRIS - Material, generally porous and of low density, produced from instability of natural or man-made slopes.

MAXIMUM DENSITY - Standard laboratory test for maximum dry unit weight. Unless otherwise specified, the maximum dry unit weight shall be determined in accordance with ASTM Method of Test D 1557-09.

OPTIMUM MOISTURE - Soil moisture content at the test maximum density.

RELATIVE COMPACTION - The degree of compaction (expressed as a percentage) of dry unit weight of a material as compared to the maximum dry unit weight of the material.

ROUGH GRADE - The ground surface configuration at which time the surface elevations approximately conform to the approved plan.

SITE - The particular parcel of land where grading is being performed.

SHEAR KEY - Similar to buttress, however, it is generally constructed by excavating a slot within a natural slope in order to stabilize the upper portion of the slope without grading encroaching into the lower portion of the slope.

SLOPE - An inclined ground surface the steepness of which is generally specified as a ratio of horizontal:vertical (e.g., 2:1).

SLOPE WASH - Soil and/or rock material that has been transported down a slope by action of gravity assisted by runoff water not confined by channels (also see Colluvium).

SOIL - Naturally occurring deposits of sand, silt, clay, etc., or combinations thereof.

SOIL ENGINEER - Licensed Geotechnical Engineer or Civil Engineer experienced in soil mechanics (also see Geotechnical Engineer).

STABILIZATION FILL - A fill mass, the configuration of which is typically related to slope height and is specified by the standards of practice for enhancing the stability of locally adverse conditions. A stabilization fill is normally specified by minimum key width and depth and by maximum backcut angle. A stabilization fill may or may not have a back drainage system specified.

SUBDRAIN - Generally a pipe and gravel or similar drainage system placed beneath a fill in the alignment of canyons or former drainage channels.

SLOUGH - Loose, non-compacted fill material generated during grading operations.

TAILINGS – Non-engineered fill which accumulates on or adjacent to equipment haul-roads.

TERRACE - Relatively level step constructed in the face of graded slope surface for drainage control and maintenance purposes.

TOPSOIL - The presumable fertile upper zone of soil which is usually darker in color and loose.

WINDROW - A string of large rocks buried within engineered fill in accordance with guidelines set forth by the Geotechnical Consultant.

OBLIGATIONS OF PARTIES

The Geotechnical Consultant should provide observation and testing services and should make evaluations in order to advise the Client on geotechnical matters. The Geotechnical Consultant should report his findings and recommendations to the Client or his authorized representative.

The client should be chiefly responsible for all aspects of the project. He or his authorized representative has the responsibility of reviewing the findings and recommendations of the Geotechnical Consultant. He shall authorize or cause to have authorized the Contractor and/or other consultants to perform work and/or provide services. During grading the Client or his authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.

The Contractor should be responsible for the safety of the project and satisfactory completion of all grading and other associated operations on construction projects, including but not limited to, earthwork in accordance with the project plans, specifications and controlling agency requirements. During grading, the Contractor or his authorized representative should remain on-site. Overnight and on days off, the Contractor should remain accessible.

SITE PREPARATION

The Client, prior to any site preparation or grading, should arrange and attend a meeting among the Grading Contractor, the Design Engineer, the Geotechnical Consultant, representatives of the appropriate governing authorities as well an any other concerned parties. All parties should be given at least 48 hours notice.

Clearing and grubbing should consist of the removal of vegetation such as brush, grass, woods, stumps, trees, roots of trees and otherwise deleterious natural materials from the areas to be graded. Clearing and grubbing should extend to the outside of all proposed excavation and fill areas.

Demolition should include removal of buildings, structures, foundations, reservoirs, utilities (including underground pipelines, septic tanks, leach fields, seepage pits, cisterns, mining shafts, tunnels, etc.) and other man-made surface and subsurface improvements from the areas to be graded. Demolition of utilities should include proper capping and/or re-routing pipelines at the project perimeter and cutoff and capping of wells in accordance with the requirements of the governing authorities and the recommendations of the Geotechnical Consultant at the time of demolition.

Trees, plants or man-made improvements not planned to be removed or demolished should be protected by the Contractor from damage or injury.

Debris generated during clearing, grubbing and/or demolition operations should be wasted from areas to be graded and disposed off-site. Clearing, grubbing and demolition operations should be performed under the observation of the Geotechnical Consultant.

The Client or Contractor should obtain the required approvals from the controlling authorities for the project prior, during and/or after demolition, site preparation and removals, etc. The appropriate approvals should be obtained prior to proceeding with grading operations.

SITE PROTECTION

Protection of the site during the period of grading should be the responsibility of the Contractor. Unless other provisions are made in writing and agreed upon among the concerned parties, completion of a portion of the project should not be considered to preclude that portion or adjacent areas from the requirements for site protection until such time as the entire project is complete as identified by the Geotechnical Consultant, the Client and the regulating agencies.

The Contractor should be responsible for the stability of all temporary excavations. Recommendations by the Geotechnical Consultant pertaining to temporary excavations (e.g., backcuts) are made in consideration of stability of the completed project and, therefore, should not be considered to preclude the responsibilities of the Contractor. Recommendations by the Geotechnical Consultant should not be considered to preclude more restrictive requirements by the regulating agencies.

Precautions should be taken during the performance of site clearing, excavations and grading to protect the work site from flooding, ponding, or inundation by poor or improper surface drainage. Temporary provisions should be made during the rainy season to adequately direct surface drainage away from and off the work site. Where low areas can not be avoided, pumps should be kept on hand to continually remove water during periods of rainfall.

During periods of rainfall, plastic sheeting should be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the Contractor should install check dams, desilting basins, riprap, sand bags or other devices or methods necessary to control erosion and provide safe conditions.

During periods of rainfall, the Geotechnical Consultant should be kept informed by the Contractor as to the nature of remedial or preventative work being performed (e.g., pumping, placement of sandbags or plastic sheeting, other labor, dozing, etc.).

Following periods of rainfall, the Contractor should contact the Geotechnical Consultant and arrange a walk-over of the site in order to visually assess rain related damage. The Geotechnical Consultant may also recommend excavations and testing in order to aid in his assessments. At the request of the Geotechnical Consultant, the Contractor shall make excavations in order to evaluate the extent of rain related damage.

Rain related damage should be considered to include, but may not be limited to, erosion, silting, saturation, swelling, structural distress and other adverse conditions identified by the Geotechnical Consultant. Soil adversely affected should be classified as Unsuitable Materials and should be subject to over-excavation and replacement with compacted fill or other remedial grading as recommended by the Geotechnical Consultant.

Relatively level areas, where saturated soils and/or erosion gullies exist to depths of greater than 1-foot, should be over-excavated to unaffected, competent material. Where less than 1-foot in depth, unsuitable materials may be processed in-place to achieve near optimum moisture conditions, then thoroughly recompacted in accordance with the applicable specifications. If the desired results are not achieved, the affected materials should be over-excavated, then replaced in accordance with the applicable specifications.

In slope areas, where saturated soil and/or erosion gullies exist to depths of greater than 1 foot, they should be over-excavated and replaced as compacted fill in accordance with the applicable specifications. Where affected materials exist to depths of 1 foot or less below proposed finished grade, remedial grading by moisture conditioning in-place, followed by thorough recompaction in accordance with the applicable grading guidelines herein may be attempted. If the desired results are not achieved, all affected materials should be over-excavated and replaced as compacted fill in accordance with the slope repair recommendations herein. As field conditions dictate, other slope repair procedures may be recommended by the Geotechnical Consultant.

EXCAVATIONS

Unsuitable Materials

Materials which are unsuitable should be excavated under observation and recommendations of the Geotechnical Consultant. Unsuitable materials include, but may not be limited to, dry, loose, soft, wet, organic compressible natural soils and fractured, weathered, soft bedrock and non-engineered or otherwise deleterious fill materials.

Material identified by the Geotechnical Consultant as unsatisfactory due to its moisture conditions should be over-excavated, watered or dried, as needed, and thoroughly blended to a uniform near optimum moisture condition (per Moisture guidelines presented herein) prior to placement as compacted fill.

Cut Slopes

Unless otherwise recommended by the Geotechnical Consultant and approved by the regulating agencies, permanent cut slopes should not be steeper than 2:1 (horizontal:vertical).

If excavations for cut slopes expose loose, cohesionless, significantly fractured or otherwise unsuitable material, over-excavation and replacement of the unsuitable materials with a compacted stabilization fill should be accomplished as recommended by the Geotechnical Consultant. Unless otherwise specified by the Geotechnical Consultant, stabilization fill construction should conform to the requirements of the Standard Details.

The Geotechnical Consultant should review cut slopes during excavation. The Geotechnical Consultant should be notified by the contractor prior to beginning slope excavations.

If, during the course of grading, adverse or potentially adverse geotechnical conditions are encountered which were not anticipated in the preliminary report, the Geotechnical Consultant should explore, analyze and make recommendations to treat these problems.

When cut slopes are made in the direction of the prevailing drainage, a non-erodible diversion swale (brow ditch) should be provided at the top-of-cut.

Pad Areas

All lot pad areas, including side yard terraces, above stabilization fills or buttresses should be over-excavated to provide for a minimum of 3-feet (refer to Standard Details) of compacted fill over the entire pad area. Pad areas with both fill and cut materials exposed and pad areas containing both very shallow (less than 3-feet) and deeper fill should be over-excavated to provide for a uniform compacted fill blanket with a minimum of 3-feet in thickness (refer to Standard Details).

Cut areas exposing significantly varying material types should also be over-excavated to provide for at least a 3-foot thick compacted fill blanket. Geotechnical conditions may require greater depth of over-excavation. The actual depth should be delineated by the Geotechnical Consultant during grading.

For pad areas created above cut or natural slopes, positive drainage should be established away from the top-of-slope. This may be accomplished utilizing a berm and/or an appropriate pad gradient. A gradient in soil areas away from the top-of-slopes of 2 percent or greater is recommended.

COMPACTED FILL

All fill materials should be compacted as specified below or by other methods specifically recommended by the Geotechnical Consultant. Unless otherwise specified, the minimum degree of compaction (relative compaction) should be 90 percent of the laboratory maximum density.

Placement

Prior to placement of compacted fill, the Contractor should request a review by the Geotechnical Consultant of the exposed ground surface. Unless otherwise recommended, the exposed ground surface should then be scarified (6-inches minimum), watered or dried as needed, thoroughly blended to achieve near optimum moisture conditions, then thoroughly compacted to a minimum of 90 percent of the maximum density. The review by the Geotechnical Consultant should not be considered to preclude requirements of inspection and approval by the governing agency.

Compacted fill should be placed in thin horizontal lifts not exceeding 8-inches in loose thickness prior to compaction. Each lift should be watered or dried as needed, thoroughly blended to achieve near optimum moisture conditions then thoroughly compacted by mechanical methods to a minimum of 90 percent of laboratory maximum dry density. Each lift should be treated in a like manner until the desired finished grades are achieved.

The Contractor should have suitable and sufficient mechanical compaction equipment and watering apparatus on the job site to handle the amount of fill being placed in consideration of moisture retention properties of the materials. If necessary, excavation equipment should be "shut down" temporarily in order to permit proper compaction of fills. Earth moving equipment should only be considered a supplement and not substituted for conventional compaction equipment.

When placing fill in horizontal lifts adjacent to areas sloping steeper than 5:1 (horizontal:vertical), horizontal keys and vertical benches should be excavated into the adjacent slope area. Keying and benching should be sufficient to provide at least 6-foot wide benches and minimum of 4-feet of vertical bench height within the firm natural ground, firm bedrock or engineered compacted fill. No compacted fill should be placed in an area subsequent to keying and benching until the area has been reviewed by the Geotechnical Consultant.

Material generated by the benching operation should be moved sufficiently away from the bench area to allow for the recommended review of the horizontal bench prior to placement of fill. Typical keying and benching details have been included within the accompanying Standard Details.

Within a single fill area where grading procedures dictate two or more separate fills, temporary slopes (false slopes) may be created. When placing fill adjacent to a false slope, benching should be conducted in the same manner as above described. At least a 3-foot vertical bench should be established within the firm core of adjacent approved compacted fill prior to placement of additional fill. Benching should proceed in at least 3-foot vertical increments until the desired finished grades are achieved.

Fill should be tested for compliance with the recommended relative compaction and moisture conditions. Field density testing should conform to ASTM Method of Test D 1556-07, and/or D 6938-10. Tests should be provided for about every 2 vertical feet or 1,000 cubic yards of fill placed. Actual test intervals may vary as field conditions dictate. Fill found not to be in conformance with the grading recommendations should be removed or otherwise handled as recommended by the Geotechnical Consultant.

The Contractor should assist the Geotechnical Consultant and/or his representative by digging test pits for removal determinations and/or for testing compacted fill.

As recommended by the Geotechnical Consultant, the Contractor should "shut down" or remove grading equipment from an area being tested.

The Geotechnical Consultant should maintain a plan with estimated locations of field tests. Unless the client provides for actual surveying of test locations, the estimated locations by the Geotechnical Consultant should only be considered rough estimates and should not be utilized for the purpose of preparing cross sections showing test locations or in any case for the purpose of after-the-fact evaluating of the sequence of fill placement.

Moisture

For field testing purposes, "near optimum" moisture will vary with material type and other factors including compaction procedures. "Near optimum" may be specifically recommended in Preliminary Investigation Reports and/or may be evaluated during grading.

Prior to placement of additional compacted fill following an overnight or other grading delay, the exposed surface or previously compacted fill should be processed by scarification, watered or dried as needed, thoroughly blended to near-optimum moisture conditions, then recompacted to a minimum of 90 percent of laboratory maximum dry density. Where wet or other dry or other unsuitable materials exist to depths of greater than 1 foot, the unsuitable materials should be over-excavated.

Following a period of flooding, rainfall or overwatering by other means, no additional fill should be placed until damage assessments have been made and remedial grading performed as described herein.

Fill Material

Excavated on-site materials which are acceptable to the Geotechnical Consultant may be utilized as compacted fill, provided trash, vegetation and other deleterious materials are removed prior to placement.

Where import materials are required for use on-site, the Geotechnical Consultant should be notified at least 72 hours in advance of importing, in order to sample and test materials from proposed borrow sites. No import materials should be delivered for use on-site without prior sampling and testing by Geotechnical Consultant.

Where oversized rock or similar irreducible material is generated during grading, it is recommended, where practical, to waste such material off-site or on-site in areas designated as "nonstructural rock disposal areas". Rock placed in disposal areas should be placed with sufficient fines to fill voids. The rock should be compacted in lifts to an unyielding condition. The disposal area should be covered with at least 3 feet of compacted fill which is free of oversized material. The upper 3 feet should be placed in accordance with the guidelines for compacted fill herein.

Rocks 8 inches in maximum dimension and smaller may be utilized within the compacted fill, provided they are placed in such a manner that nesting of the rock is avoided. Fill should be placed and thoroughly compacted over and around all rock. The amount of rock should not exceed 40 percent by dry weight passing the $^{3}/_{4}$-inch sieve size. The 12-inch and 40 percent recommendations herein may vary as field conditions dictate.

During the course of grading operations, rocks or similar irreducible materials greater than 8-inches maximum dimension (oversized material) may be generated. These rocks should not be placed within the compacted fill unless placed as recommended by the Geotechnical Consultant.

Where rocks or similar irreducible materials of greater than 8 inches but less than 4 feet of maximum dimension are generated during grading, or otherwise desired to be placed within an engineered fill, special handling in accordance with the accompanying Standard Details is recommended. Rocks greater than 4 feet should be broken down or disposed off-site. Rocks up to 4 feet maximum dimension should be placed below the upper 10 feet of any fill and should not be closer than 20-feet to any slope face. These recommendations could vary as locations of improvements dictate. Where practical, oversized material should not be placed below areas where structures or deep utilities are proposed.

Oversized material should be placed in windrows on a clean, over-excavated or unyielding compacted fill or firm natural ground surface. Select native or imported granular soil (S.E. 30 or higher) should be placed and thoroughly flooded over and around all windrowed rock, such that voids are filled. Windrows of oversized material should be staggered so that successive strata of oversized material are not in the same vertical plane.

It may be possible to dispose of individual larger rock as field conditions dictate and as recommended by the Geotechnical Consultant at the time of placement. Material that is considered unsuitable by the Geotechnical Consultant should not be utilized in the compacted fill.

During grading operations, placing and mixing the materials from the cut and/or borrow areas may result in soil mixtures which possess unique physical properties. Testing may be required of samples obtained directly from the fill areas in order to verify conformance with the specifications. Processing of these additional samples may take two or more working days. The Contractor may elect to move the operation to other areas within the project, or may continue placing compacted fill pending laboratory and field test results. Should he elect the second alternative, fill placed is done so at the Contractor's risk.

Any fill placed in areas not previously reviewed and evaluated by the Geotechnical Consultant, and/or in other areas, without prior notification to the Geotechnical Consultant may require removal and recompaction at the Contractor's expense. Determination of over-excavations should be made upon review of field conditions by the Geotechnical Consultant.

Fill Slopes

Unless otherwise recommended by the Geotechnical Consultant and approved by the regulating agencies, permanent fill slopes should not be steeper than 2:1 (horizontal to vertical).

Except as specifically recommended otherwise or as otherwise provided for in these grading guidelines (Reference Fill Materials), compacted fill slopes should be overbuilt and cut back to grade, exposing the firm, compacted fill inner core. The actual amount of overbuilding may vary as field conditions dictate. If the desired results are not achieved, the existing slopes should be over-excavated and reconstructed under the guidelines of the Geotechnical Consultant. The degree of overbuilding shall be increased until the desired compacted slope surface condition is achieved. Care should be taken by the Contractor to provide thorough mechanical compaction to the outer edge of the overbuilt slope surface.

Although no construction procedure produces a slope free from risk of future movement, overfilling and cutting back of slope to a compacted inner core is, given no other constraints, the most desirable procedure. Other constraints, however, must often be considered. These constraints may include property line situations, access, the critical nature of the development and cost. Where such constraints are identified, slope face compaction may be attempted by conventional construction procedures including back rolling techniques upon specific recommendation by the Geotechnical Consultant.

As a second-best alternative for slopes of 2:1 (horizontal to vertical) or flatter, slope construction may be attempted as outlined herein. Fill placement should proceed in thin lifts, (i.e., 6 to 8-inch loose thickness). Each lift should be moisture conditioned and thoroughly compacted. The desired moisture condition should be maintained and/or reestablished, where necessary, during the period between successive lifts. Selected lifts should be tested to ascertain that desired compaction is being achieved. Care should be taken to extend compactive effort to the outer edge of the slope. Each lift should extend horizontally to the desired finished slope surface or more as needed to ultimately establish desired grades. Grade during construction should not be allowed to roll off at the edge of the slope. It may be helpful to elevate slightly the outer edge of the slope.

Slough resulting from the placement of individual lifts should not be allowed to drift down over previous lifts. At intervals not exceeding 4 feet in vertical slope height or the capability of available equipment, whichever is less, fill slopes should be thoroughly backrolled utilizing a conventional sheeps foot-type roller. Care should be taken to maintain the desired moisture conditions and/or reestablishing same as needed prior to backrolling. Upon achieving final grade, the slopes should again be moisture conditioned and thoroughly backrolled. The use of a side-boom roller will probably be necessary and vibratory methods are strongly recommended. Without delay, so as to avoid (if possible) further moisture conditioning, the slopes should then be grid-rolled to achieve a relatively smooth surface and uniformly compact condition.

In order to monitor slope construction procedures, moisture and density tests will be taken at regular intervals. Failure to achieve the desired results will likely result in a recommendation by the Geotechnical Consultant to over-excavate the slope surfaces followed by reconstruction of the slopes utilizing overfilling and cutting back procedures and/or further attempt at the conventional backrolling approach. Other recommendations may also be

provided which would be commensurate with field conditions.

Where placement of fill above a natural slope or above a cut slope is proposed, the fill slope configuration as presented in the accompanying Standard Details should be adopted.

For pad areas above fill slopes, positive drainage should be established away from the top-of-slope. This may be accomplished utilizing a berm and pad gradients of at least 2 percent in soil areas.

Off-Site Fill

Off-site fill should be treated in the same manner as recommended in these specifications for site preparation, excavation, drains, compaction, etc.

Off-site canyon fill should be placed in preparation for future additional fill, as shown in the accompanying Standard Details.

Off-site fill subdrains temporarily terminated (up canyon) should be surveyed for future relocation and connection.

DRAINAGE

Canyon subdrain systems specified by the Geotechnical Consultant should be installed in accordance with the Standard Details.

Typical subdrains for compacted fill buttresses, slope stabilization or sidehill masses, should be installed in accordance with the specifications of the accompanying Standard Details.

Roof, pad and slope drainage should be directed away from slopes and areas of structures to suitable disposal areas via non-erodible devices (i.e., gutters, downspouts, concrete swales).

For drainage over soil areas immediately away from structures (i.e., within 4 feet), a minimum of 4 percent gradient should be maintained. Pad drainage of at least 2 percent should be maintained over soil areas. Pad drainage may be reduced to at least 1 percent for projects where no slopes exist, either natural or man-made, or greater than 10-feet in height and where no slopes are planned, either natural or man-made, steeper than 2:1 (horizontal to vertical slope ratio).

Drainage patterns established at the time of fine grading should be maintained throughout the life of the project. Property owners should be made aware that altering drainage patterns can be detrimental to slope stability and foundation performance.

STAKING

In all fill areas, the fill should be compacted prior to the placement of the stakes. This particularly is important on fill slopes. Slope stakes should not be placed until the slope is thoroughly compacted (backrolled). If stakes must be placed prior to the completion of compaction procedures, it must be recognized that they will be removed and/or demolished at such time as compaction procedures resume.

In order to allow for remedial grading operations, which could include over-excavations or slope stabilization, appropriate staking offsets should be provided. For finished slope and stabilization backcut areas, we recommend at least a 10-feet setback from proposed toes and tops-of-cut.

SLOPE MAINTENANCE

Landscape Plants

In order to enhance surficial slope stability, slope planting should be accomplished at the completion of grading. Slope planting should consist of deep-rooting vegetation requiring little watering. Plants native to the southern California area and plants relative to native plants are generally desirable. Plants native to other semi-arid and arid areas may also be appropriate. A Landscape Architect would be the best party to consult regarding actual types of plants and planting configuration.

Irrigation

Irrigation pipes should be anchored to slope faces, not placed in trenches excavated into slope faces.

Slope irrigation should be minimized. If automatic timing devices are utilized on irrigation systems, provisions should be made for interrupting normal irrigation during periods of rainfall.

Though not a requirement, consideration should be given to the installation of near-surface moisture monitoring control devices. Such devices can aid in the maintenance of relatively uniform and reasonably constant moisture conditions.

Property owners should be made aware that overwatering of slopes is detrimental to slope stability.

Maintenance

Periodic inspections of landscaped slope areas should be planned and appropriate measures should be taken to control weeds and enhance growth of the landscape plants. Some areas may require occasional replanting and/or reseeding.

Terrace drains and down drains should be periodically inspected and maintained free of debris. Damage to drainage improvements should be repaired immediately.

Property owners should be made aware that burrowing animals can be detrimental to slope stability. A preventative program should be established to control burrowing animals.

As a precautionary measure, plastic sheeting should be readily available, or kept on hand, to protect all slope areas from saturation by periods of heavy or prolonged rainfall. This measure is strongly recommended, beginning with the period of time prior to landscape planting.

Repairs

If slope failures occur, the Geotechnical Consultant should be contacted for a field review of site conditions and development of recommendations for evaluation and repair.

If slope failures occur as a result of exposure to periods of heavy rainfall, the failure area and currently unaffected areas should be covered with plastic sheeting to protect against additional saturation.

In the accompanying Standard Details, appropriate repair procedures are illustrated for

superficial slope failures (i.e., occurring typically within the outer 1 foot to 3 feet of a slope face).

TRENCH BACKFILL

Utility trench backfill should, unless otherwise recommended, be compacted by mechanical means. Unless otherwise recommended, the degree of compaction should be a minimum of 90 percent of the laboratory maximum density.

Backfill of exterior and interior trenches extending below a 1:1 projection from the outer edge of foundations should be mechanically compacted to a minimum of 90 percent of the laboratory maximum density.

In cases where clean granular materials are proposed for use in lieu of native materials or where flooding or jetting is proposed, the procedures should be considered subject to review by the Geotechnical Consultant.

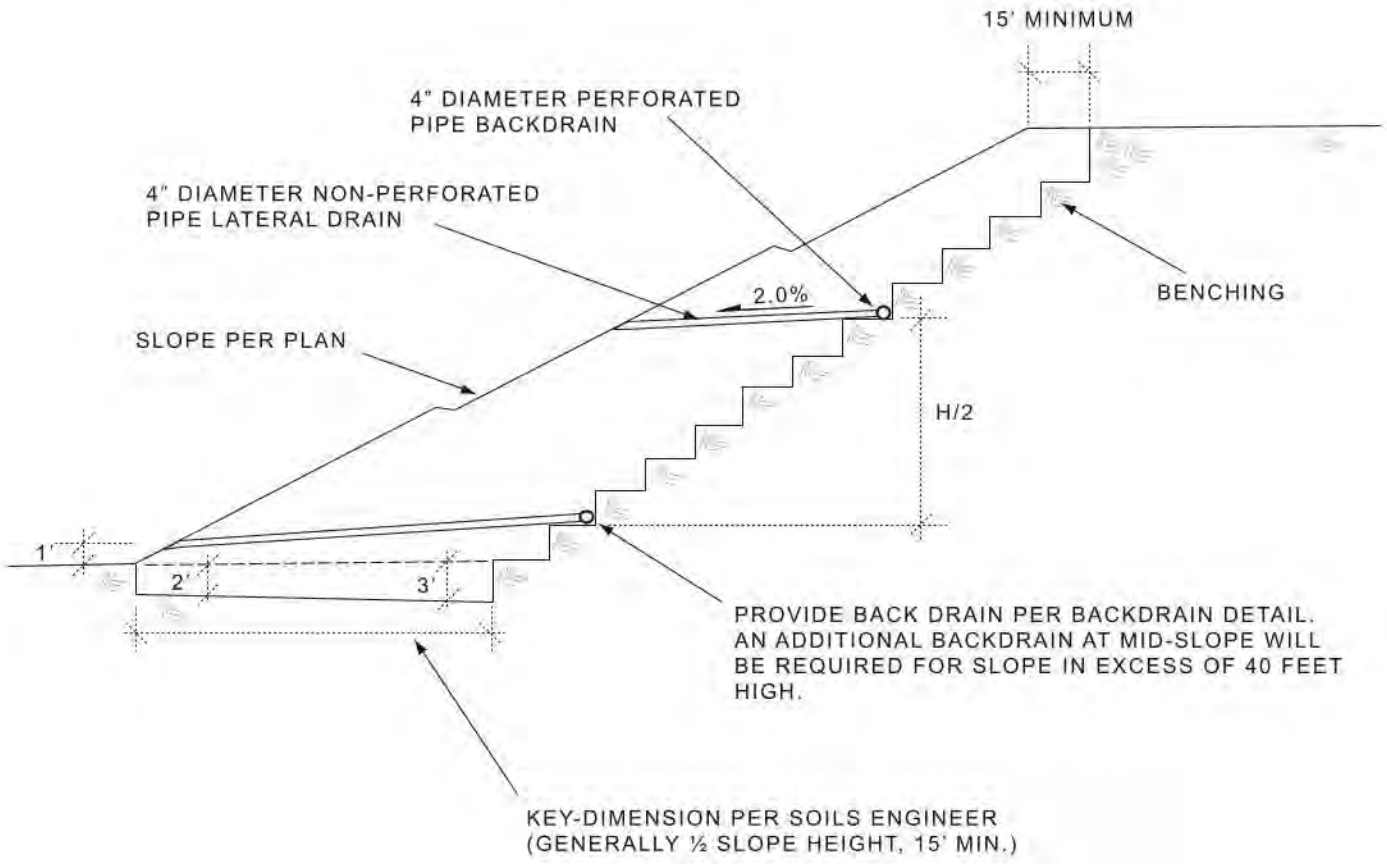
Clean Granular backfill and/or bedding are not recommended in slope areas unless provisions are made for a drainage system to mitigate the potential build-up of seepage forces.

STATUS OF GRADING

Prior of proceeding with any grading operation, the Geotechnical Consultant should be notified at least two working days in advance in order to schedule the necessary observation and testing services.

Prior to any significant expansion or cut back in the grading operation, the Geotechnical Consultant should be provided with adequate notice (i.e., two days) in order to make appropriate adjustments in observation and testing services.

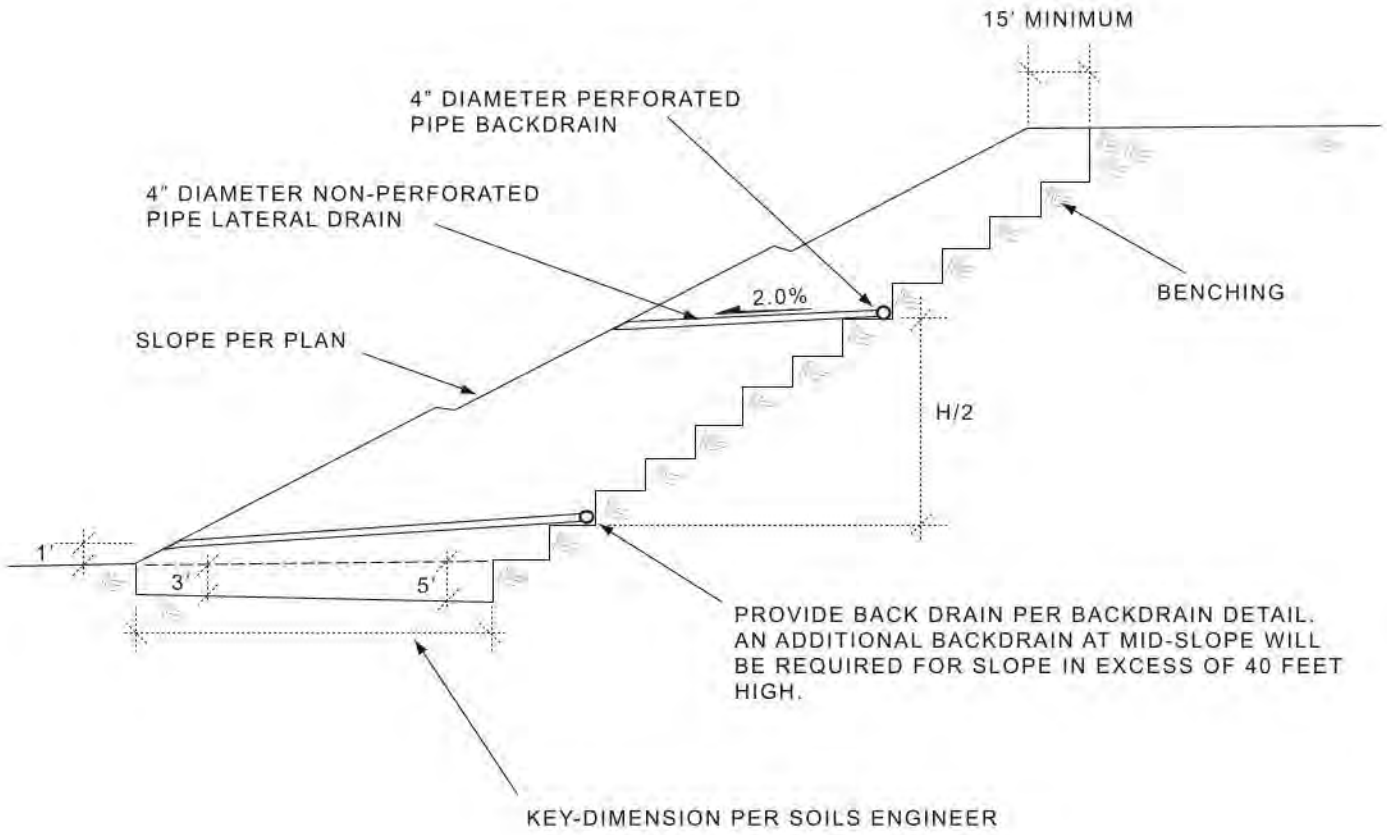
Following completion of grading operations and/or between phases of a grading operation, the Geotechnical Consultant should be provided with at least two working days notice in advance of commencement of additional grading operations.



TYPICAL STABILIZATION FILL DETAIL

NOT TO SCALE

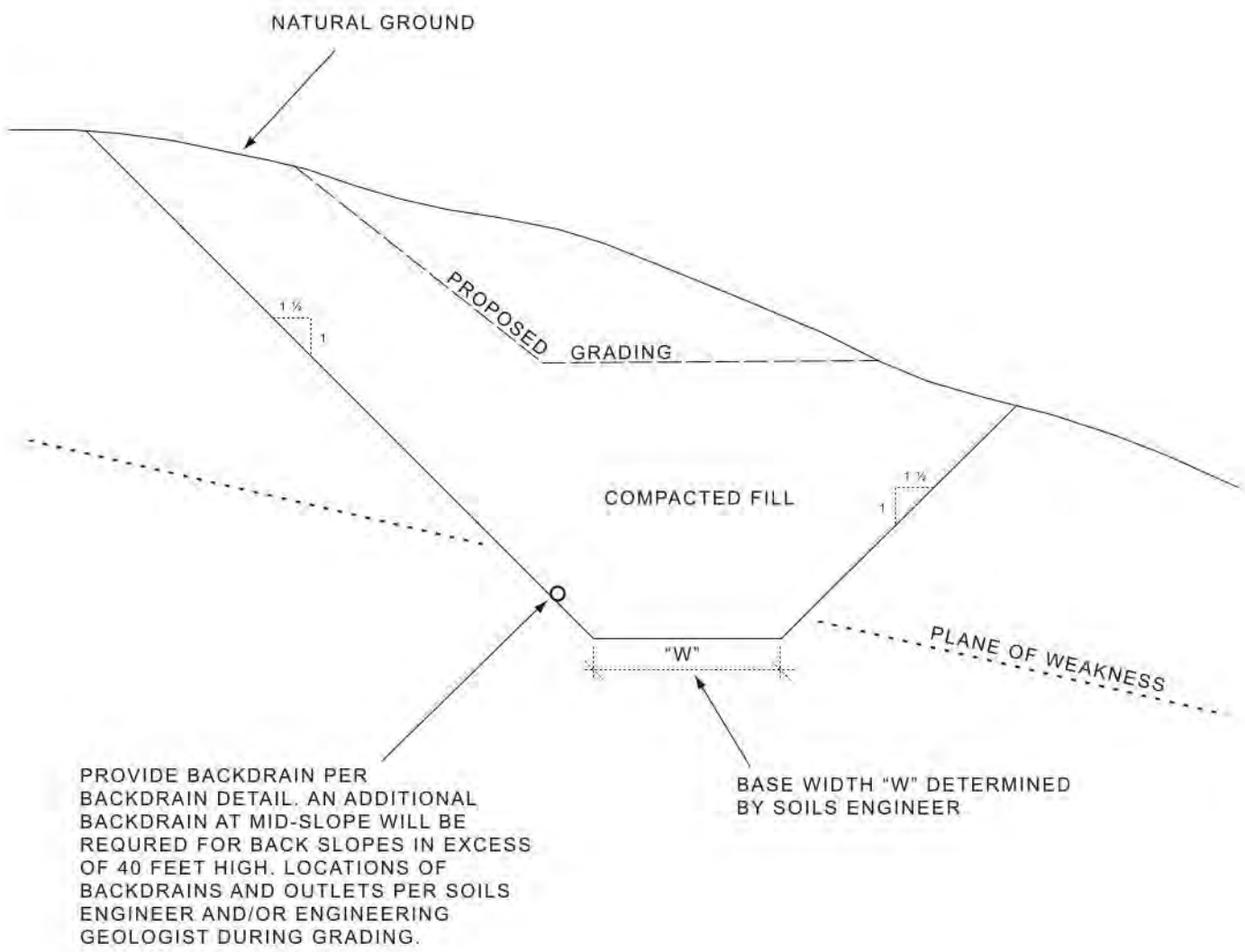
FIGURE 1



TYPICAL BUTTRESS FILL DETAIL

NOT TO SCALE

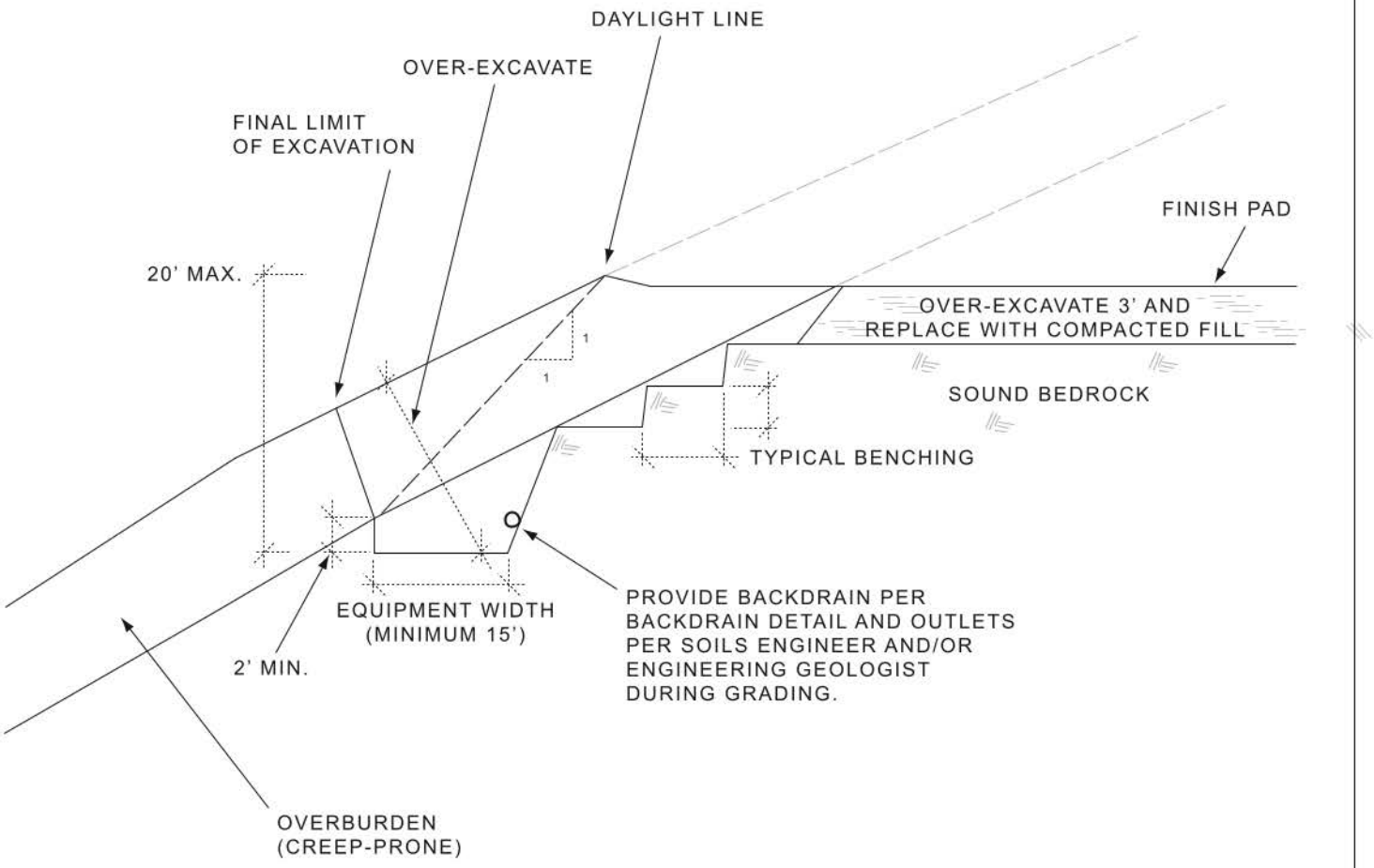
FIGURE 2



TYPICAL SHEAR KEY DETAIL

NOT TO SCALE

FIGURE 3

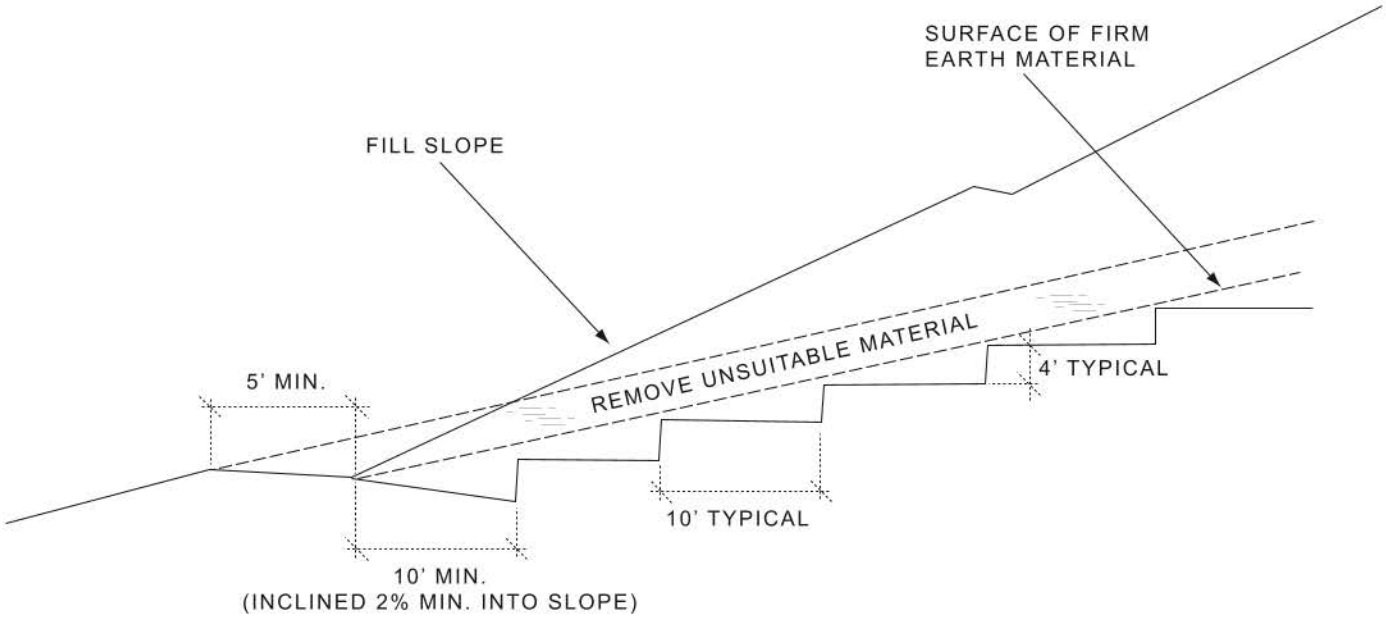


DAYLIGHT SHEAR KEY DETAIL

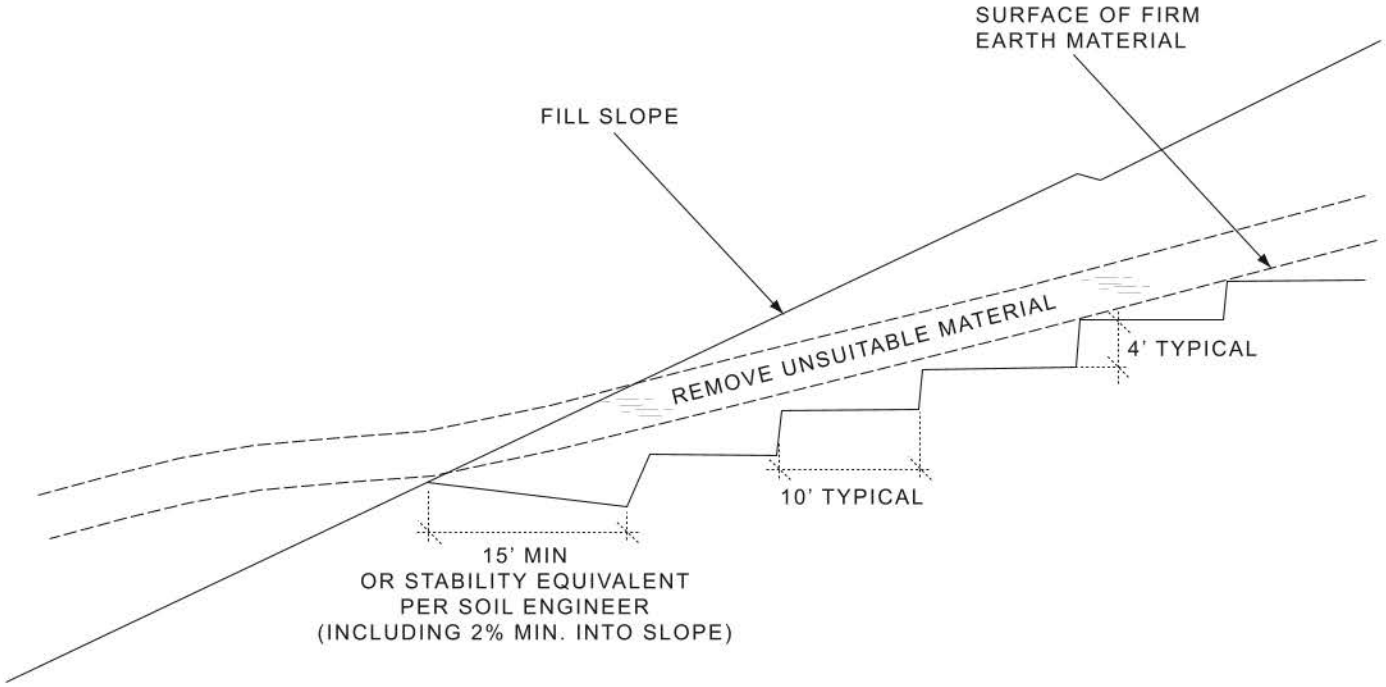
NOT TO SCALE

FIGURE 4

BENCHING FILL OVER NATURAL



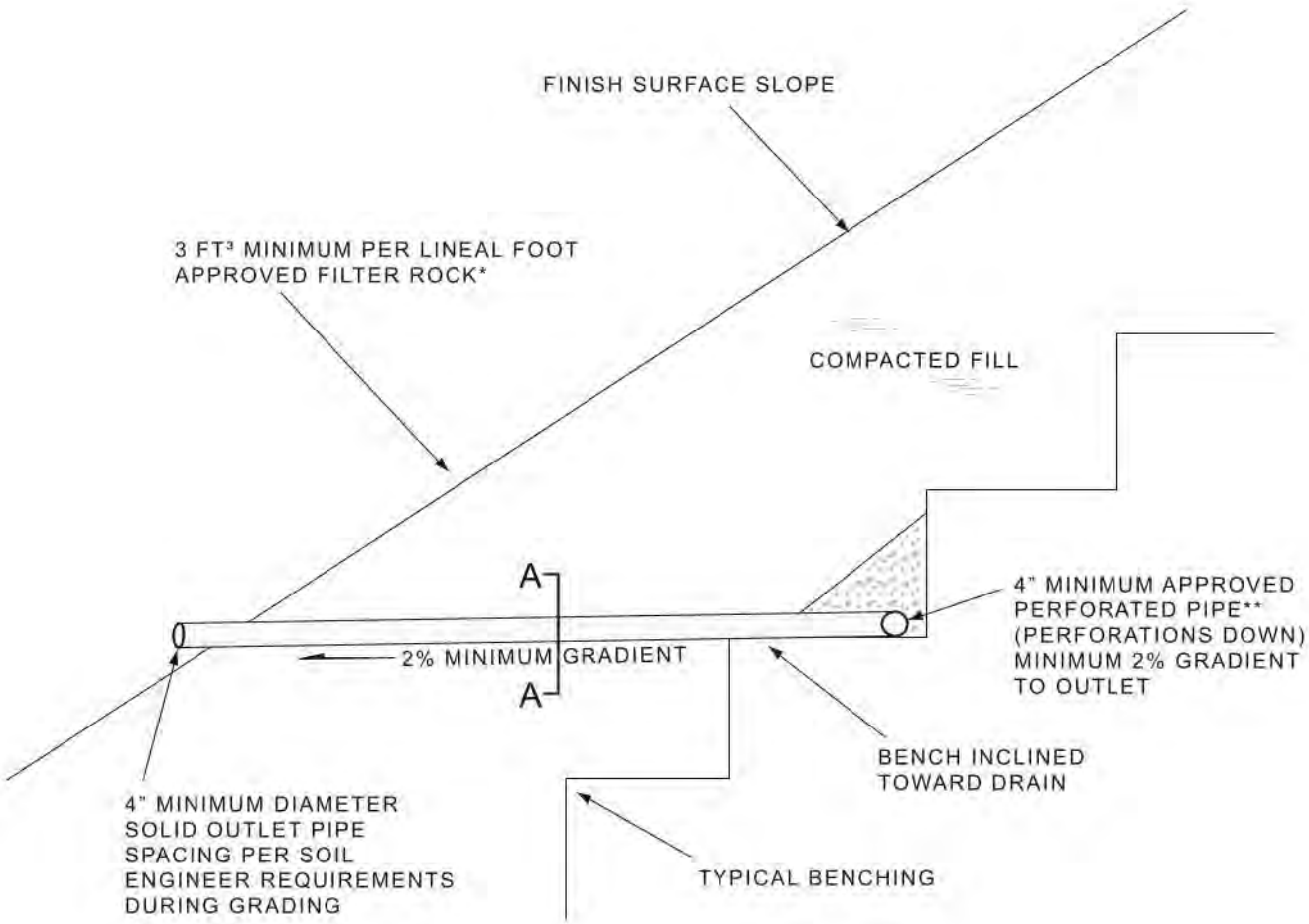
BENCHING FILL OVER CUT



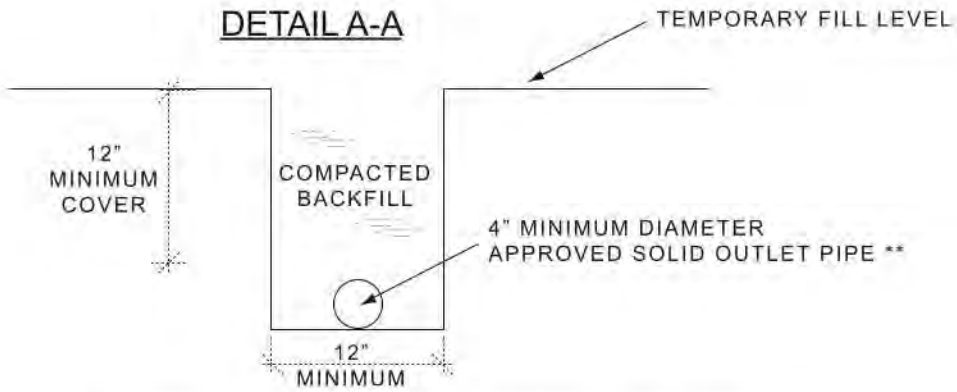
BENCHING FOR COMPACTED FILL DETAIL

NOT TO SCALE

FIGURE 5



DETAIL A-A



* Filter rock to meet following specifications or approved equal.

Sieve	% Passing
1"	100
3/4"	90-100
3/8"	40-100
No.4	25-40
No.30	5-15
No.50	0-7
No.200	0-3

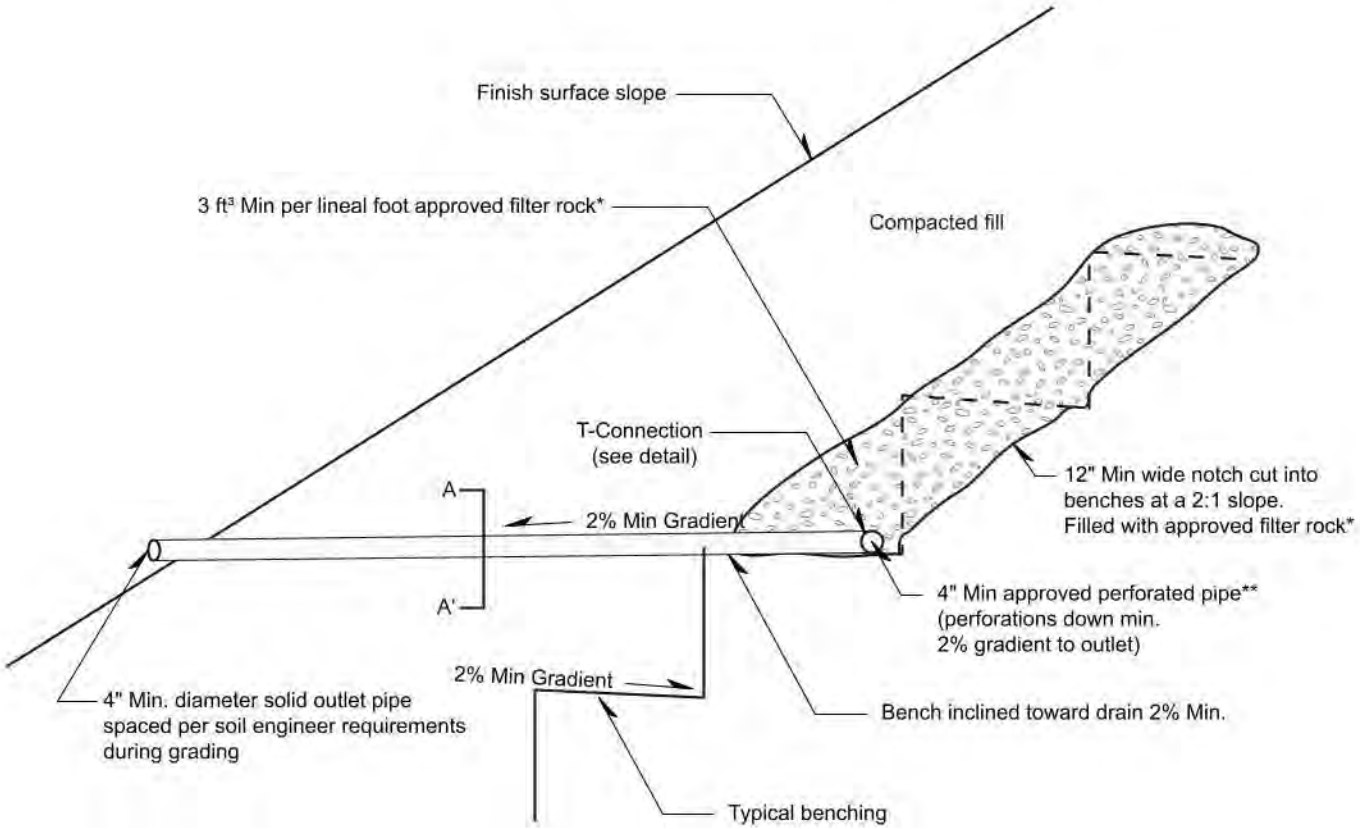
** APPROVED PIPE TYPE

Schedule 40 polyvinyl chloride (P.V.C.) or approved equal. Min. crush strength 1000 PSI.

TYPICAL BACKDRAIN DETAIL

NOT TO SCALE

FIGURE 6



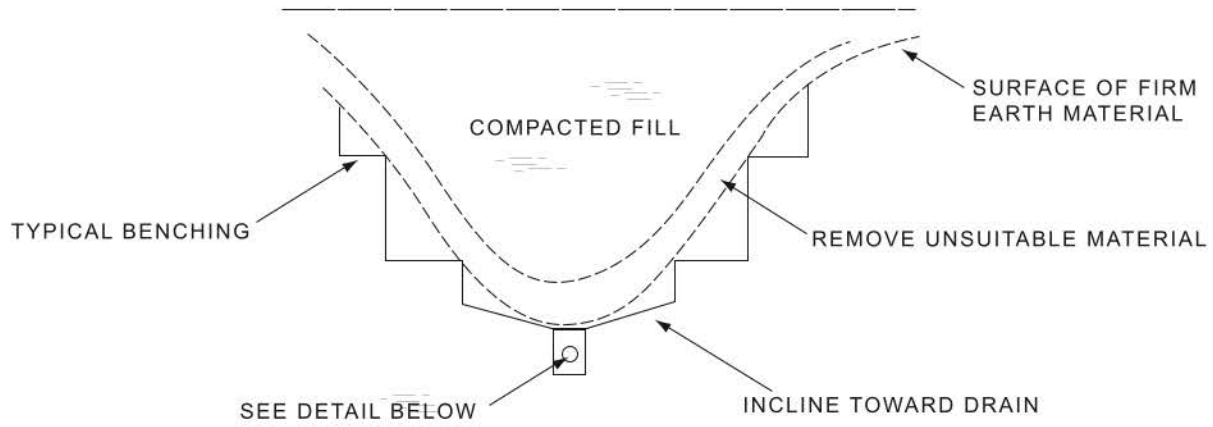
* Filter rock to meet following specifications or approved equal.

Sieve	% Passing
1"	100
3/4"	90-100
3/8"	40-100
No.4	25-40
No.30	5-15
No.50	0-7
No.200	0-3

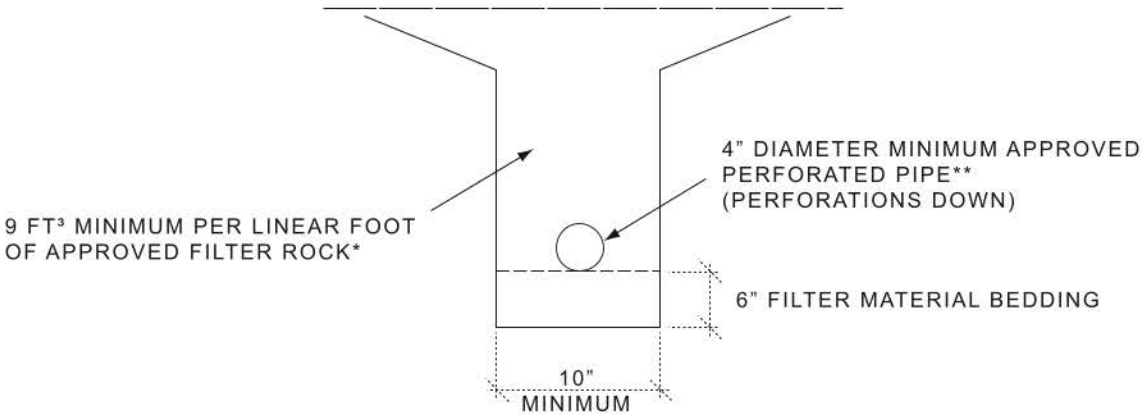
** Approved pipe type:
Schedule 40 polyvinyl chloride (P.V.C.) or approved equal.
Min. crush strength 1000 PSI.

BACKDRAIN DETAIL (GEOFABRIC)

FIGURE 7



DETAIL



* Filter rock to meet following specifications or approved equal.

Sieve	% Passing
1"	100
3/4"	90-100
3/8"	40-100
No.4	25-40
No.30	5-15
No.50	0-7
No.200	0-3

** APPROVED PIPE TYPE

Schedule 40 polyvinyl chloride (P.V.C.) or approved equal.
Min. crush strength 1000 PSI.

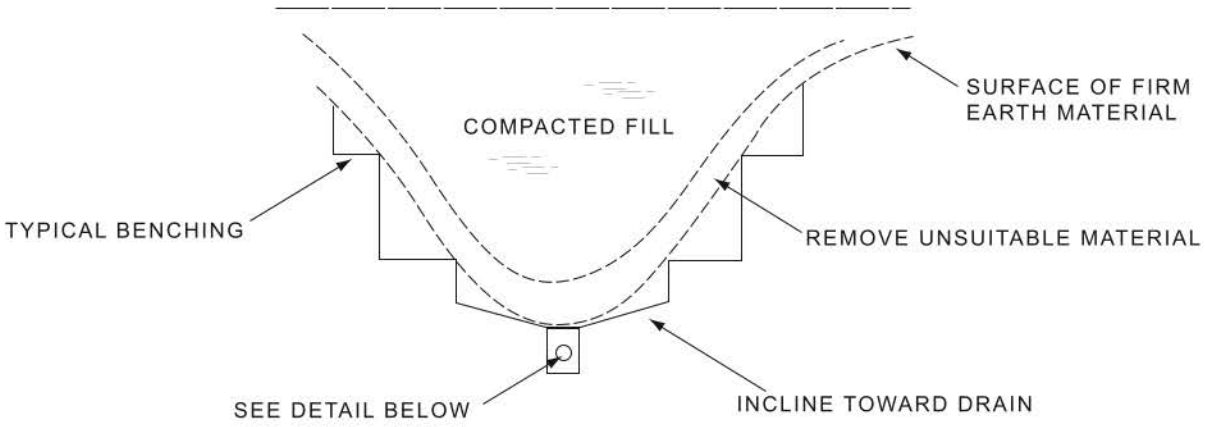
Pipe diameter to meet hte following criteria. Subject to field review based on actual geotechnical conditions encountered during grading.

Length of Run	Pipe Diameter
Upper 500'	4"
Next 1000'	6"
>1500'	8"

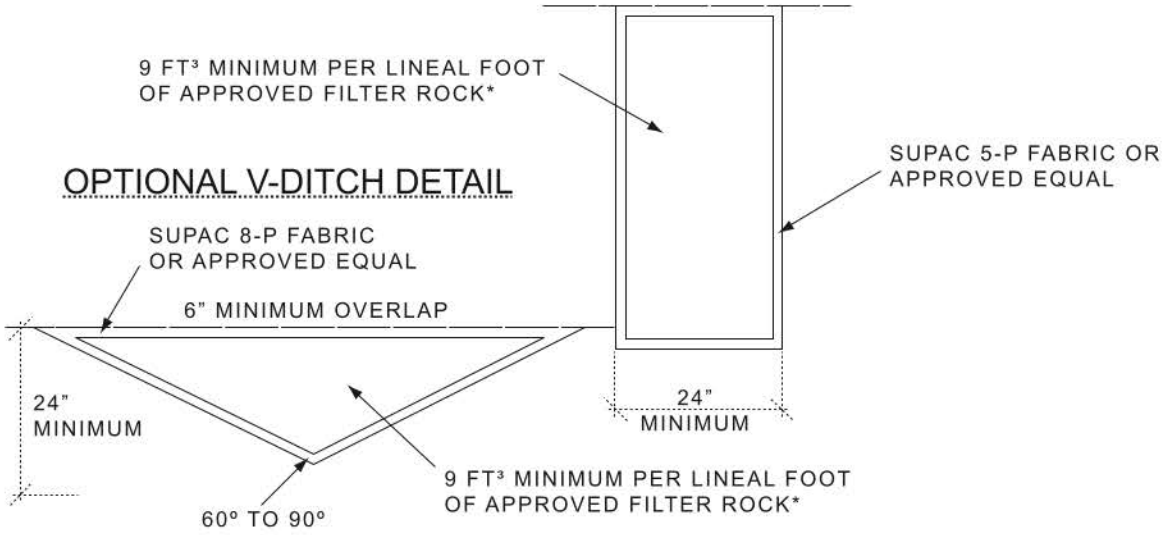
TYPICAL CANYON SUBDRAIN DETAIL

NOT TO SCALE

FIGURE 8



TRENCH DETAIL



* Drainage material to meet following specifications or approved equal.

Sieve	% Passing
1 ½"	88-100
1"	5-40
3/4"	0-17
3/8"	0-7
No.200	0-3

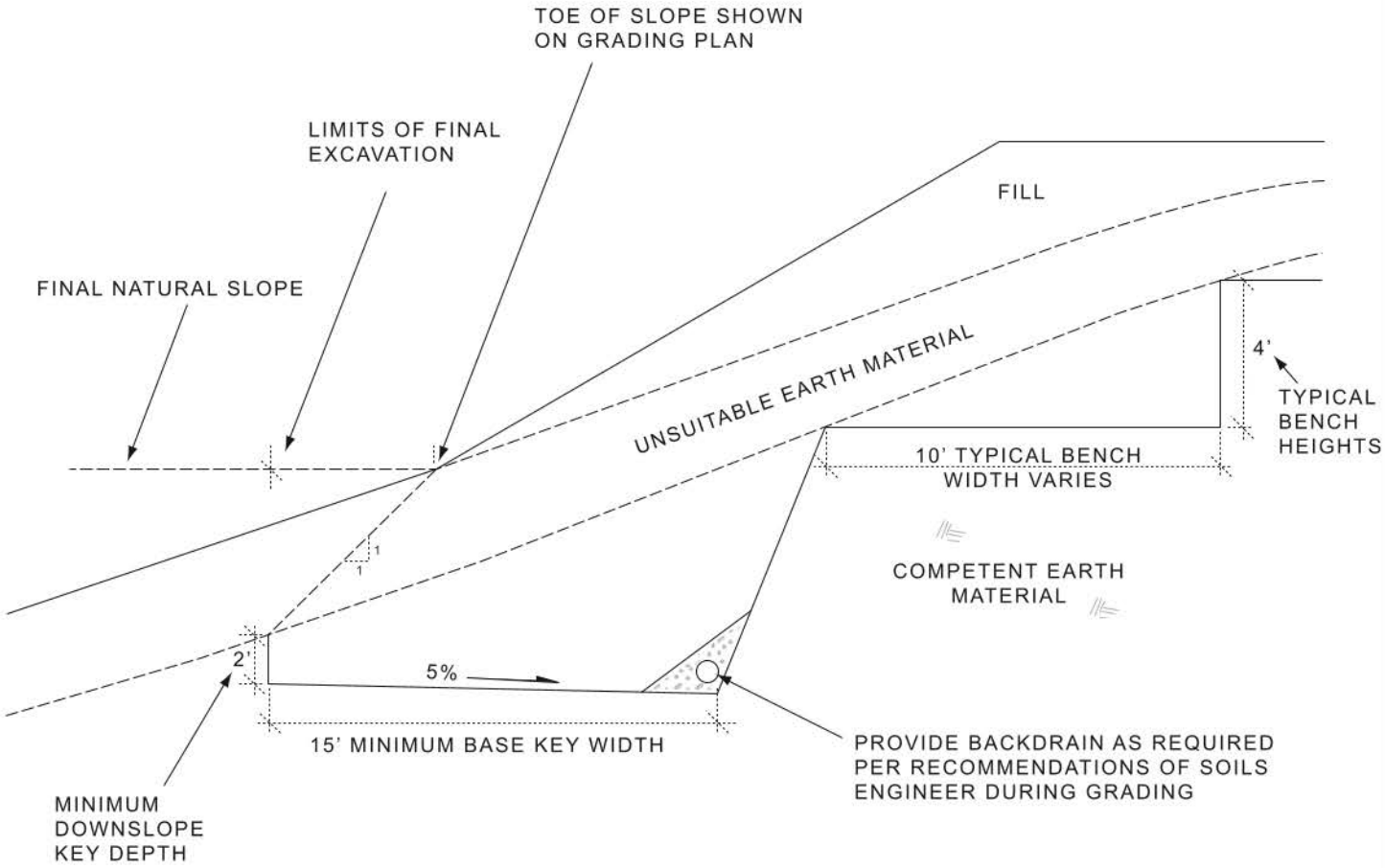
ADD MINIMUM 4" DIAMETER APPROVED PERFORATED PIPE WHEN GRADIENT IS LESS THAN 2%

APPROVED PIPE TO BE SCHEDULE 40 POLY-VINYL-CHLORIDE (P.V.C.) OR APPROVED EQUAL. MINIMUM CRUSH STRENGTH 1000 psi.

GEOFABRIC SUBDRAIN

NOT TO SCALE

FIGURE 9

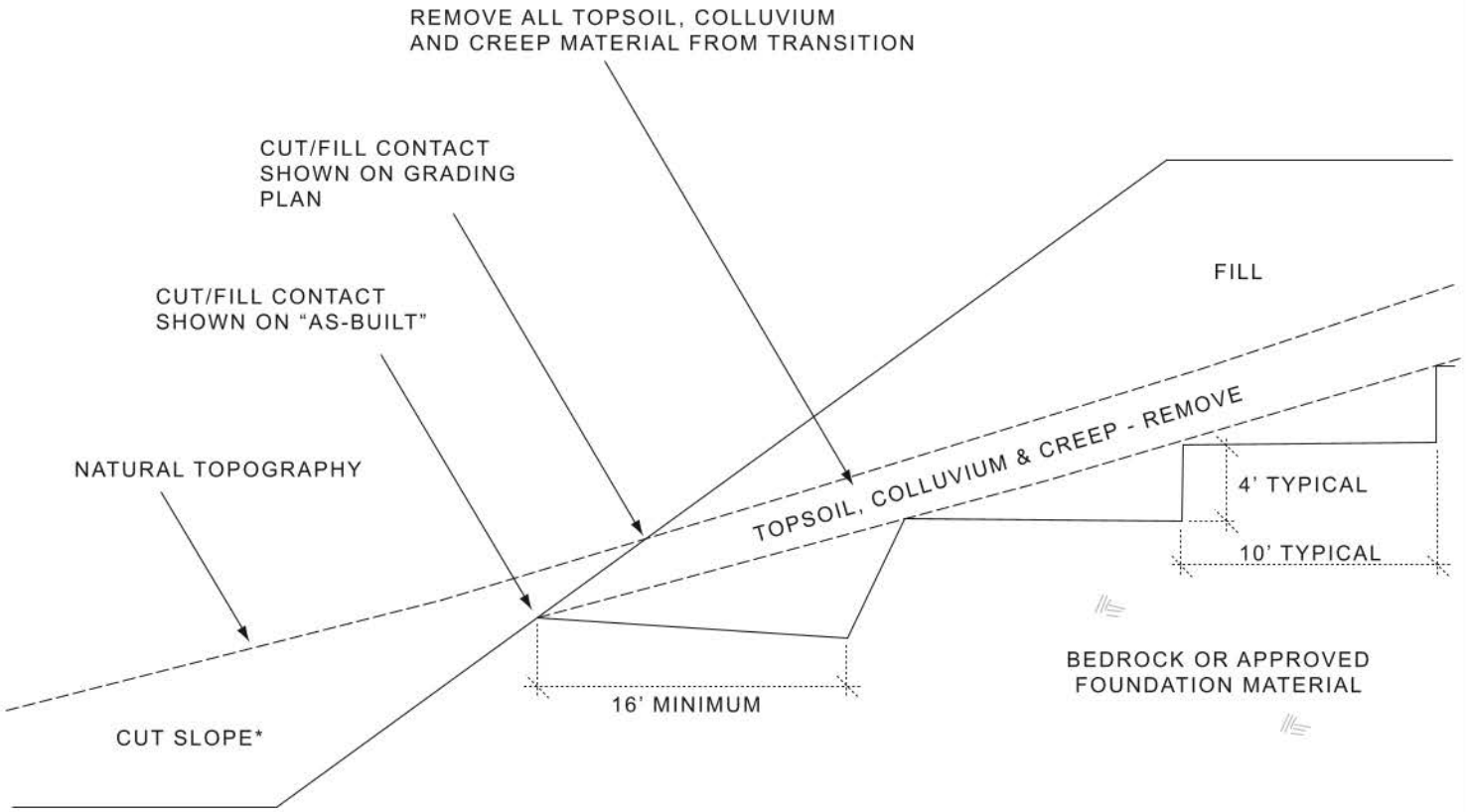


WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, BENCHING IS NOT NECESSARY. HOWEVER, FILL IS NOT TO BE PLACED ON COMPRESSIBLE OR UNSUITABLE MATERIAL.

FILL SLOPE ABOVE NATURAL GROUND DETAIL

NOT TO SCALE

FIGURE 10



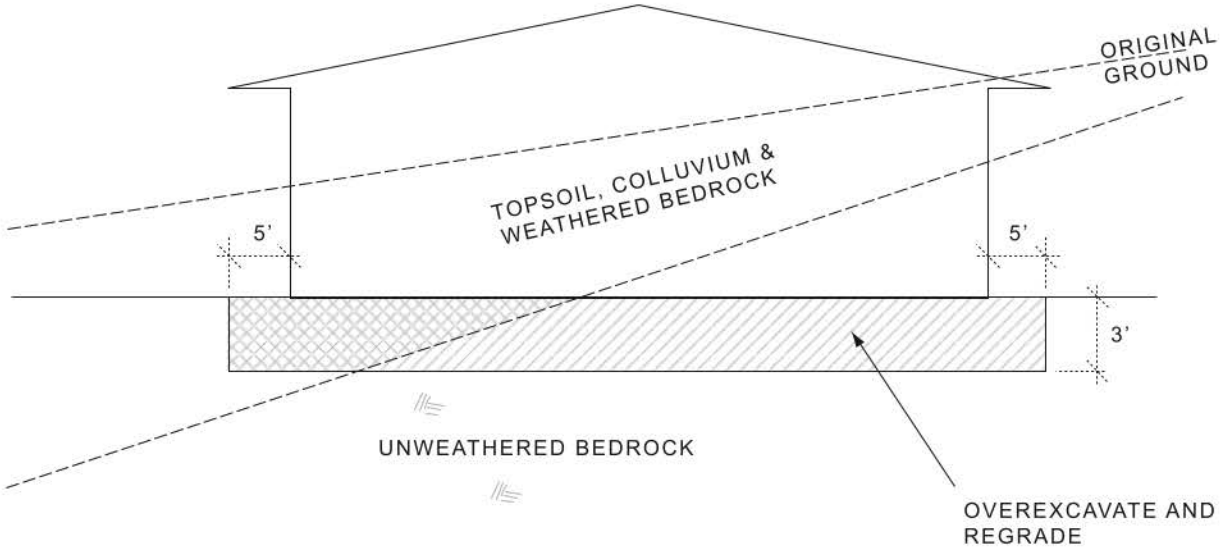
NOTE:
CUT SLOPE PORTION SHALL BE MADE
PRIOR TO PLACEMENT OF FILL

FILL SLOPE ABOVE CUT SLOPE DETAIL

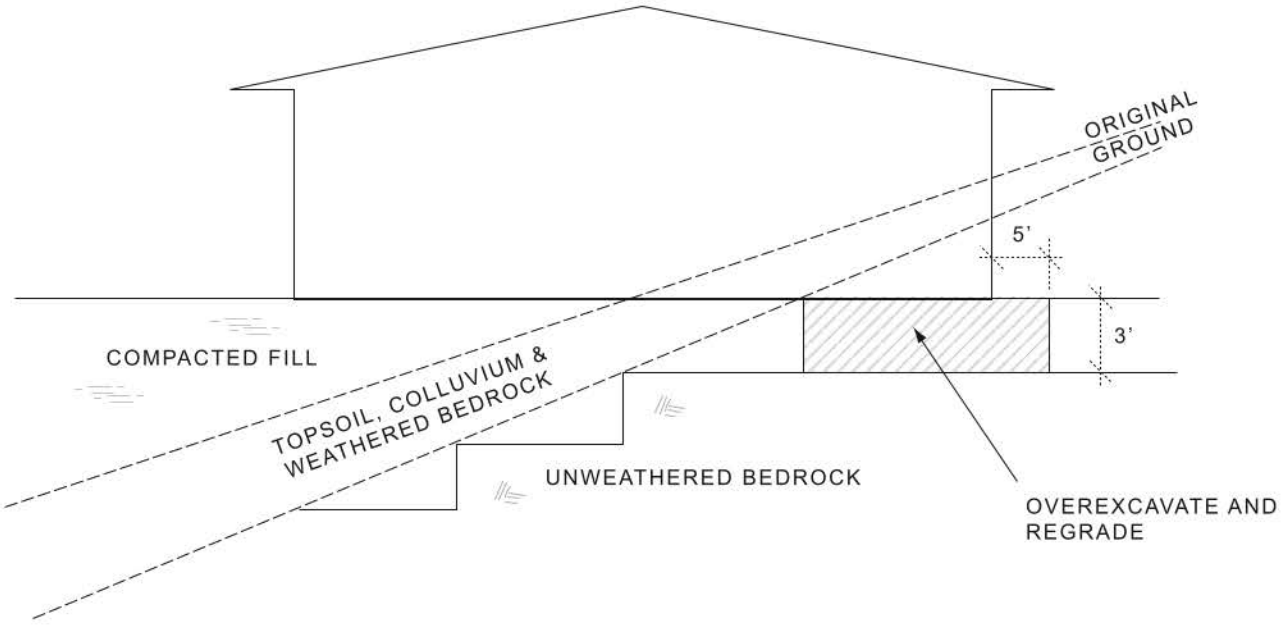
NOT TO SCALE

FIGURE 11

CUT LOT



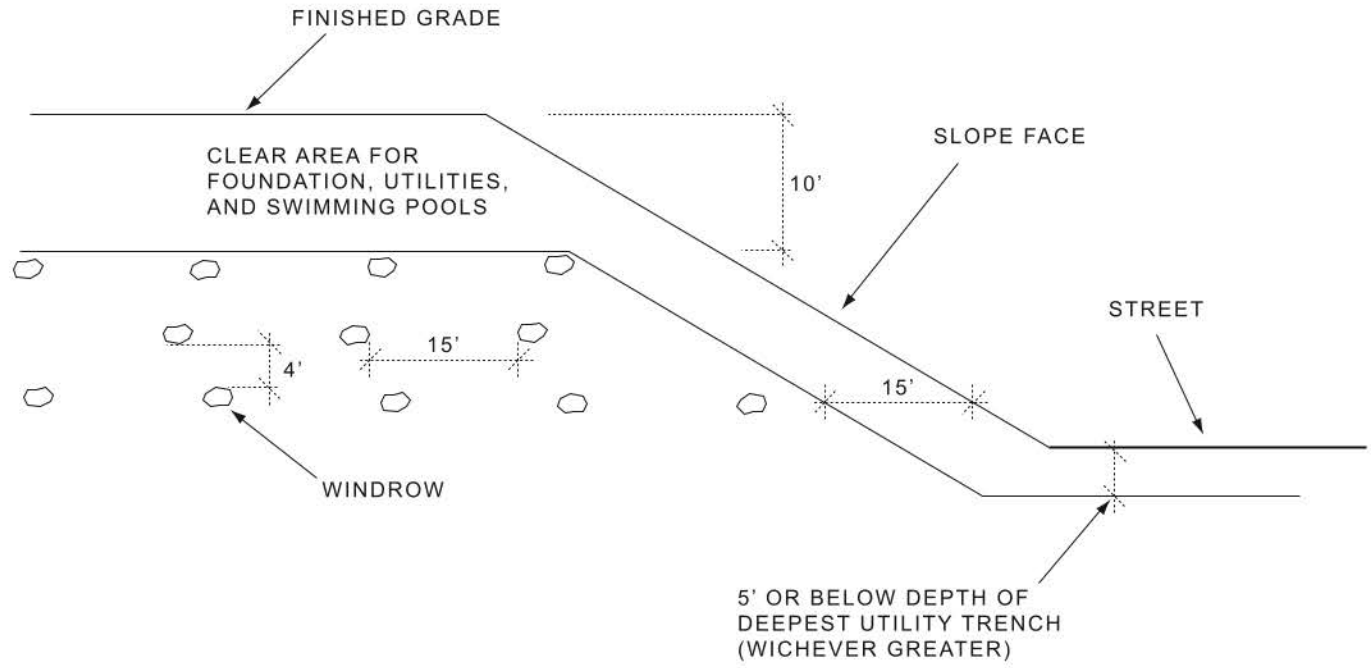
CUT/FILL LOT (TRANSITION)

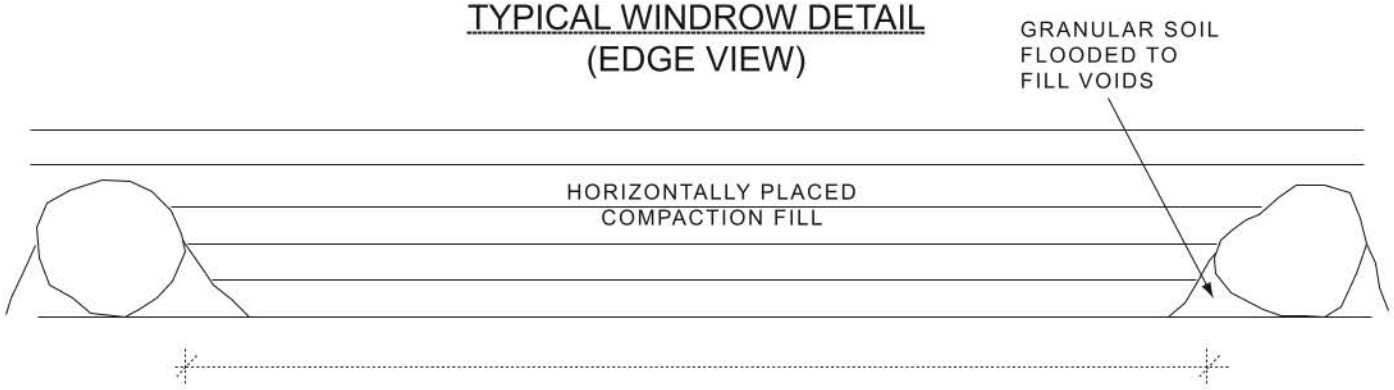


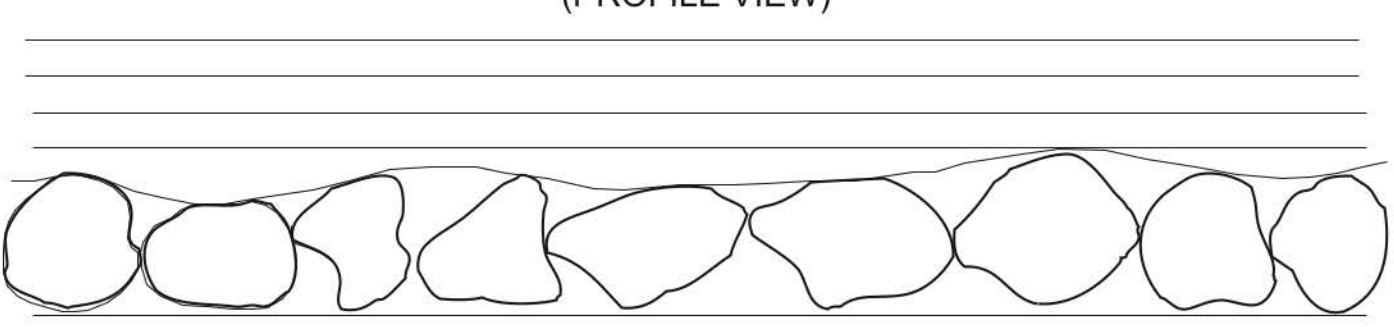
TRANSITION LOT DETAIL

NOT TO SCALE

FIGURE 12







ROCK DISPOSAL DETAIL

NOT TO SCALE

FIGURE 13

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

Community Planning Committee Distribution Form

Project Name:	Project Number:
9860 La Jolla Farms Road	1055647/Segal

Community: La Jolla

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ● Vote to Approve
- ❒ Vote to Approve with Conditions Listed Below
- ❒ Vote to Approve with Non-Binding Recommendations Listed Below
- ❒ Vote to Deny

Date of Vote: July 06, 2023

# of Members Yes	# of Members No	# of Members Abstain
17	0	1

Conditions or Recommendations:

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Suzanne Baracchini

TITLE: Trustee/Secretary

DATE: July 11, 2023

Attach additional pages if necessary (maximum 3 attachments).

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ACC	ACCESSIBLE
ADJ	ADJUSTABLE
ALUM	ALUMINUM
ADA	AMERICAN WITH DISABILITY ACT
ANOD	ANODIZED
APPROX	APPROXIMATE
AVG	AVERAGE
BA	BATHROOM
BDRM	BEDROOM
BMP	BEST MANAGEMENT PRACTICE
BLKG	BLOCKING
BRD	BOARD
BO	BOTTOM OF
BLDG	BUILDING
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
CEBC	CALIFORNIA EXISTING BUILDING CODE
CEC	CALIFORNIA ELECTRICAL CODE
CEC	CALIFORNIA ENERGY CODE
CFC	CALIFORNIA FIRE CODE
CGBSC	CALIFORNIA GREEN BUILDING STANDARDS CODE
CHBC	CALIFORNIA HISTORICAL BUILDING CODE
CMC	CALIFORNIA MECHANICAL CODE
CPC	CALIFORNIA PLUMBING CODE
CRC	CALIFORNIA RESIDENTIAL CODE
CRSC	CALIFORNIA REFERENCED STANDARDS CODE
CLG	CEILING
CL	CENTER LINE
CLR	CLEAR(ANCE)
CLO	CLOSET
CW	COLD WATER
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CON'T	CONTINUOUS/CONTINUE
DEG	DEGREE
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWATER
DBL	DOUBLE
DN	DOWN
DWG(S)	DRAWINGS
DF	DRINKING FOUNTAIN
DMW	DUMBWAITER
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
(E)	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FOC	FACE OF CABINET
FOG	FACE OF GLASS
FOS	FACE OF STUD
FT	FEET
FF	FINISH FLOOR
FE	FIRE EXTINGUISHER
FR	FIRE-RATED
FL/FLR	FLOOR
FND	FOUNDATION
FBO	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FIO	FURNISHED AND INSTALLED BY OWNER
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GWB	GYPSUM BOARD WALL
GYP BD	GYPSUM BOARD
HDWD	HARDWARE
HDR	HEADER
HVAC	HEATING/VENTILATING AIR CONDITIONING
HGHT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HW	HOT WATER
INFO	INFORMATION
ID	INSIDE DIAMETER
INSUL	INSULATION
JC	JOB CAPTAIN
LNGT	LENGTH
MB	MAILBOX
MFR	MANUFACTURE(ER)
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MEP	MECHANICAL ELECTRICAL AND PLUMBING
MTL	METAL
MIN	MINIMUM
MLDG	MOULDING
NFPA	NATIONAL FIRE PROTECTION
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NR	NON-RATED
OC	ON CENTER
OPNG	OPENING
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OA	OVER ALL
PVMT	PAVEMENT
PLAM	PLASTIC LAMINATE
PC	PLUMBING CONTRACTOR
PLYWD	PLYWOOD
PP	POWER POLE
PT	PRESSURE TREATED
PM	PROJECT MANAGER
PL	PROPERTY LINE
QT	QUARRY TILE
R	RADIUS
REF	REFERENCE
RCP	REFLECTED CEILING PLAN
REQ(D)	REQUIRE(D)
REV	REVISED/REVISION
ROW	RIGHT-OF-WAY
RO	ROUGH OPENING
SDMC	SAN DIEGO MUNICIPAL CODE
SHT	SHEET
SIM	SIMILAR
SOL	SOLID
SC	SOLID CORE
SPEC	SPECIFICATION(S)
SF	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STG	STORAGE
STRL	STRUCTURAL
SMF	STRUCTURAL METAL FRAME
SP	SUMP PUMP
SUSP	SUSPENDED
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPORARY
THK	THICK(NESS)
THR	THRESHOLD
T24	TITLE 24
TBD	TO BE DETERMINED
TOD	TOP OF DRAIN
TOR	TOP OF ROOF
TOR'G	TOP OF RAILING
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
VERT	VERTICAL
VTR	VENT THROUGH ROOF
VCT	VINYL COMPOSITE TILE
WIC	WALK-IN CLOSET
WH	WATER HEATER
WM	WATER METER
WP	WATERPROOF
W/	WITH
W/O	WITHOUT
WD	WOOD

SHEET INDEX

PROJECT TEAM

OWNER:	GILBERT FAMILY TRUST 07-30-08 9860 LA JOLLA FARMS LA JOLLA, CA 92037 CONTACT: MELISSA GILBERT 323-646-4706
ARCHITECT:	BENTON & BENTON ARCHITECTS 7757 GIRARD AVENUE LA JOLLA, CA 92037 CONTACT: ANDREW BENTON 858-459-08-05 ANDY@BENTON-BENTON.COM
CONTRACTOR:	T.B.D.
STRUCTURAL ENGINEER:	T.B.D.
CIVIL ENGINEER:	CHRISTENSEN ENGINEERING 7888 SILVERFRONT AVE. SUITE J SAN DIEGO, CA 92196 CONTACT: TONY CHRISTENSEN 858-271-9901 CEANDS@AOL.COM
SURVEYOR:	OMEGA LAND SURVEYING INC. 4340 VIEWRIDGE AVE. SUITE B SAN DIEGO, CA 92123 CONTACT: RYAN J. WAKEFIELD 619-488-6942 RYAN@OMEGA-SURVEYING.COM
GEOTECHNICAL ENGINEER:	TERRA PACIFIC CONSULTANTS INC. 4010 MORENA BLVD STE 108 SAN DIEGO, CA 92117 CONTACT: CRISTOPHER O'HERN 858-521-1190 CRISO@TERRAPAC.NET
LANDSCAPE ARCHITECT:	TODD FRY LANDSCAPE ARCHITECTS 7920 PRINCESS ST. LA JOLLA, CA 92037 CONTACT: JENNIFER PHELPS 858-459-8005 JENNIFER@TF-LA.COM
GOVERNING CODES:	SAN DIEGO MUNICIPAL CODE, SAN DIEGO LAND DEVELOPMENT CODE, 2022 CBC, 2022 CRC, 2022 CMC, 2022 CPC, 2022 CEC, T24 ENERGY STANDARDS

VICINITY MAP

PROJECT DATA

SCOPE OF WORK:	EXISTING SINGLE-FAMILY RESIDENCE TO REMAIN WITHIN THE EXISTING FOOTPRINT. EXISTING POOL TO BE DEMOLISHED. NEW 712 SF GUEST HOUSE TO BE CONSTRUCTED UNDER EXISTING POOL DECK, NEW WINE CELLAR AND HALLWAY 159 SF. NEW POOL AND JACUZZI TO BE CONSTRUCTED ON SOUTHWEST PORTION OF THE SITE .
PROJECT NAME:	GILBERT RESIDENCE
PROJECT ADDRESS:	9860 LA JOLLA FARMS, LA JOLLA, CA 92037
APN:	342-031-21-00
ZONE:	RS-1-2
LEGAL DESCRIPTION:	PARCEL 1 AS SHOWN ON PARCEL MAP NO. 16819
ORIGINAL YEAR OF CONSTRUCTION:	1997
GEOLOGIC HAZARD CATEGORY:	CITY OF SAN DIEGO SEISMIC SAFETY STUDY GEOLOGIC HAZARDS AND FAULTS MAP GRID TILE 34 ZONE 21 & 41
MINIMUM ALLOWABLE SETBACKS: FRONT: REAR:	 25' 25% OF THE LOT DEPTH = 333' X 25% = 83.25'
OVERLAY AREA ZONE:	COASTAL HEIGHT LIMIT OVERLAY ZONE, COASTAL OVERLAY ZONE (CST-APP), COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY, PARKING IMPACT OVERLAY (PIOZ-COASTAL-IMPACT, BEACH-IMPACT, CAMPUS-IMPACT)
EXISTING USE:	SINGLE DWELLING UNIT
PROPOSED USE:	SINGLE DWELLING UNIT
EXISTING OCCUPANCY:	R-3
PROPOSED OCCUPANCY:	R-3
EXISTING TYPE OF CONSTRUCTION:	VB, NON-SPRINKLERED
PROPOSED TYPE OF CONSTRUCTION: ADU:	VB, NON-SPRINKLERED VB, NON-SPRINKLERED
EXISTING STORIES:	2
PROPOSED STORIES:	2
EXISTING DWELLING UNITS:	1
PROPOSED DWELLING UNITS:	2
EXISTING BUILDING HEIGHT:	27 FT
PROPOSED BUILDING HEIGHT:	27 FT
EXISTING GROSS FLOOR AREA:	1ST LEVEL 6,690 SF 2ND LEVEL 6,625 SF TOTAL 13,315 SF
PROPOSED GROSS FLOOR AREA:	BASEMENT LEVEL ADU 712 SF (SEE SHEET A104) HALLWAY/WINE CELLAR 159 SF (SEE SHEET A104) OUTDOOR 20 SF (SEE SHEET A104) 1ST LEVEL 6,690 SF 2ND LEVEL 6,625 SF TOTAL 14,206 SF
LOT SIZE:	35,014 SF
EXISTING LOT COVERAGE:	7,740 / 35,014 SF = 21%
PROPOSED LOT COVERAGE:	9,208 / 35,014 SF = 26%
ALLOWABLE FLOOR AREA RATIO:	.45
EXISTING FLOOR AREA RATIO:	38%
PROPOSED FLOOR AREA RATIO:	41%
ALLOWABLE FLOOR AREA:	15,576 SF
EXISTING FLOOR AREA:	13,315 SF
PROPOSED FLOOR AREA:	14,206 SF
EXISTING SPRINKLED SYSTEM: RESIDENCE	 NON-SPRINKLERED
PROPOSED SPRINKLED SYSTEM ADU:	 NON- SPRINKLERED
PARKING SPACES REQUIRED:	4 STALLS
PARKING SPACES PROPOSED:	4 STALLS

Benton & Benton ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

Gilbert Residence

9860 La Jolla Farms Rd.,
La Jolla, CA. 92037

Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

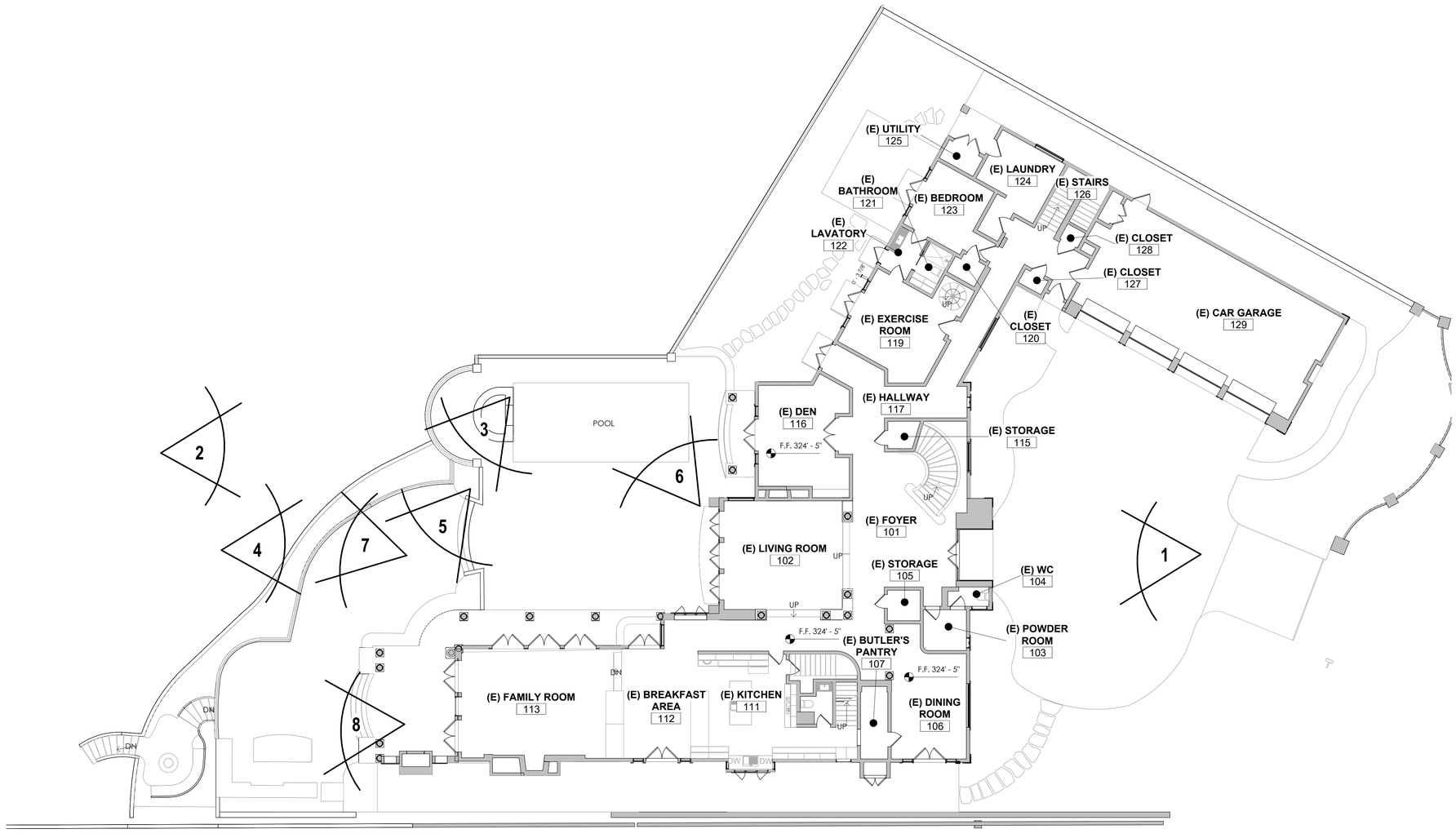
Revision Schedule

Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

COVER SHEET

A000



1 PHOTOGRAPHIC KEY MAP
SCALE: 3/32" = 1'-0"

Benton & Benton
ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

Date	03/12/2024
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Scale	See Drawings

Revision Schedule		
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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

PHOTOGRAPHIC KEY MAP

PH 1

1 PHOTOGRAPH 1

2 PHOTOGRAPH 2

3 PHOTOGRAPH 3

4 PHOTOGRAPH 4

Benton & Benton
ARCHITECTS

7757 Girard Avenue
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Gilbert Residence

**9860 La Jolla Farms Rd.,
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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

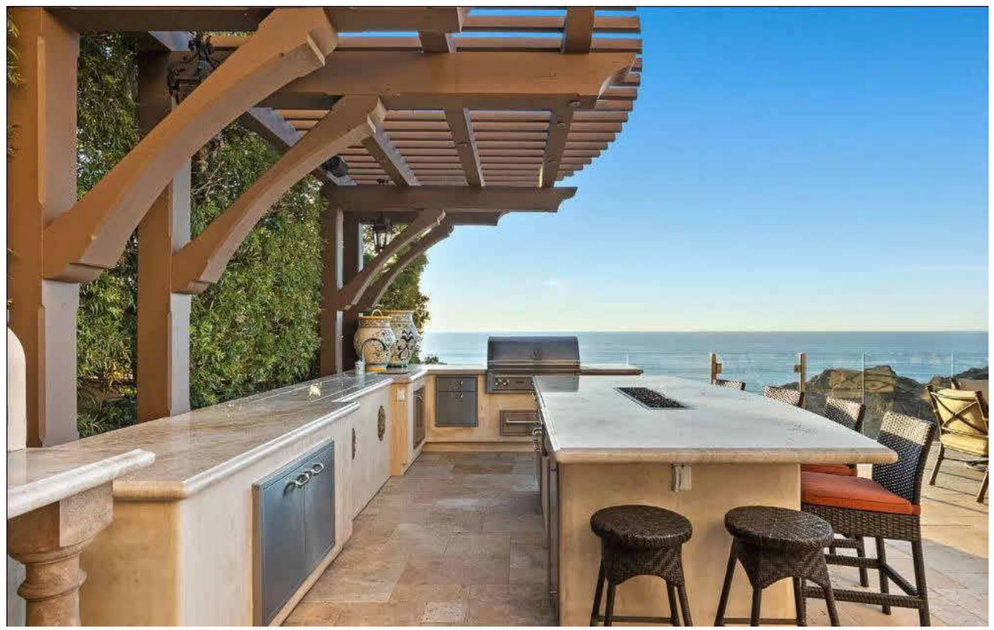
PHOTOGRAPHS

PH 2

1 PHOTOGRAPH 5

2 PHOTOGRAPH 6

3 PHOTOGRAPH 7



4 PHOTOGRAPH 8

Benton & Benton
ARCHITECTS

7757 Girard Avenue
La Jolla, California, 92037

p: 858.459.0805
f: 858.459.1350

Gilbert Residence

9860 La Jolla Farms Rd.,
La Jolla, CA. 92037

Date	03/12/2024
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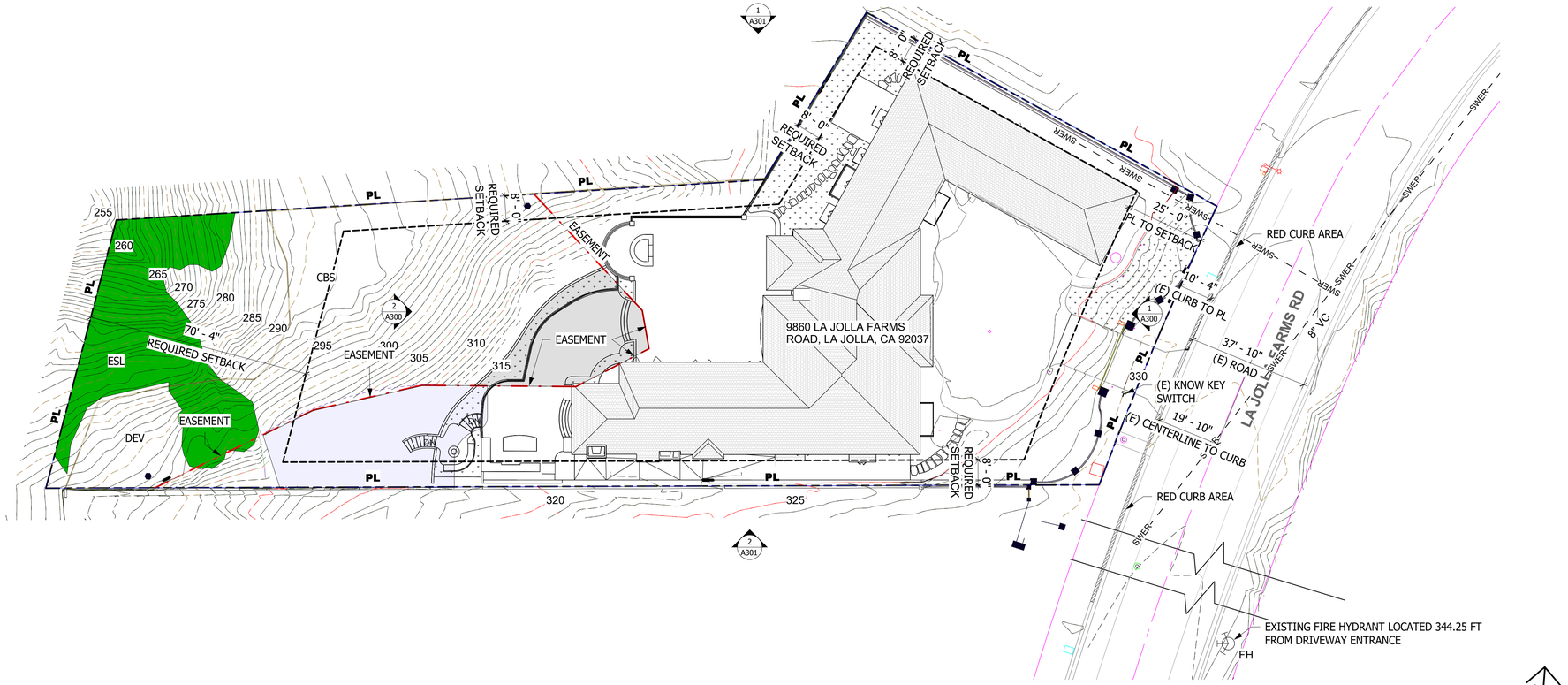
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

PHOTOGRAPHS

PH 3



1 SITE PLAN EXISTING
SCALE: 1" = 20'-0"

LEGEND

PL	PROPERTY LINE
	REQUIRED SET BACKS
	EASEMENT
	CONTOURS
	RED CURB AREAS
	CENTERLINE
1 A101	ELEVATION MARKER
	COASTAL BLUFF SCRUB PER FIGURE 7 OF BIOLOGY REPORT / (ESL)
	EXISTING/REMOVED ENCROACHMENT
	PROPOSED POOL AREA
SEWER- -SEWER	EXISTING SEWER
LW — — -LW	LIMITS OF GRADING

GENERAL NOTES

1. NO EXISTING OR PROPOSED TRANSIT STOPS.
2. NO EXISTING FIRE HYDRANTS WITHIN 600'.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

CALCULATIONS

HARDSCAPE / PAVING

THE REQUIRED FRONT YARD SHALL BE LIMITED TO A MAXIMUM OF 60% PAVING AND HARDSCAPE PER SDMC 131.0447(a).

FRONT YARD AREA: 6,560 SF

FRONT YARD HARDSCAPE: 3,053 SF

TOTAL % FRONT YARD HARDSCAPE = 3,053 SF/6,560 SF = 47%

DISCRETIONARY PERMIT SUMMARY

PROJECT NAME:	GILBERT RESIDENCE
PROJECT ADDRESS:	9860 LA JOLLA FARMS LA JOLLA, CA 92037
APN:	350-251-03-00
OWNER:	GILBERT FAMILY TRUST
ARCHITECT:	BENTON & BENTON ARCHITECTS 7757 GIRARD AVENUE LA JOLLA, CA 92037 858.459.0805 paul@alcornbenton.com
CDP DATE:	MARCH 18, 2020

Benton & Benton ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

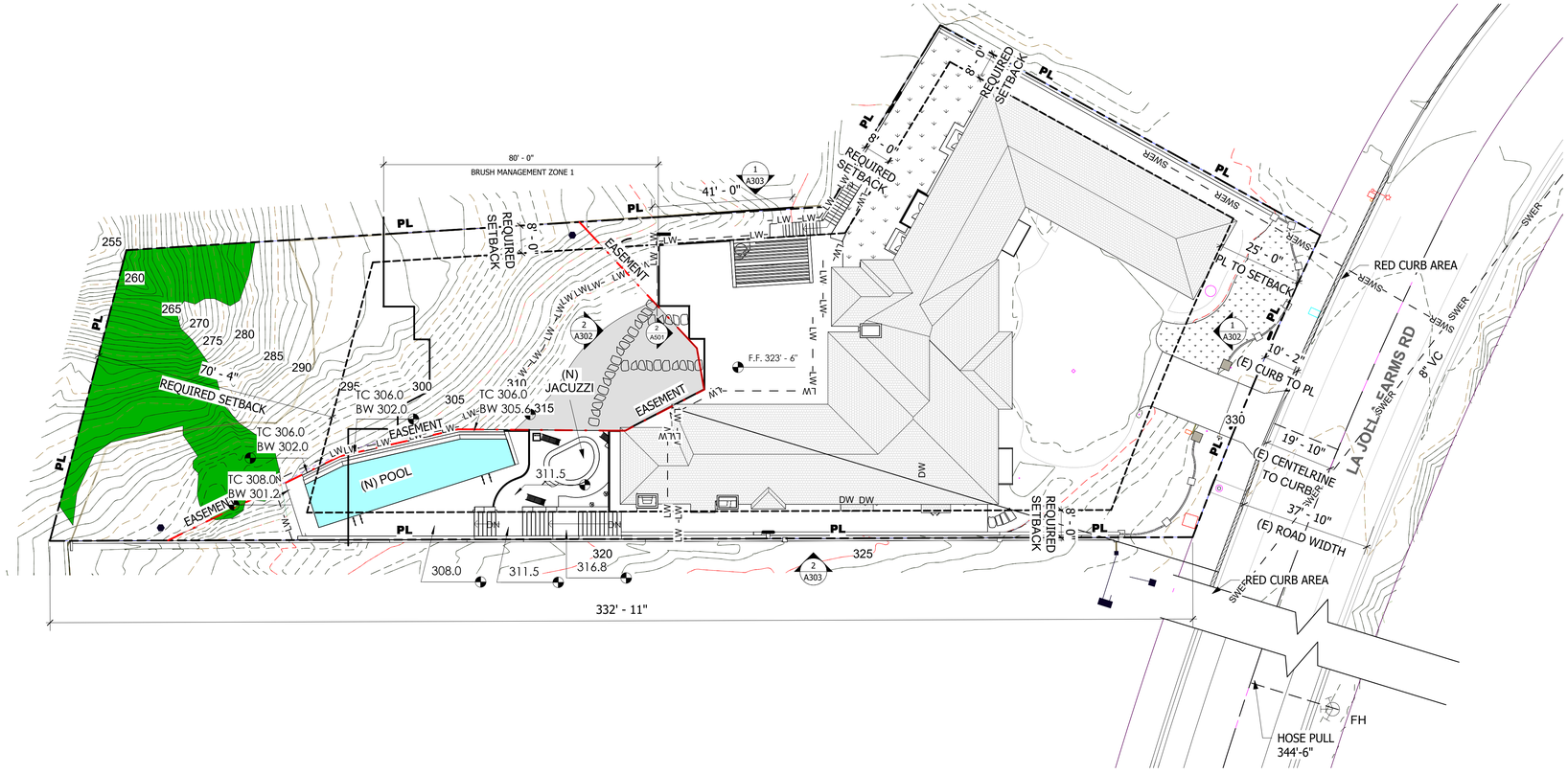
Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

SITE PLAN EXISTING

A100



1 SITE PLAN PROPOSED
SCALE: 1" = 20'-0"

LEGEND

PL	PROPERTY LINE
	REQUIRED SET BACKS
	EASEMENT
	CONTOURS
	RED CURB AREAS
	CENTERLINE
1 A101	ELEVATION MARKER
	COASTAL BLUFF SCRUB PER FIGURE 7 OF BIOLOGY REPORT / (ESL)
	EXISTING/REMOVED ENCROACHMENT
	PROPOSED POOL AREA
SEWER- -SEWER	EXISTING SEWER
LW -LW	LIMITS OF GRADING

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DISCRETIONARY PERMIT SUMMARY

PROJECT NAME:	GILBERT RESIDENCE
PROJECT ADDRESS:	9860 LA JOLLA FARMS LA JOLLA, CA 92037
APN:	350-251-03-00
OWNER:	GILBERT FAMILY TRUST
ARCHITECT:	BENTON & BENTON ARCHITECTS 7757 GIRARD AVENUE LA JOLLA, CA 92037 858.459.0805 paul@alcornbenton.com
CDP DATE:	MARCH 18, 2020

Benton & Benton ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

Date	8/6/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule

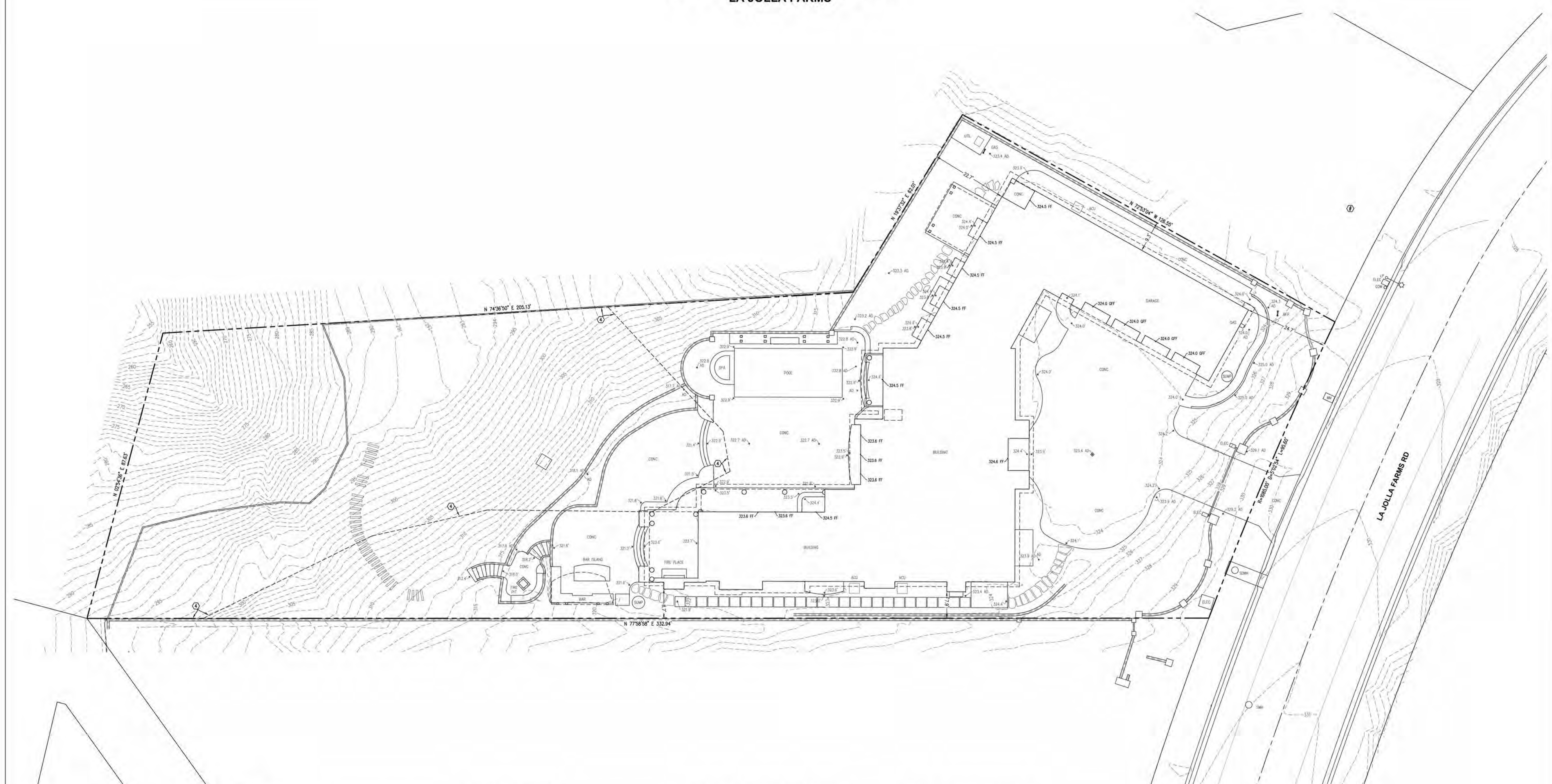
Rev.#	Description	Date

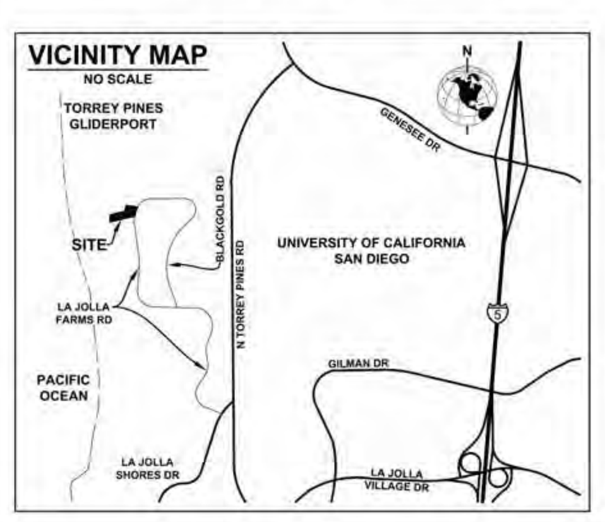
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

SITE PLAN PROPOSED

A101

TOPOGRAPHIC BASE MAP
LA JOLLA FARMS





OWNER:

DAVID GILBERT AND JAIME MELISSA GILBERT, AS TRUSTEES OF THE GILBERT FAMILY TRUST DATED JULY 30, 2008AND AMENDED ON FEBRUARY 12, 2014

SITE ADDRESS:

9860 LA JOLLA FARMS ROAD
LA JOLLA, CA 92037

ASSESSOR'S PARCEL NUMBER:

342-031-21

TITLE INFORMATION:

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AS FILE NO. 321332124, DATED: AUGUST 18, 2021.

LEGAL DESCRIPTION:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 16819, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED APRIL 3, 1992 AS FILE NO. 1992-0192733 OF OFFICIAL RECORDS.

VERTICAL BENCHMARK:

DESCRIPTION: BRASS PLUG IN TOP OF CURB AT THE SOUTHWESTERLY CORNER OF LA JOLLA SHORES DRIVE AND HORIZON WAY AS LISTED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK.

ELEVATION: 377.893' (MSL/NGVD29)

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY OMEGA LAND SURVEYING, INC. AS PHOTOGRAPHED ON JANUARY 19, 2022, WITH SUPPLEMENTAL GROUND SURVEY DATA COLLECTED FROM DECEMBER 6, 2021 THROUGH JANUARY 19, 2022.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF PARCEL 1, PM 16819, AS SHOWN ON PM 20573, SAID BEARING BEING "N 78°58'58" E".

BOUNDARY NOTES:

THE BOUNDARY SHOWN HEREON IS BASED ON A RETRACEMENT OF PM 16819 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

THE BOUNDARY RETRACED HEREON IS FOR DESIGN INSURANCE ONLY AND IS NOT INTENDED TO BE USED FOR BOUNDARY LINE STAKE-OUT OR CERTIFICATION PURPOSES. ANY CORNERS FOR WHICH MONUMENTS WERE NOT FOUND OR SET RAISES THE PROBABILITY OF UNCERTAINTIES IN BOUNDARY LINE LOCATIONS.

GROSS AREA:

34,943 SQUARE FEET (0.802 ACRES), MORE OR LESS

ABBREVIATIONS:

AC	ASPHALT CONCRETE
ACU	AIR-CONDITIONING UNIT
BFP	BACKFLOW PREVENTER
COM	COMMUNICATION UTILITIES
CONC	CONCRETE
ELEC	ELECTRICAL UTILITIES
GAS	GAS FACILITIES
LP	LIGHT POLE
SD	STORM DRAIN UTILITIES
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
UTIL	MISCELLANEOUS UTILITIES
WM	WATER METER

EASEMENT & EXCEPTIONS NOTES:

THE FOLLOWING IS A LIST OF ALL EASEMENTS, SERVITUDES, RIGHTS OF WAY, ACCESS, AND OTHER SURVEY RELATED DOCUMENTS THAT BURDEN THE SUBJECT PROPERTY WHICH ARE LISTED UNDER THE EXCEPTIONS FOR THE ABOVE REFERENCED PRELIMINARY REPORT. ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF SAID EXCEPTIONS ARE MORE FULLY DESCRIBED IN THE ABOVE REFERENCED TITLE REPORT. ANY AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS (CCRs), FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT WHICH ARE NOT SURVEY RELATED ARE NOT LISTED HEREON.

(#) INDICATES EXCEPTION ITEM IS PLOTTABLE AND SHOWN HEREON.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: WILLIAM H. BLACK AND RUTH F. BLACK
   PURPOSE: BRIDLE TRAIL, TELEPHONE AND ELECTRIC POLES AND LINE AND RIGHT OF WAY FOR SEWER, WATER AND GAS MAINS AND PIPE LINES
   RECORDING DATE: OCTOBER 19, 1950
   RECORDING NO: BOOK 3831, PAGE 6, OF OFFICIAL RECORDS
   AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

3. DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS

   RECORDING DATE: SEPTEMBER 16, 1980
   RECORDING NO.: 299087, OF OFFICIAL RECORDS

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON

   MAP/PLAT: PARCEL MAP NO. 16819
   PURPOSE: BUILDING RESTRICTED EASEMENT
   AFFECTS: AS SHOWN ON SAID MAP

5. COASTAL DEVELOPMENT AND HILLSIDE REVIEW PERMIT NO. 92-0733 PLANNING DIRECTOR

   RECORDING DATE: SEPTEMBER 9, 1994
   RECORDING NO.: 1994-0540232, OF OFFICIAL RECORDS

6. COASTAL DEVELOPMENT/HILLSIDE REVIEW PERMIT 98-0005

   RECORDING DATE: JANUARY 25, 1999
   RECORDING NO.: 1999-0039076, OF OFFICIAL RECORDS

7. AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF CURB OUTLET AS SET FORTH BELOW:

   BETWEEN: CITY OF SAN DIEGO
   AND: NEVILLE ALLEYNE MD, OWNER
   RECORDING DATE: MAY 28, 1999
   RECORDING NO.: 1999-0371321, OF OFFICIAL RECORDS

8. AN INSTRUMENT ENTITLED DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS

   EXECUTED BY: NEVILLE ALLEYNE AND MARCIA ALLEYNE
   IN FAVOR OF: CITY OF SAN DIEGO
   RECORDING DATE: APRIL 5, 2002
   RECORDING NO.: 2002-0288107, OF OFFICIAL RECORDS

   WHICH AMONG OTHER THINGS PROVIDES: INSTALLATION OF SIDEWALK – ADJACENT TO SITE ON LA JOLLA FARMS ROAD

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

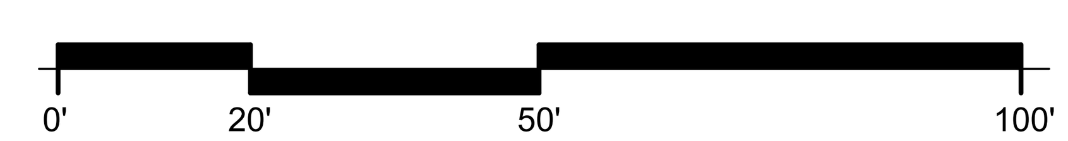
   AMOUNT: $2,976,000.00
   DATED: MARCH 25, 2020
   TRUSTOR/GRANTOR: NEVILLE ALLEYNE AND MARCIA A ALLEYNE, HUSBAND AND WIFE AS COMMUNITY PROPERTY
   TRUSTEE: TICOR TITLE COMPANY
   BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR RESIDENTIAL WHOLESALE MORTGAGE, INC.
   LOAN NO.: 1501002660
   RECORDING DATE: APRIL 1, 2020
   RECORDING NO: 2020-0164896, OF OFFICIAL RECORDS

PREPARED BY:
Ryan J. Wakefield 2/8/2022
RYAN J. WAKEFIELD DATE
LS 9117

PROFESSIONAL LAND SURVEYOR RYAN J. WAKEFIELD L.S. 9117 STATE OF CALIFORNIA

OMEGA LAND SURVEYING, INC.
4340 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: 858.634.2085 FX: 858.634-8627
ADMIN@OMEGA-SURVEYING.COM

T:\PROJECTS\21675 LA JOLLA FARMS (ALCORN & BENTON)\AUTOCAD\21675-TOPO.DWG February 08, 2022 – 11:38am



SCALE: 1" = 20'

Gilbert Residence

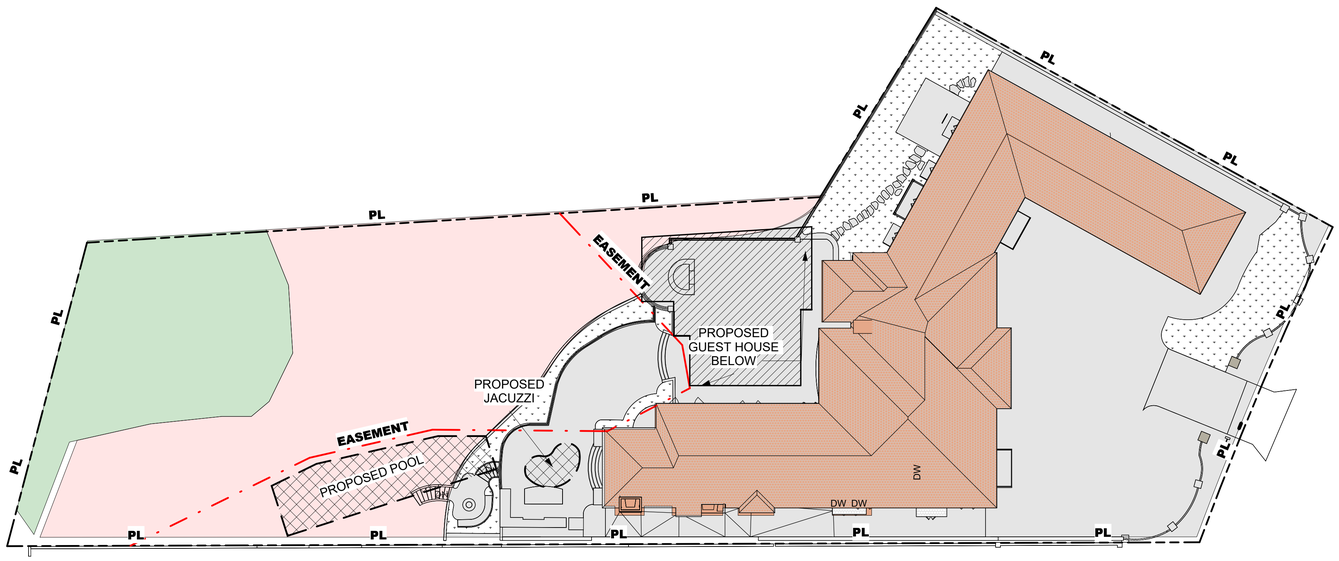
9860 La Jolla Farms Rd., La Jolla, CA. 92037

Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

TOPOGRAPHIC BASE MAP

A102



1 SITE SLOPE ANALISYS
SCALE: 1" = 20'-0"

CALCULATIONS

LOT AREA (TOTAL) = 34,943 SF

LOT AREA <25% SLOPE = 12,287 SF
12,287 / 34,943 = 35%

LOT AREA PREVIOUSLY DISTURBED = 21,776+ 8,162 = 30,738 SF
30,738 /34,943 = 88%

LOT AREA NATURAL HILLSIDE = 10,404 SF
4,205 / 34,943 = 12%

LEGEND

- EXISTING BUILDING FOOTPRINT
- LOT AREA 0% TO 4 % SLOPE PREVIOUSLY DISTURBED
- LOT AREA 5% TO 25% SLOPE PREVIOUSLY DISTURBED
- LOT AREA >25% NATURAL SLOPE UNDISTURBED

DISCRETIONARY PERMIT SUMMARY

PROJECT NAME:	GILBERT RESIDENCE
PROJECT ADDRESS:	9860 LA JOLLA FARMS LA JOLLA, CA 92037
APN:	350-251-03-00
OWNER:	GILBERT FAMILY TRUST
ARCHITECT:	BENTON & BENTON ARCHITECTS 7757 GIRARD AVENUE LA JOLLA, CA 92037 858.459.0805 paul@alcornbenton.com
CDP DATE:	MARCH 18, 2020

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Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

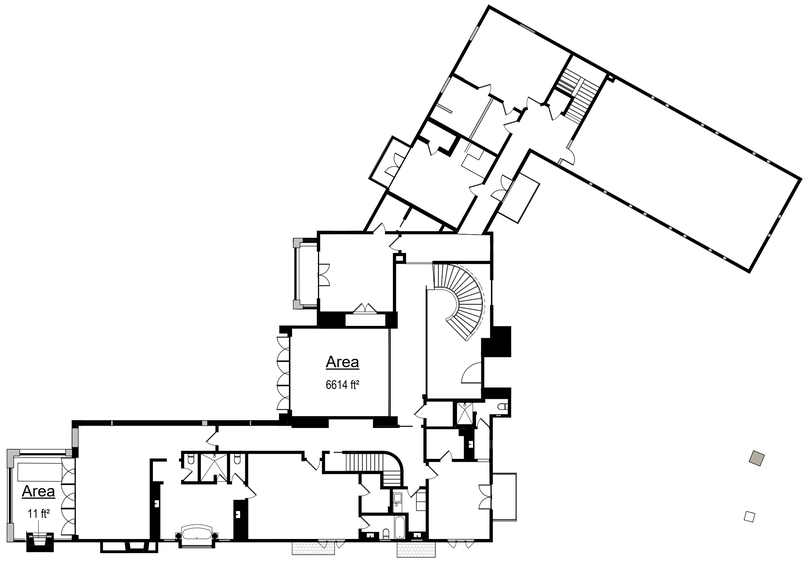
Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

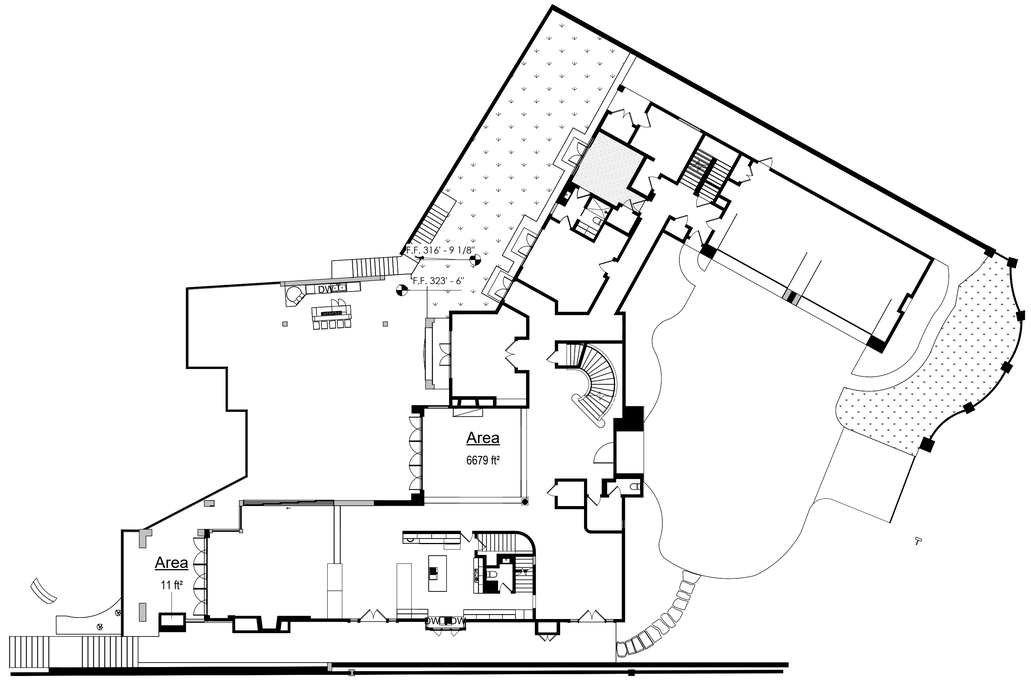
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

SITE DISTURBED AREA ANALYSIS

A103



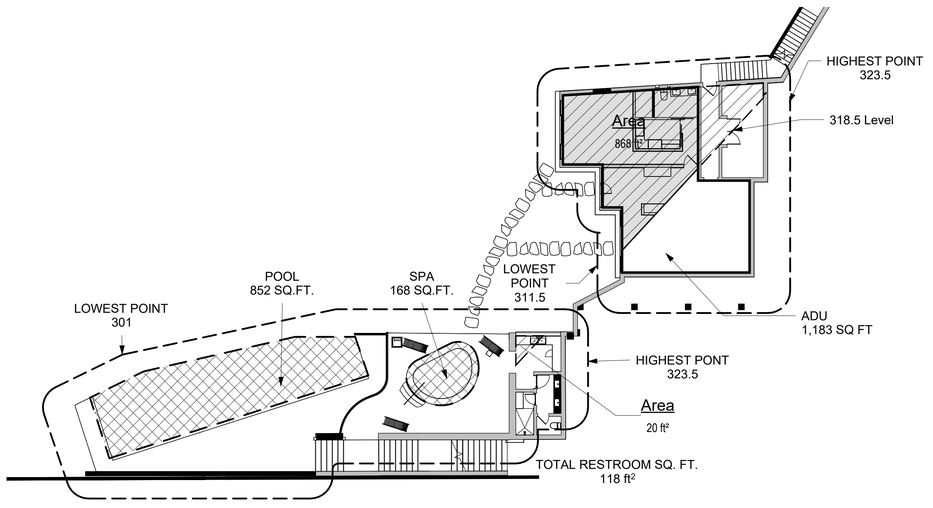
2 LEVEL 2
SCALE: 1/16" = 1'-0"



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

GROSS FLOOR AREA ANALYSIS

	(E) FLOOR AREA INCLUDED IN GFA	(E) FLOOR AREA EXCLUDED IN GFA	(N) FLOOR AREA ADDED IN GFA	(N) FLOOR AREA EXCLUDED IN GFA
LEVEL 1				
RESIDENCE	6,690 ft²	0	0	0
LEVEL 2				
RESIDENCE	6,625 ft²	0	0	0
LEVEL -1				
ADU			712 ft²	471 ft²
WINE CELLAR/ HALLWAY			159 ft²	155 ft²
OUTDOOR			20 ft²	204 ft²
TOTAL	13,315 ft²	0	891 ft²	830 ft²
			FINAL TOTAL GFA	14,206 ft²
GROSS FLOOR AREA FOR BASEMENT CALCULATED PER SDMC 113.0234				



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

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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

F.A.R. ANALYSIS

A104

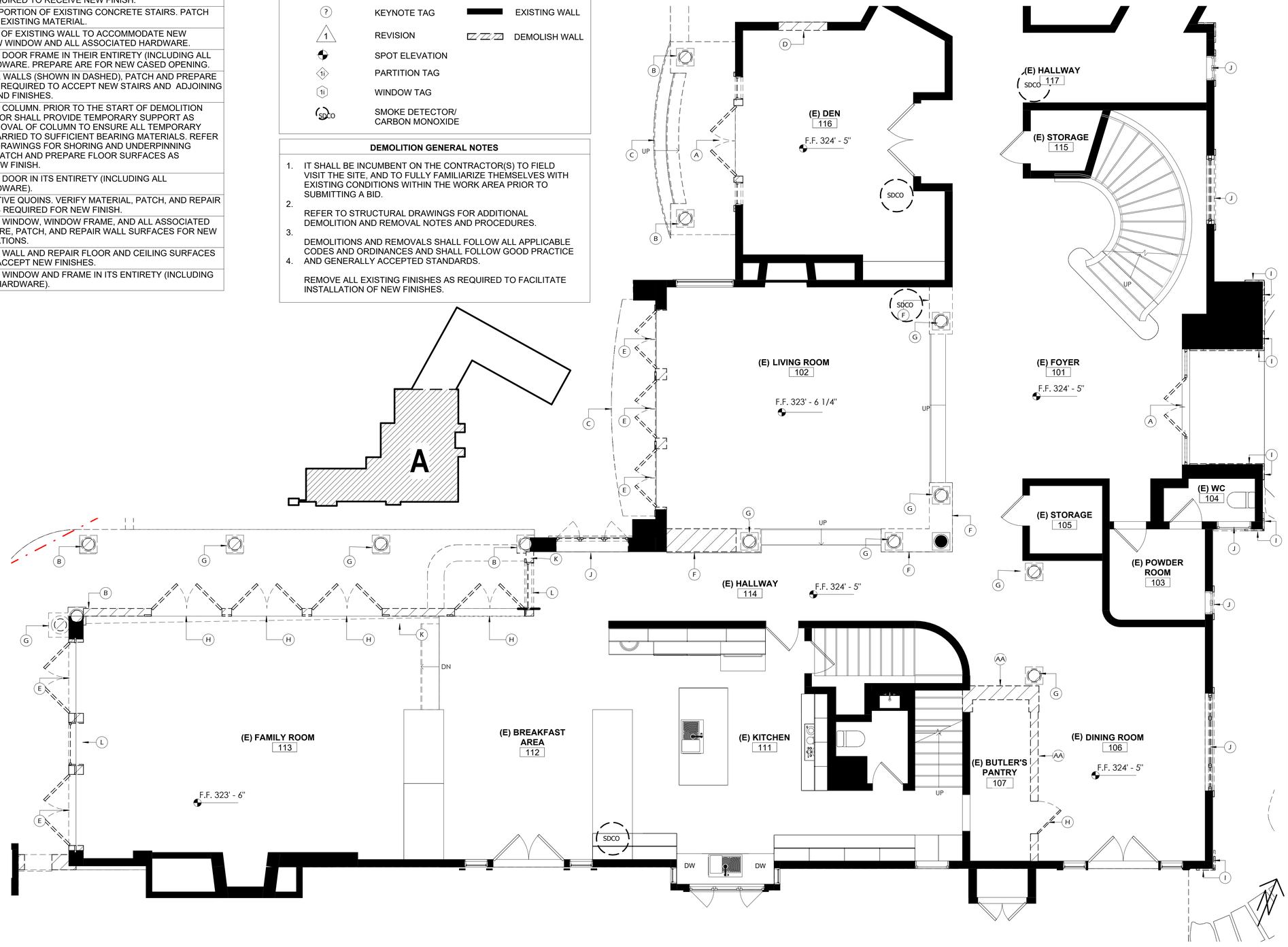
DEMOLITION KEYNOTES	
A	REMOVE INTERIOR WALLS (SHOWN IN DASHED), PATCH AND PREPARE ALL SURFACES AS REQUIRED TO ACCEPT NEW STAIRS AND ADJOINING CONSTRUCTION AND FINISHES.
AA	REMOVE EXISTING WALL AND REPAIR FLOOR AND CEILING SURFACES AS REQUIRED TO ACCEPT NEW FINISHES.
B	REMOVE DECORATIVE ELEMENTS FROM EXISTING COLUMN. PREPARE SURFACES AS REQUIRED TO RECEIVE NEW FINISH.
C	REMOVE CURVED PORTION OF EXISTING CONCRETE STAIRS. PATCH STAIRS TO MATCH EXISTING MATERIAL.
D	REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW OPENING FOR NEW WINDOW AND ALL ASSOCIATED HARDWARE.
E	REMOVE EXISTING DOOR FRAME IN THEIR ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE. PREPARE ARE FOR NEW CASED OPENING.
F	REMOVE INTERIOR WALLS (SHOWN IN DASHED), PATCH AND PREPARE ALL SURFACES AS REQUIRED TO ACCEPT NEW STAIRS AND ADJOINING CONSTRUCTION AND FINISHES.
G	REMOVE EXISTING COLUMN. PRIOR TO THE START OF DEMOLITION WORK, CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED BY REMOVAL OF COLUMN TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS. REFER TO STRUCTURAL DRAWINGS FOR SHORING AND UNDERPINNING REQUIREMENTS. PATCH AND PREPARE FLOOR SURFACES AS REQUIRED FOR NEW FINISH.
H	REMOVE EXISTING DOOR IN ITS ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE).
I	REMOVE DECORATIVE QUOINS. VERIFY MATERIAL, PATCH, AND REPAIR WALL SURFACE AS REQUIRED FOR NEW FINISH.
J	REMOVE EXISTING WINDOW, WINDOW FRAME, AND ALL ASSOCIATED HARDWARE. SQUARE, PATCH, AND REPAIR WALL SURFACES FOR NEW WINDOW INSTALLATIONS.
K	REMOVE EXISTING WALL AND REPAIR FLOOR AND CEILING SURFACES AS REQUIRED TO ACCEPT NEW FINISHES.
L	REMOVE EXISTING WINDOW AND FRAME IN ITS ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE).

LEGEND

CENTERLINE	ELEVATION MARKER
PROPERTY LINE	SECTION MARKER
DOOR TAG	EXISTING WALL
KEYNOTE TAG	DEMOLISH WALL
REVISION	
SPOT ELEVATION	
PARTITION TAG	
WINDOW TAG	
SMOKE DETECTOR/ CARBON MONOXIDE	

DEMOLITION GENERAL NOTES

1. IT SHALL BE INCUMBENT ON THE CONTRACTOR(S) TO FIELD VISIT THE SITE, AND TO FULLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS WITHIN THE WORK AREA PRIOR TO SUBMITTING A BID.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION AND REMOVAL NOTES AND PROCEDURES.
3. DEMOLITIONS AND REMOVALS SHALL FOLLOW ALL APPLICABLE CODES AND ORDINANCES AND SHALL FOLLOW GOOD PRACTICE AND GENERALLY ACCEPTED STANDARDS.
4. REMOVE ALL EXISTING FINISHES AS REQUIRED TO FACILITATE INSTALLATION OF NEW FINISHES.



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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

LEVEL 1 AREA A DEMOLITION PLAN

A105

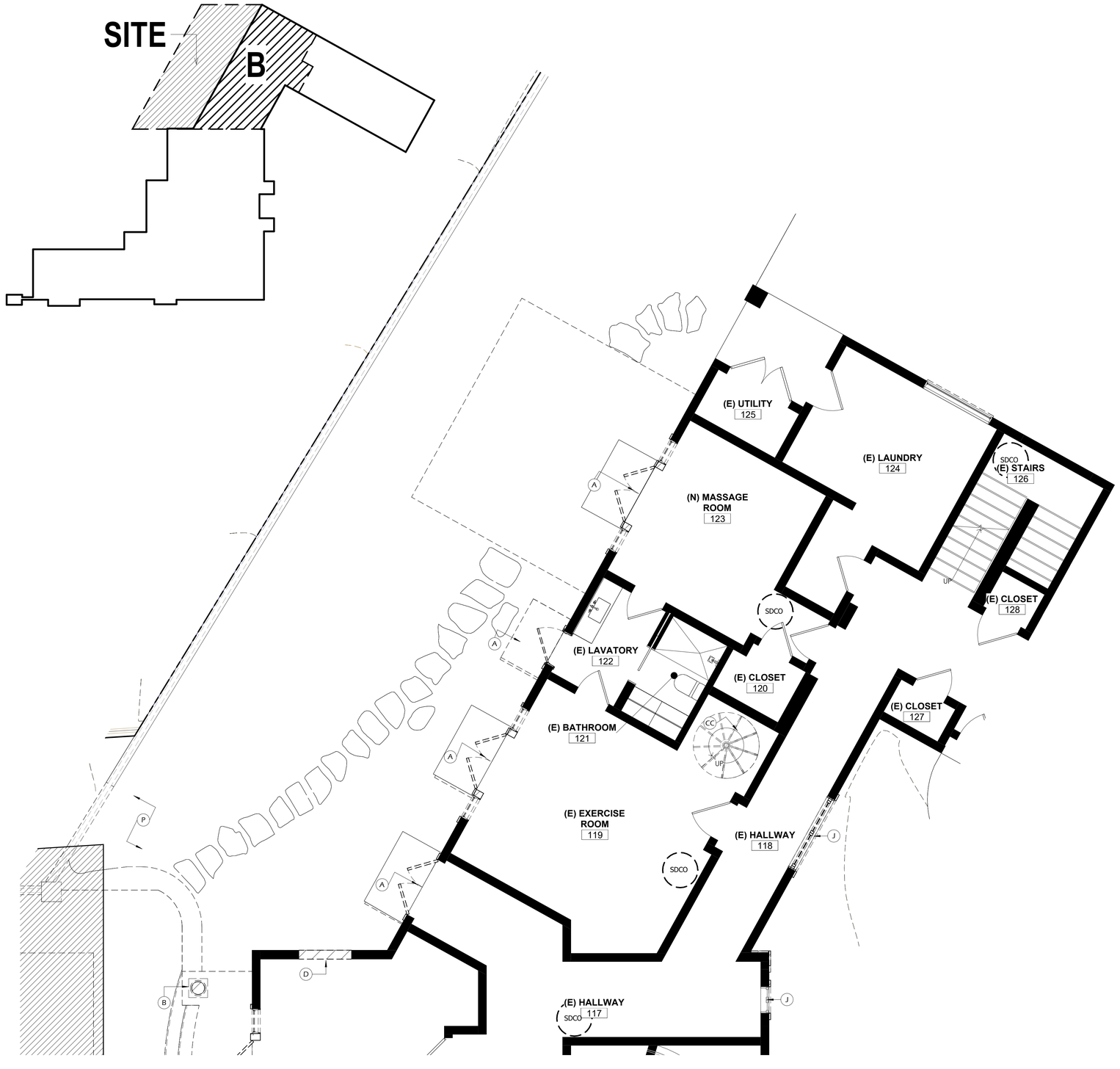
LEGEND			
℄ / PL	CENTERLINE / PROPERTY LINE	1 / A101	ELEVATION MARKER
1 / A101 SIM	SECTION MARKER	101	DOOR TAG
?	KEYNOTE TAG		EXISTING WALL
1	REVISION		DEMOLISH WALL
	SPOT ELEVATION		
1	PARTITION TAG		
1	WINDOW TAG		
SDCO	SMOKE DETECTOR/ CARBON MONOXIDE		

DEMOLITION GENERAL NOTES

1. IT SHALL BE INCUMBENT ON THE CONTRACTOR(S) TO FIELD VISIT THE SITE, AND TO FULLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS WITHIN THE WORK AREA PRIOR TO SUBMITTING A BID.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION AND REMOVAL NOTES AND PROCEDURES.
3. DEMOLITIONS AND REMOVALS SHALL FOLLOW ALL APPLICABLE CODES AND ORDINANCES AND SHALL FOLLOW GOOD PRACTICE
4. AND GENERALLY ACCEPTED STANDARDS.

   REMOVE ALL EXISTING FINISHES AS REQUIRED TO FACILITATE INSTALLATION OF NEW FINISHES.

DEMOLITION KEYNOTES	
A	REMOVE INTERIOR WALLS (SHOWN IN DASHED), PATCH AND PREPARE ALL SURFACES AS REQUIRED TO ACCEPT NEW STAIRS AND ADJOINING CONSTRUCTION AND FINISHES.
B	REMOVE DECORATIVE ELEMENTS FROM EXISTING COLUMN. PREPARE SURFACES AS REQUIRED TO RECEIVE NEW FINISH.
CC	REMOVE EXISTING STAIS AND ALL ASSOCIATED HARDWARE.
D	REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW OPENING FOR NEW WINDOW AND ALL ASSOCIATED HARDWARE.
J	REMOVE EXISTING WINDOW, WINDOW FRAME, AND ALL ASSOCIATED HARDWARE. SQUARE, PATCH, AND REPAIR WALL SURFACES FOR NEW WINDOW INSTALLATIONS.
P	PREPARE AREA FOR NEW STAIRS.



1 LEVEL 1 DEMOLITION PLAN B
SCALE: 1/4" = 1'-0"

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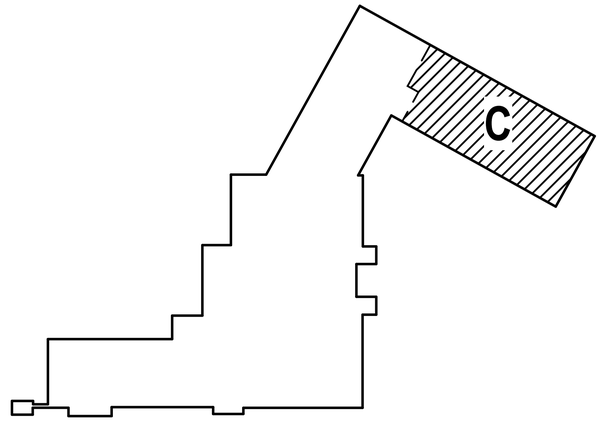
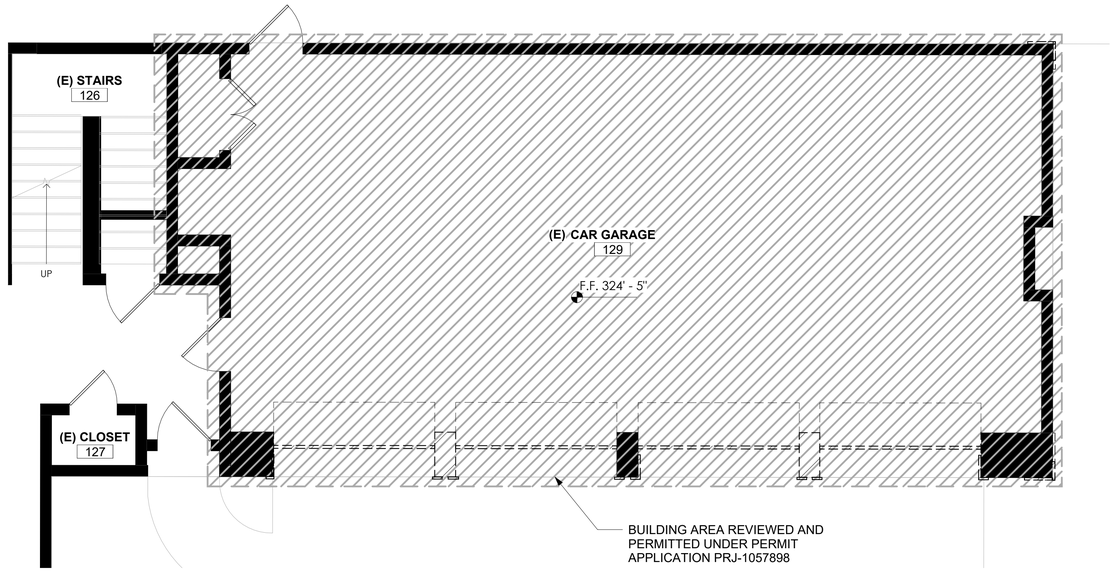
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

LEVEL 1 AREA B DEMOLITION PLAN

A106





1 LEVEL 1 DEMOLITION PLAN B.
SCALE: 1/4" = 1'-0"

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Scale	See Drawings

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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

LEVEL 1 AREA C
DEMOLITION PLAN

A107

DEMOLITION GENERAL NOTES

1. IT SHALL BE INCUMBENT ON THE CONTRACTOR(S) TO FIELD VISIT THE SITE, AND TO FULLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS WITHIN THE WORK AREA PRIOR TO SUBMITTING A BID.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION AND REMOVAL NOTES AND PROCEDURES.
3. DEMOLITIONS AND REMOVALS SHALL FOLLOW ALL APPLICABLE CODES AND ORDINANCES AND SHALL FOLLOW GOOD PRACTICE
4. AND GENERALLY ACCEPTED STANDARDS.

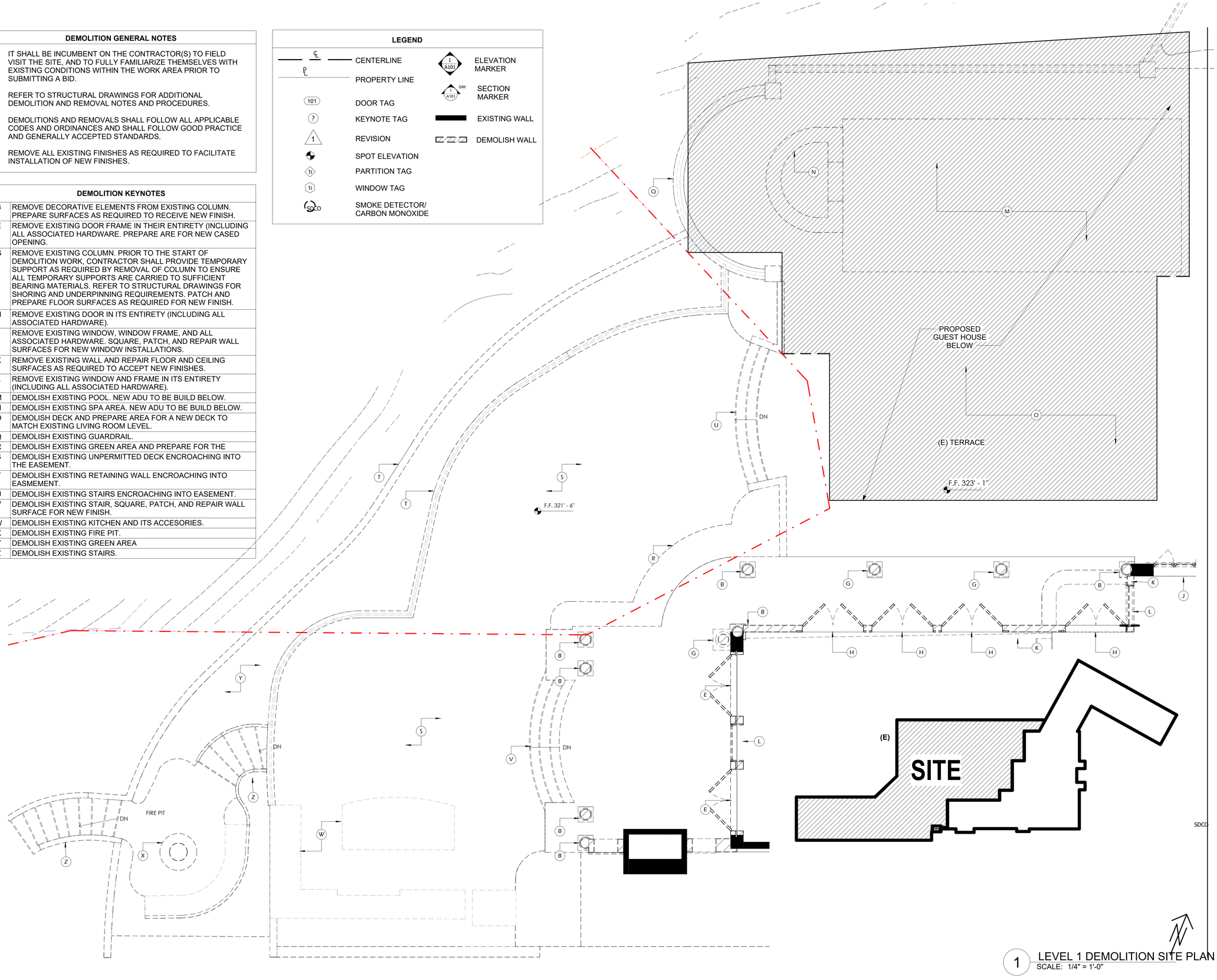
   REMOVE ALL EXISTING FINISHES AS REQUIRED TO FACILITATE INSTALLATION OF NEW FINISHES.

DEMOLITION KEYNOTES

B	REMOVE DECORATIVE ELEMENTS FROM EXISTING COLUMN. PREPARE SURFACES AS REQUIRED TO RECEIVE NEW FINISH.
E	REMOVE EXISTING DOOR FRAME IN THEIR ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE. PREPARE ARE FOR NEW CASED OPENING.
G	REMOVE EXISTING COLUMN. PRIOR TO THE START OF DEMOLITION WORK, CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED BY REMOVAL OF COLUMN TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS. REFER TO STRUCTURAL DRAWINGS FOR SHORING AND UNDERPINNING REQUIREMENTS. PATCH AND PREPARE FLOOR SURFACES AS REQUIRED FOR NEW FINISH.
H	REMOVE EXISTING DOOR IN ITS ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE).
J	REMOVE EXISTING WINDOW, WINDOW FRAME, AND ALL ASSOCIATED HARDWARE. SQUARE, PATCH, AND REPAIR WALL SURFACES FOR NEW WINDOW INSTALLATIONS.
K	REMOVE EXISTING WALL AND REPAIR FLOOR AND CEILING SURFACES AS REQUIRED TO ACCEPT NEW FINISHES.
L	REMOVE EXISTING WINDOW AND FRAME IN ITS ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE).
M	DEMOLISH EXISTING POOL. NEW ADU TO BE BUILD BELOW.
N	DEMOLISH EXISTING SPA AREA. NEW ADU TO BE BUILD BELOW.
O	DEMOLISH DECK AND PREPARE AREA FOR A NEW DECK TO MATCH EXISTING LIVING ROOM LEVEL.
Q	DEMOLISH EXISTING GUARDRAIL.
R	DEMOLISH EXISTING GREEN AREA AND PREPARE FOR THE
S	DEMOLISH EXISTING UNPERMITTED DECK ENCROACHING INTO THE EASEMENT.
T	DEMOLISH EXISTING RETAINING WALL ENCROACHING INTO EASMEMENT.
U	DEMOLISH EXISTING STAIRS ENCROACHING INTO EASEMENT.
V	DEMOLISH EXISTING STAIR, SQUARE, PATCH, AND REPAIR WALL SURFACE FOR NEW FINISH.
W	DEMOLISH EXISTING KITCHEN AND ITS ACCESORIES.
X	DEMOLISH EXISTING FIRE PIT.
Y	DEMOLISH EXISTING GREEN AREA
Z	DEMOLISH EXISTING STAIRS.

LEGEND

- CENTERLINE
- PROPERTY LINE
- DOOR TAG (101)
- KEYNOTE TAG (?)
- REVISION (1)
- SPOT ELEVATION
- PARTITION TAG (1)
- WINDOW TAG (1)
- SMOKE DETECTOR/ CARBON MONOXIDE (SD/CO)
- ELEVATION MARKER (1 / A101)
- SECTION MARKER (1 / A101 SIM)
- EXISTING WALL
- DEMOLISH WALL



1 LEVEL 1 DEMOLITION SITE PLAN
SCALE: 1/4" = 1'-0"

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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATEOFCALIFORNIA

LEVEL 1 SITE DEMOLITION PLAN

A108

DEMOLITION GENERAL NOTES

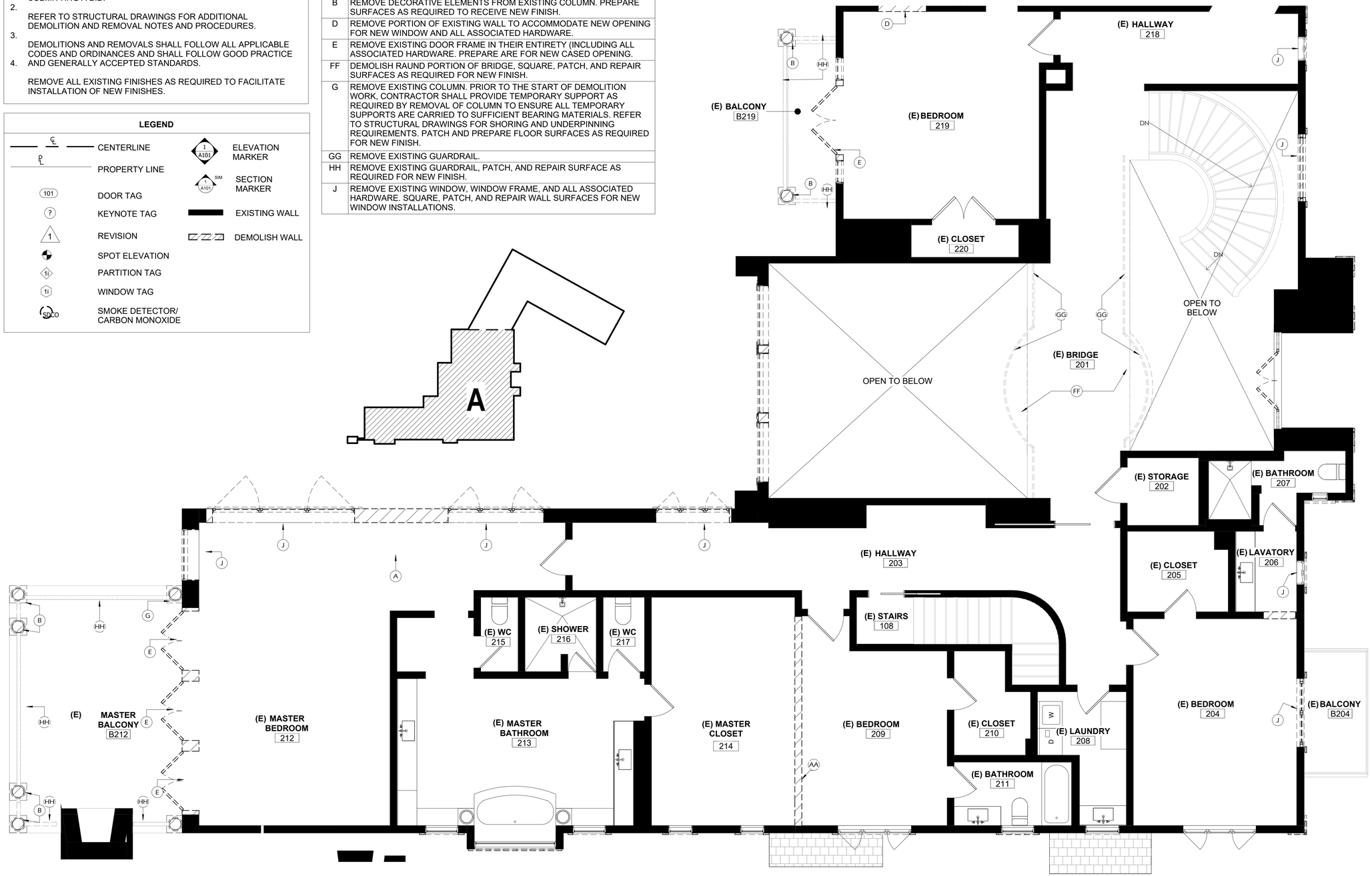
1. IT SHALL BE INCUMBENT ON THE CONTRACTOR(S) TO FIELD VISIT THE SITE, AND TO FULLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS WITHIN THE WORK AREA PRIOR TO SUBMITTING A BID.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION AND REMOVAL NOTES AND PROCEDURES.
3. DEMOLITIONS AND REMOVALS SHALL FOLLOW ALL APPLICABLE CODES AND ORDINANCES AND SHALL FOLLOW GOOD PRACTICE AND GENERALLY ACCEPTED STANDARDS.
4. REMOVE ALL EXISTING FINISHES AS REQUIRED TO FACILITATE INSTALLATION OF NEW FINISHES.

LEGEND

- CENTERLINE
- PROPERTY LINE
- DOOR TAG (101)
- KEYNOTE TAG (?)
- REVISION (1)
- SPOT ELEVATION
- PARTITION TAG (1i)
- WINDOW TAG (1i)
- SMOKE DETECTOR/ CARBON MONOXIDE (SD CO)
- ELEVATION MARKER (1 / A101)
- SECTION MARKER (1 / A101 SIM)
- EXISTING WALL
- DEMOLISH WALL

DEMOLITION KEYNOTES

A	
AA	REMOVE EXISTING WALL AND REPAIR FLOOR AND CEILING SURFACES AS REQUIRED TO ACCEPT NEW FINISHES.
B	REMOVE DECORATIVE ELEMENTS FROM EXISTING COLUMN. PREPARE SURFACES AS REQUIRED TO RECEIVE NEW FINISH.
D	REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW OPENING FOR NEW WINDOW AND ALL ASSOCIATED HARDWARE.
E	REMOVE EXISTING DOOR FRAME IN THEIR ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE. PREPARE ARE FOR NEW CASED OPENING.
FF	DEMOLISH RAUND PORTION OF BRIDGE, SQUARE, PATCH, AND REPAIR SURFACES AS REQUIRED FOR NEW FINISH.
G	REMOVE EXISTING COLUMN. PRIOR TO THE START OF DEMOLITION WORK, CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED BY REMOVAL OF COLUMN TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS. REFER TO STRUCTURAL DRAWINGS FOR SHORING AND UNDERPINNING REQUIREMENTS. PATCH AND PREPARE FLOOR SURFACES AS REQUIRED FOR NEW FINISH.
GG	REMOVE EXISTING GUARDRAIL.
HH	REMOVE EXISTING GUARDRAIL, PATCH, AND REPAIR SURFACE AS REQUIRED FOR NEW FINISH.
J	REMOVE EXISTING WINDOW, WINDOW FRAME, AND ALL ASSOCIATED HARDWARE. SQUARE, PATCH, AND REPAIR WALL SURFACES FOR NEW WINDOW INSTALLATIONS.



1 LEVEL 2 DEMOLITION PLAN A
SCALE: 1/4" = 1'-0"

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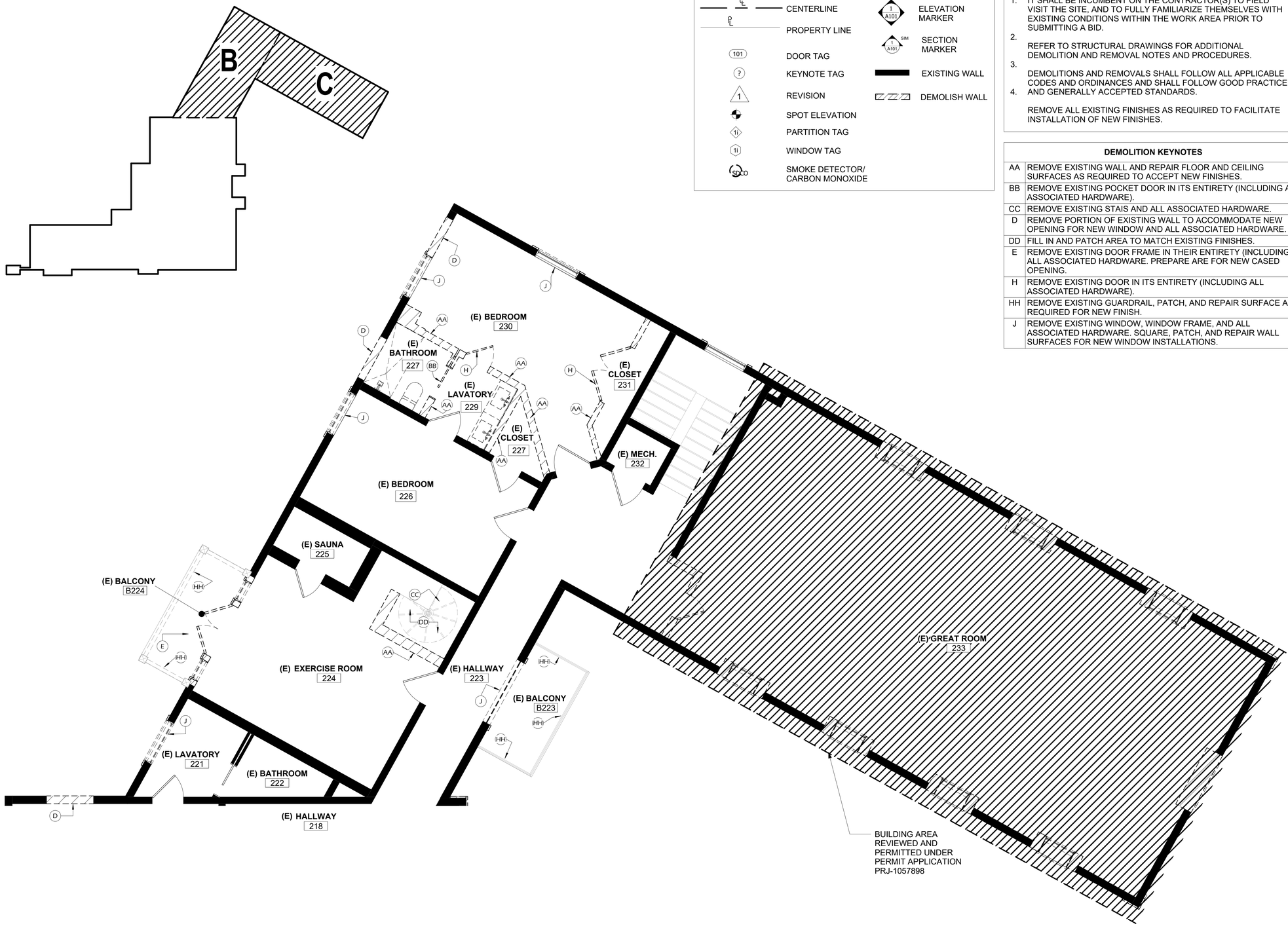
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

LEVEL 2 AREA A DEMOLITION PLAN

A109



1 LEVEL 2 DEMOLITION PLAN B
SCALE: 1/4" = 1'-0"

LEGEND

CENTERLINE	ELEVATION MARKER
PROPERTY LINE	SECTION MARKER
DOOR TAG	EXISTING WALL
KEYNOTE TAG	DEMOLISH WALL
REVISION	
SPOT ELEVATION	
PARTITION TAG	
WINDOW TAG	
SMOKE DETECTOR/ CARBON MONOXIDE	

DEMOLITION GENERAL NOTES

1. IT SHALL BE INCUMBENT ON THE CONTRACTOR(S) TO FIELD VISIT THE SITE, AND TO FULLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS WITHIN THE WORK AREA PRIOR TO SUBMITTING A BID.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION AND REMOVAL NOTES AND PROCEDURES.
3. DEMOLITIONS AND REMOVALS SHALL FOLLOW ALL APPLICABLE CODES AND ORDINANCES AND SHALL FOLLOW GOOD PRACTICE AND GENERALLY ACCEPTED STANDARDS.
4. REMOVE ALL EXISTING FINISHES AS REQUIRED TO FACILITATE INSTALLATION OF NEW FINISHES.

DEMOLITION KEYNOTES

AA	REMOVE EXISTING WALL AND REPAIR FLOOR AND CEILING SURFACES AS REQUIRED TO ACCEPT NEW FINISHES.
BB	REMOVE EXISTING POCKET DOOR IN ITS ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE).
CC	REMOVE EXISTING STAIS AND ALL ASSOCIATED HARDWARE.
D	REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW OPENING FOR NEW WINDOW AND ALL ASSOCIATED HARDWARE.
DD	FILL IN AND PATCH AREA TO MATCH EXISTING FINISHES.
E	REMOVE EXISTING DOOR FRAME IN THEIR ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE. PREPARE ARE FOR NEW CASED OPENING.
H	REMOVE EXISTING DOOR IN ITS ENTIRETY (INCLUDING ALL ASSOCIATED HARDWARE).
HH	REMOVE EXISTING GUARDRAIL, PATCH, AND REPAIR SURFACE AS REQUIRED FOR NEW FINISH.
J	REMOVE EXISTING WINDOW, WINDOW FRAME, AND ALL ASSOCIATED HARDWARE. SQUARE, PATCH, AND REPAIR WALL SURFACES FOR NEW WINDOW INSTALLATIONS.

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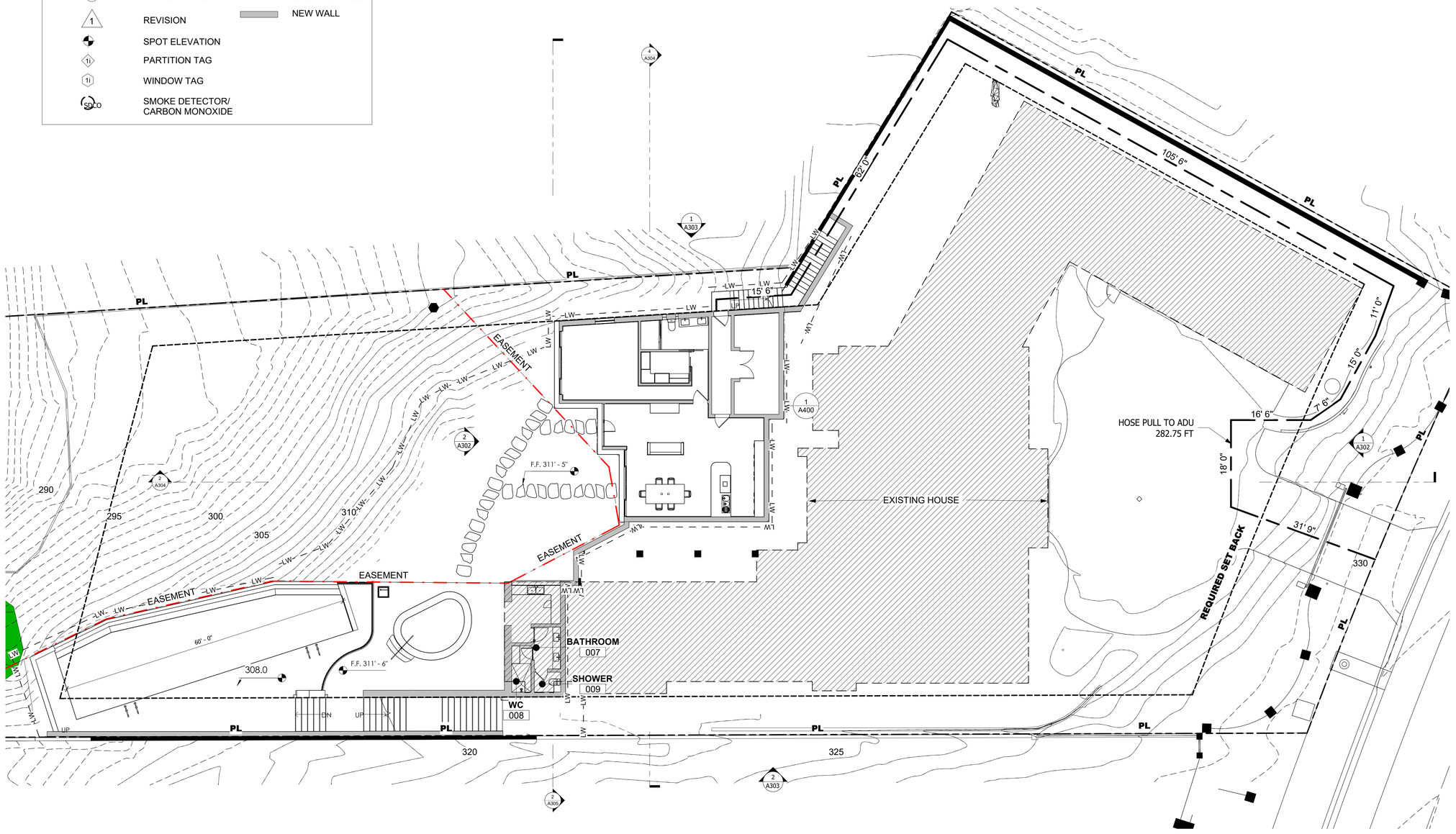
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

LEVEL 2 PLAN B DEMOLITION PLAN

A110

LEGEND

- CENTERLINE
- PROPERTY LINE
- DOOR TAG
- KEYNOTE TAG
- REVISION
- SPOT ELEVATION
- PARTITION TAG
- WINDOW TAG
- SMOKE DETECTOR/ CARBON MONOXIDE
- ELEVATION MARKER
- SECTION MARKER
- EXISTING WALL
- NEW WALL



1 LEVEL -1
SCALE: 3/32" = 1'-0"

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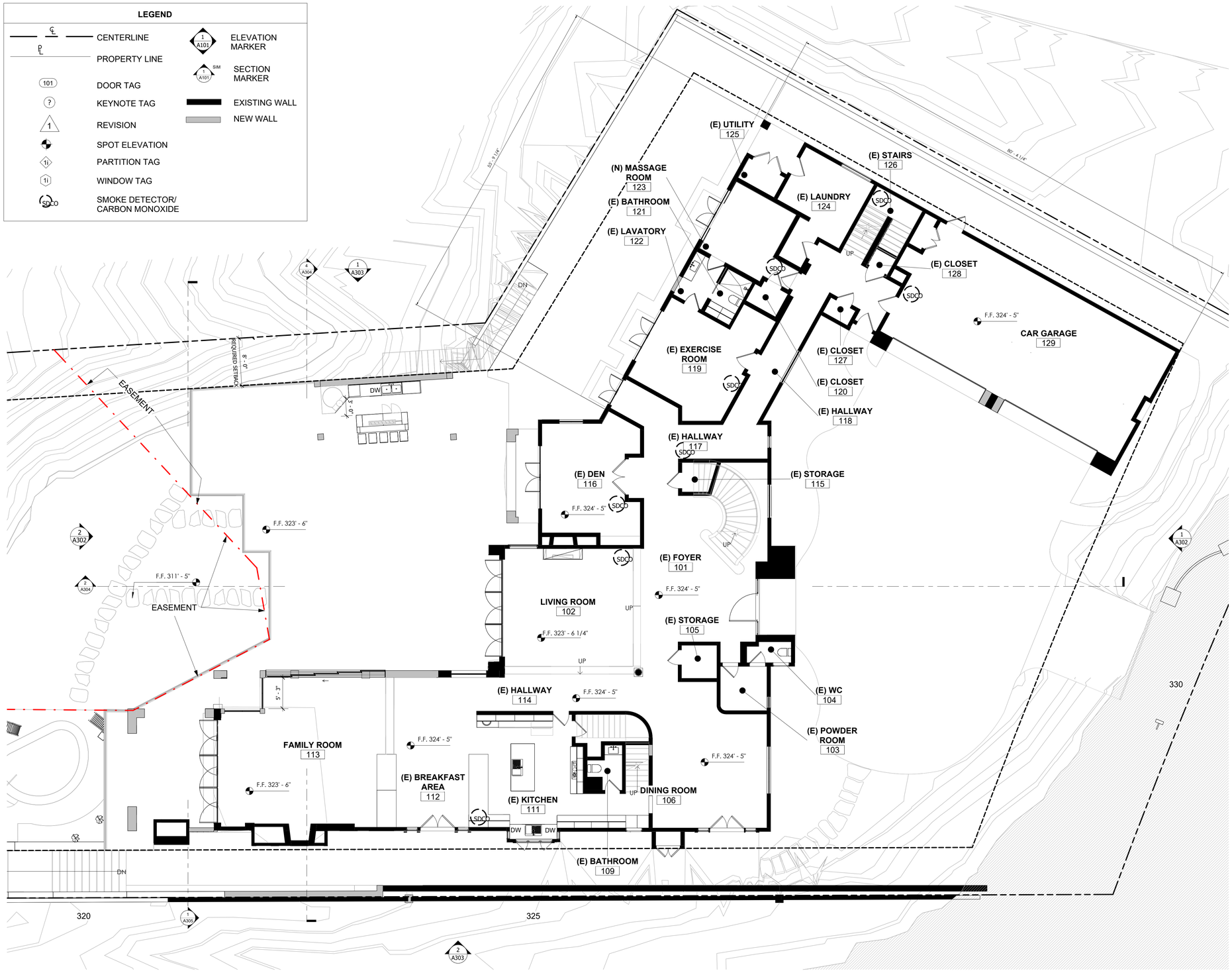
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

PROPOSED GUEST HOUSE

A200



1 LEVEL 1 PROPOSED
SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT
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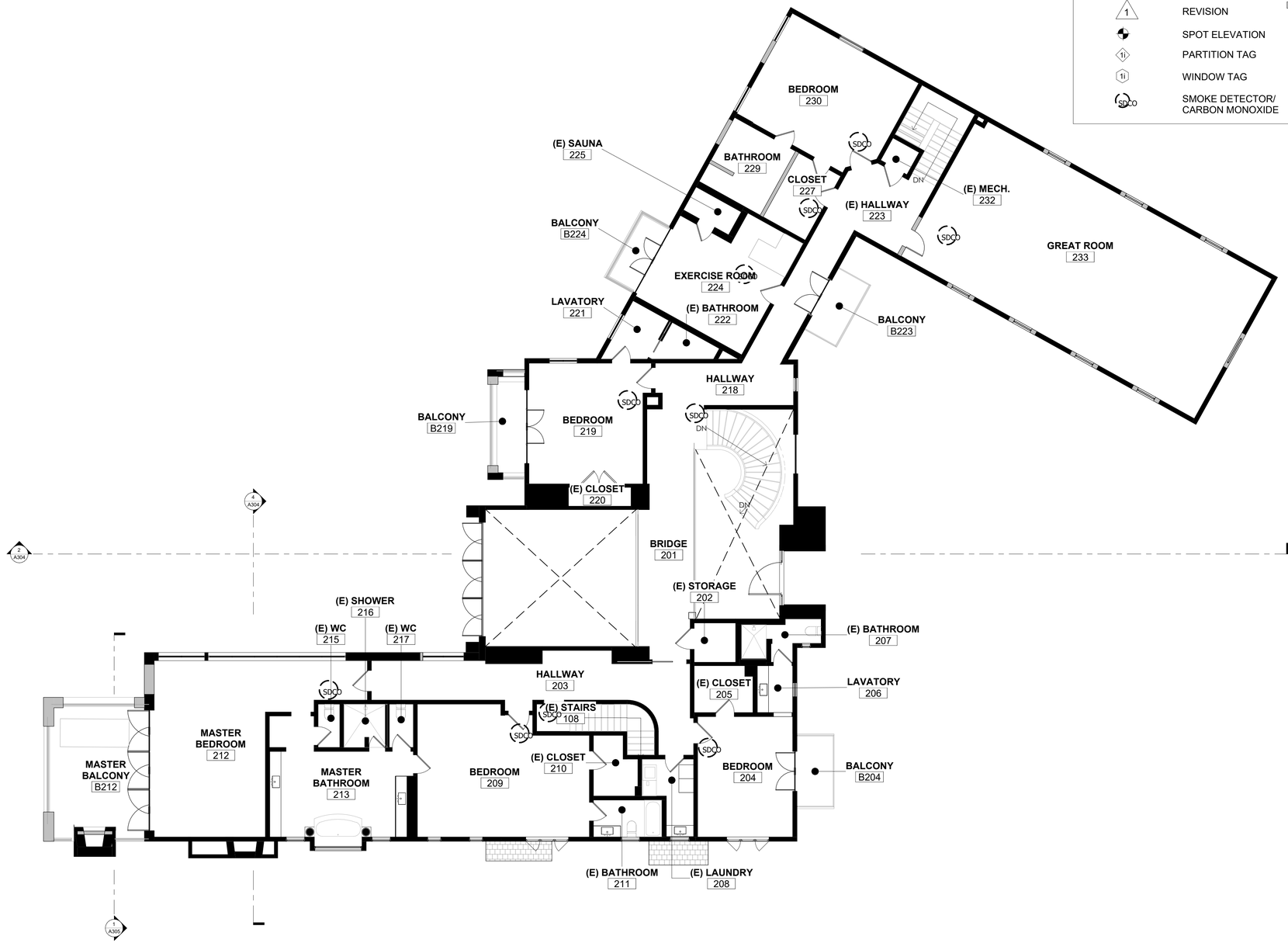
STATE OF CALIFORNIA

PROPOSED LEVEL 1

A201



LEGEND

- CENTERLINE
- PROPERTY LINE
- DOOR TAG (101)
- KEYNOTE TAG (?)
- REVISION (1)
- SPOT ELEVATION
- PARTITION TAG (1)
- WINDOW TAG (1)
- SMOKE DETECTOR/ CARBON MONOXIDE (SDCO)
- ELEVATION MARKER (1 / A101)
- SECTION MARKER (SIM / 1 / A101)
- EXISTING WALL
- NEW WALL

1 LEVEL 2 PROPOSED
SCALE: 1/8" = 1'-0"

Benton & Benton
ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

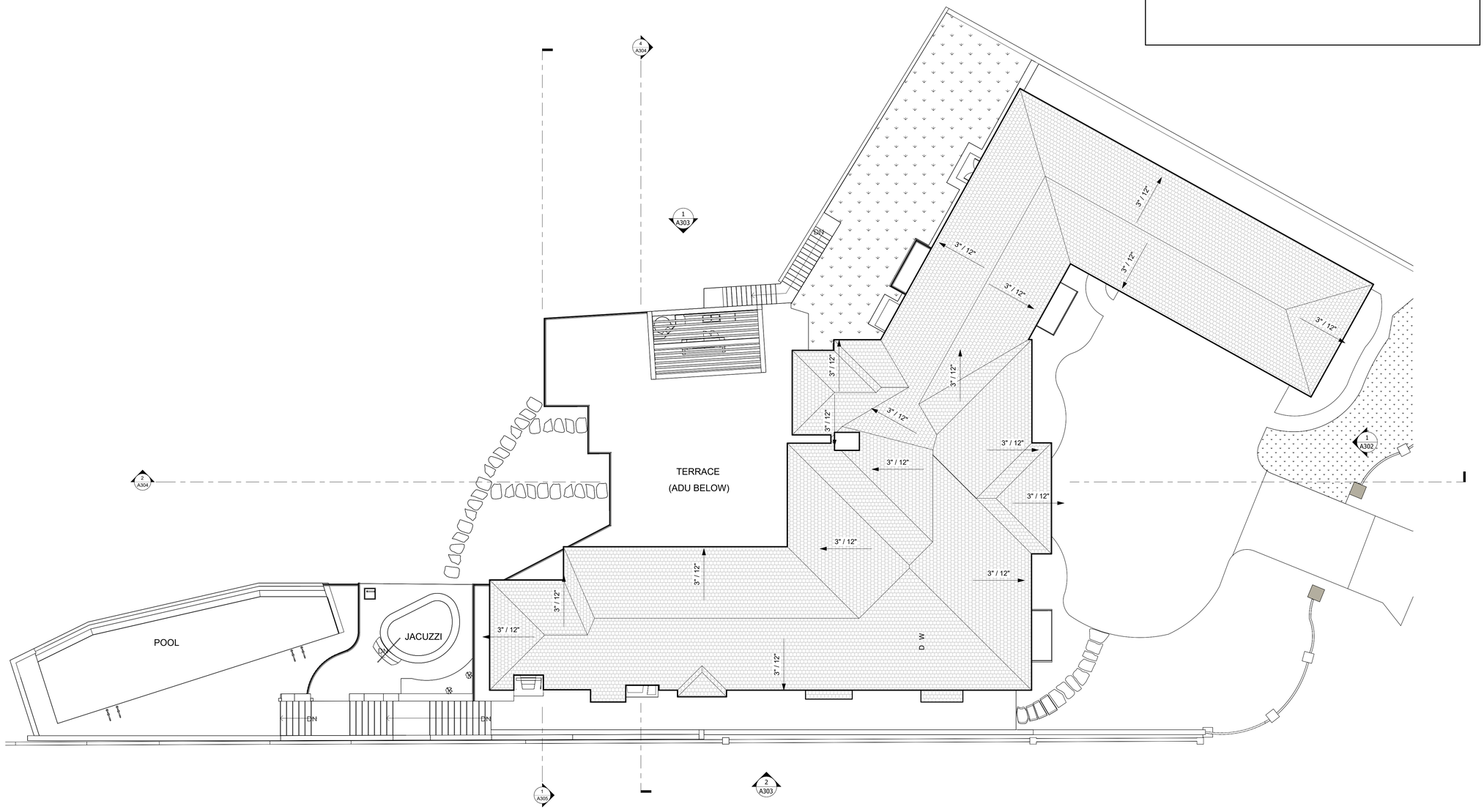
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

PROPOSED LEVEL 2 FLOOR PLAN

A202

GENERAL NOTES

1. NO MODIFICATIONS ARE MADE TO THE MAIN RESIDENCE ROOF.



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

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ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
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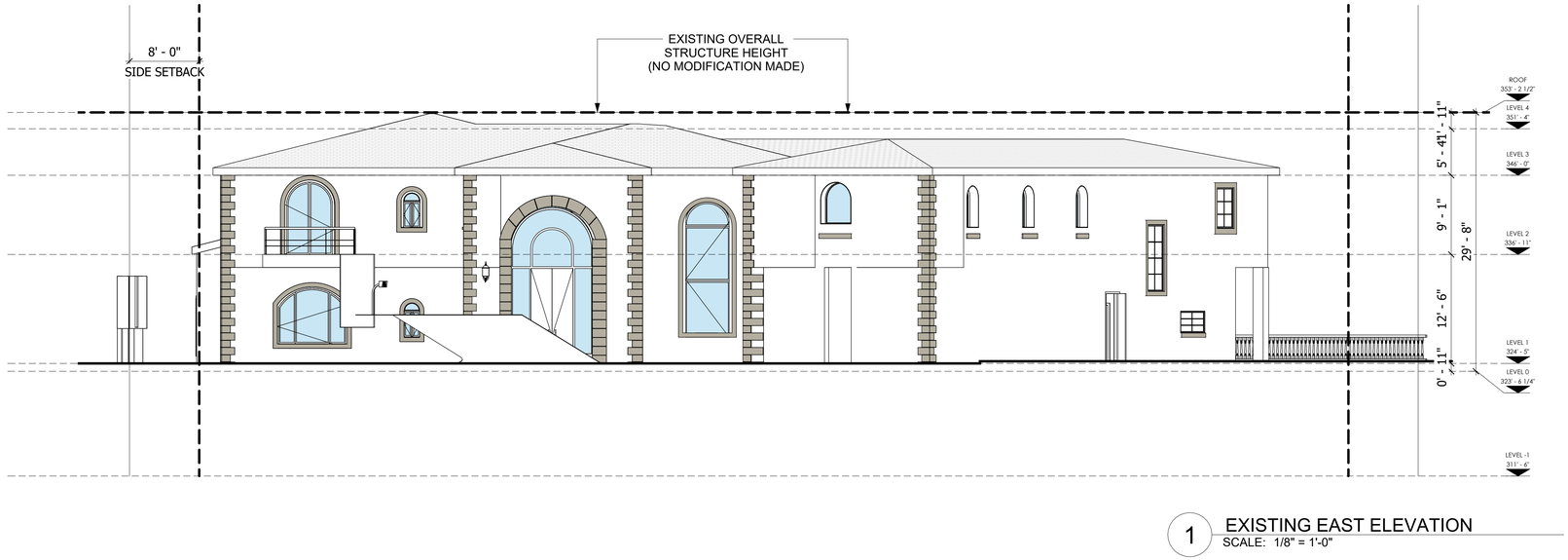
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

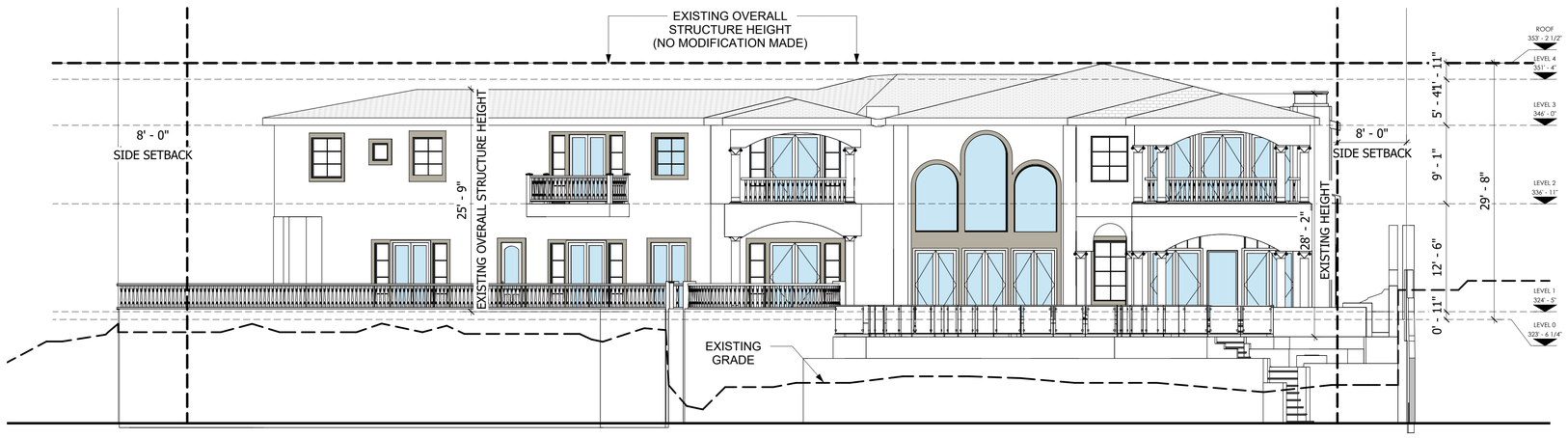
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

PROPOSED ROOF PLAN

A203



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

Benton & Benton
ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
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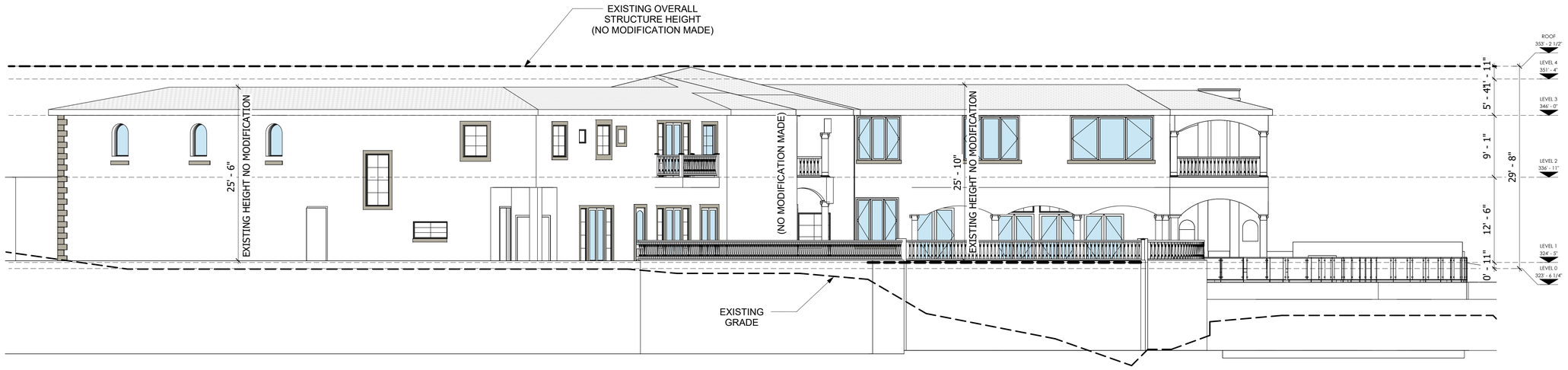
Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

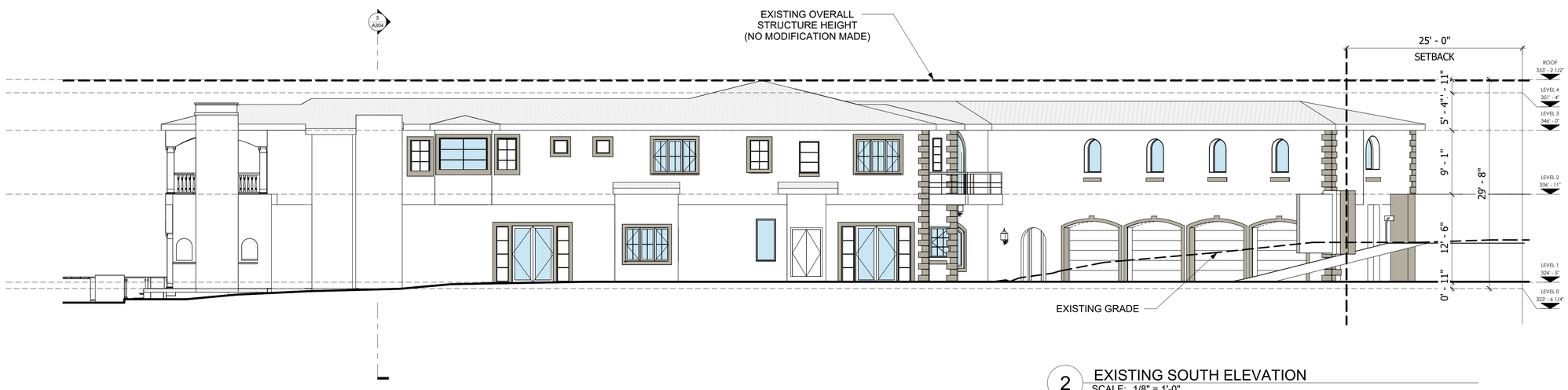
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

EXISTING EAST & WEST ELEVATION

A300



1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECTS
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La Jolla, California, 92037
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Gilbert Residence

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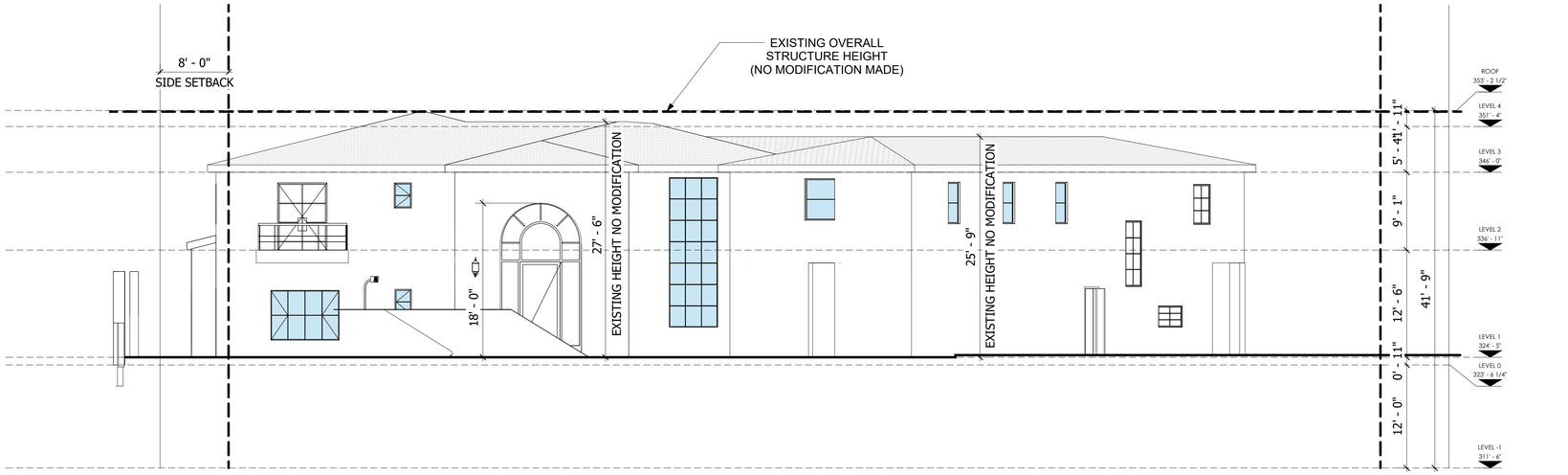
Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

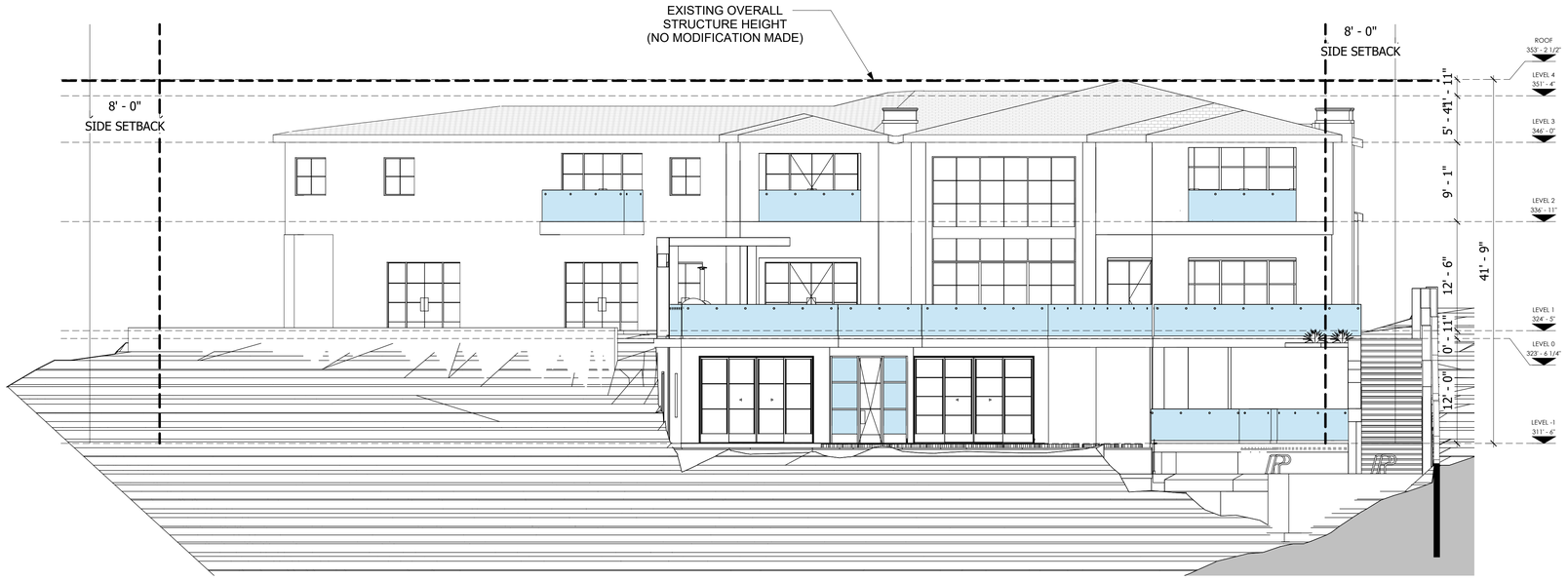
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

EXISTING NORTH & SOUTH ELEVATIONS

A301



1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

Benton & Benton
ARCHITECTS
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Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

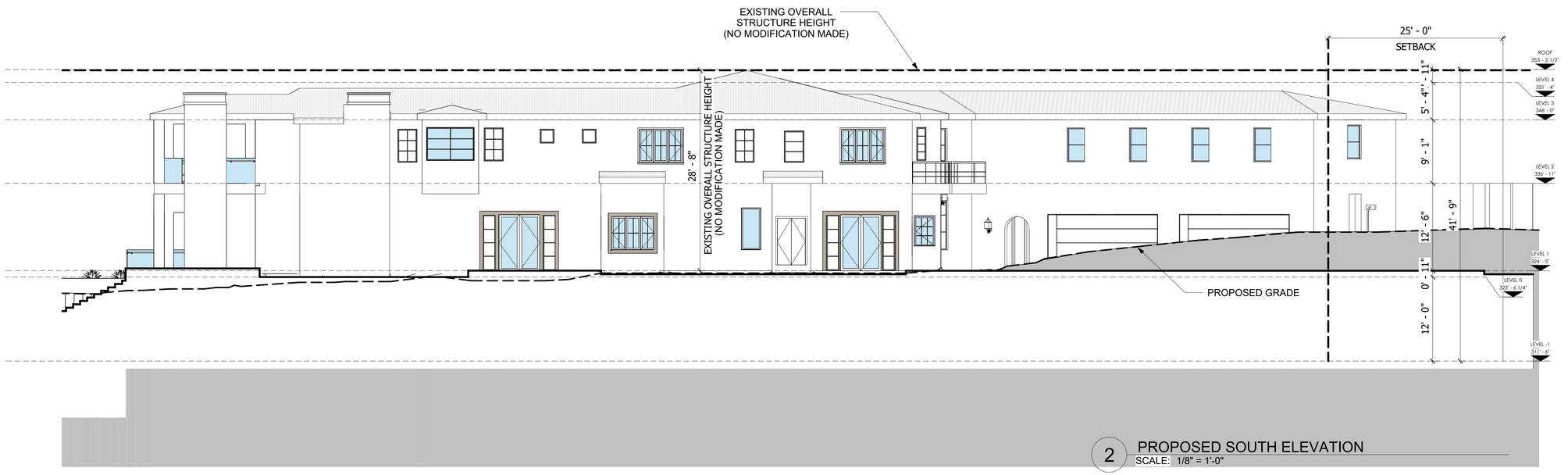
Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

PROPOSED EAST &
WEST ELEVATION

A302

1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Benton & Benton
ARCHITECTS
7757 Girard Avenue
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Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

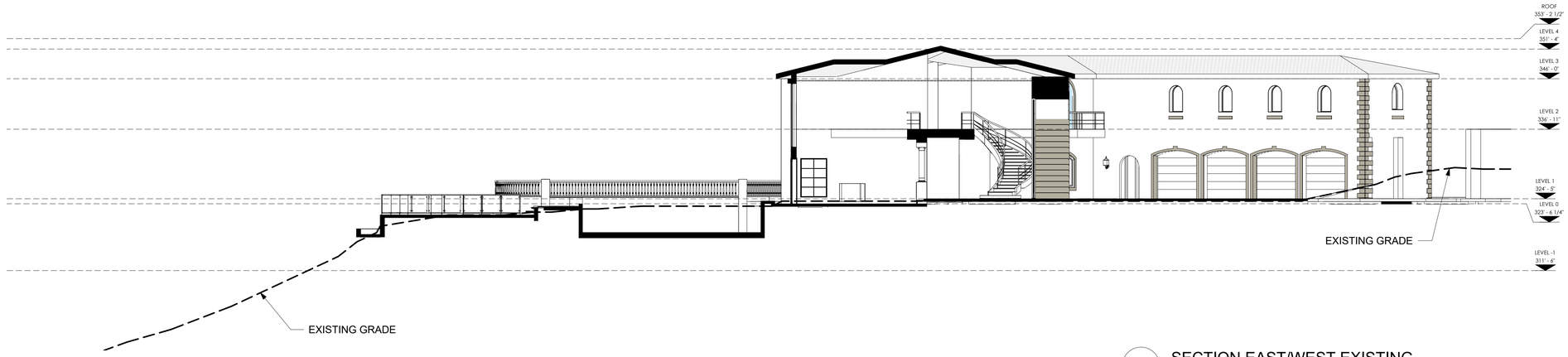
Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

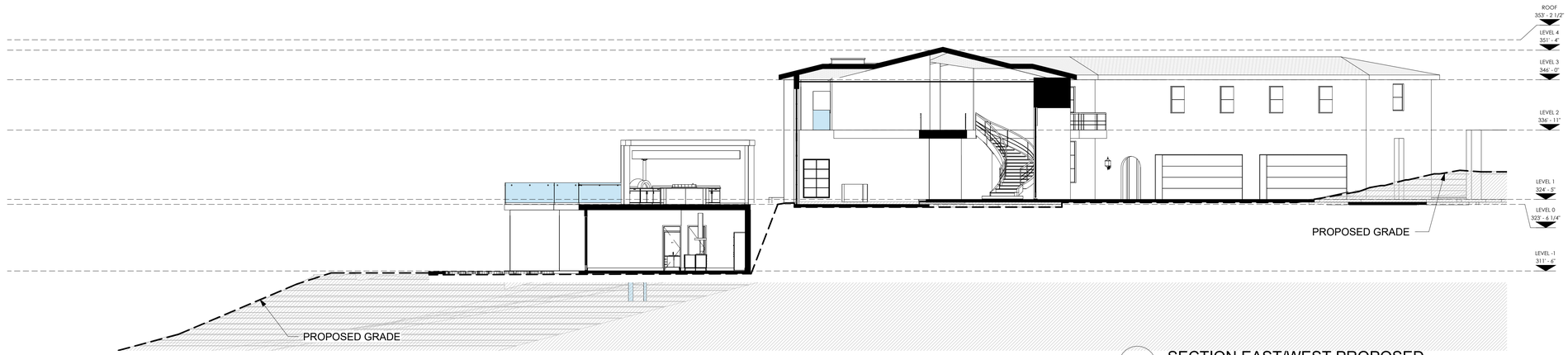
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

PROPOSED NORTH &
SOUTH ELEVATIONS

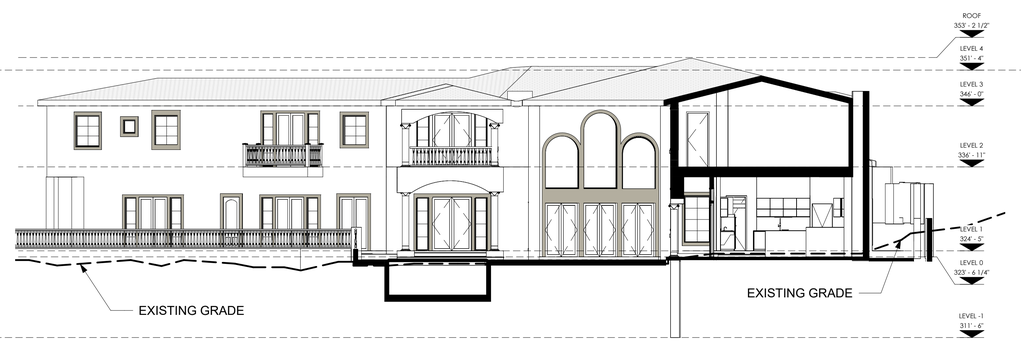
A303



1 SECTION EAST/WEST EXISTING
SCALE: 3/32" = 1'-0"



2 SECTION EAST/WEST PROPOSED
SCALE: 3/32" = 1'-0"



3 SECTION NORTH SOUTH EXISTING
SCALE: 3/32" = 1'-0"

4 SECTION NORTH SOUTH PROPOSED
SCALE: 3/32" = 1'-0"

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Gilbert Residence

**9860 La Jolla Farms Rd.,
La Jolla, CA. 92037**

Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

EXISTING & PROPOSED SECTIONS

A304

1 PROPOSED ELEVATION WITH EXISTING GRADE
SCALE: 1/8" = 1'-0"

2 PROPOSED ELEVATION WITH PROPOSED GRADE
SCALE: 1/8" = 1'-0"

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ARCHITECTS
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Gilbert Residence

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La Jolla, CA. 92037**

Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

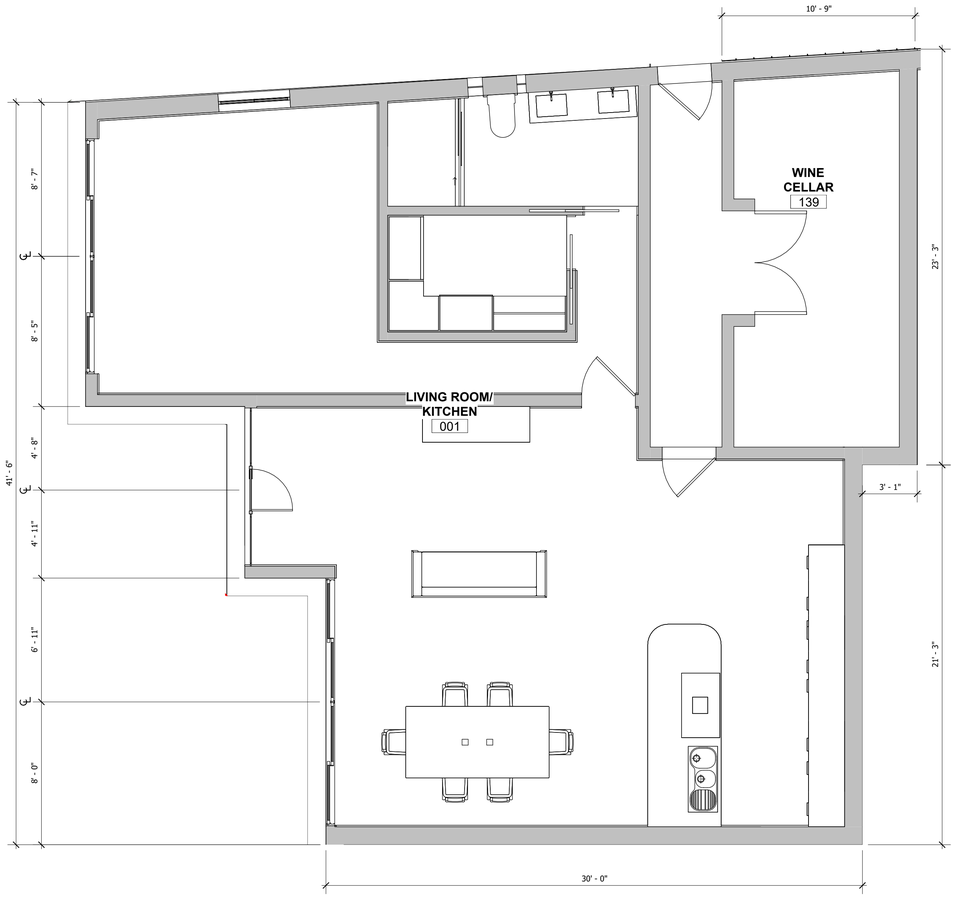
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

EXISTING & PROPOSED GRADING ELEVATIONS

A305

LEGEND

CENTERLINE	ELEVATION MARKER
PROPERTY LINE	SECTION MARKER
DOOR TAG	EXISTING WALL
KEYNOTE TAG	NEW WALL
REVISION	
SPOT ELEVATION	
PARTITION TAG	
WINDOW TAG	
SMOKE DETECTOR/ CARBON MONOXIDE	



1 ENLARGED PROPOSED GUEST HOUSE PLAN
SCALE: 1/4" = 1'-0"

Benton & Benton ARCHITECTS
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La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

Gilbert Residence

9860 La Jolla Farms Rd.,
La Jolla, CA. 92037

Date	03/12/2024
Project No.	PRJ-1055647
Design/ Drawing	PFB/YEHM
Scale	See Drawings

Revision Schedule

Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 10-30-25
STATE OF CALIFORNIA

ENLARGED PROPOSED GUEST HOUSE PLAN

A400

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 1055647

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD LINES
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- INDICATES LIMIT OF WORK LINE
- PROPOSED PVC DRAIN
- PROPOSED MASONRY RETAINING WALL
- PROPOSED DECK DRAIN (TYPICAL)
- PROPOSED PVC DRAIN ABOVE ADU TO JOIN TO EXISTING DRAIN SYSTEM

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 16819, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 03, 1992 AS FILE NO. 1992-0192733 OF OFFICIAL RECORDS.

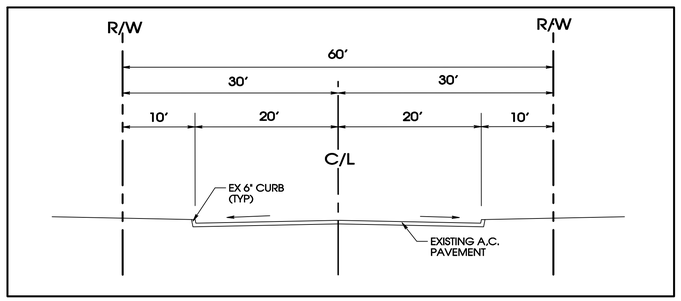
APN: 342-031-21-00

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE SOUTHWESTERLY CORNER OF LA JOLLA SHORES DRIVE AND HORIZON WAY. ELEVATION 377.893' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND AND PHOTOGRAMMETRIC SURVEY BY OMEGA LAND SURVEYING, INC., DATED FEBRUARY 08, 2022.
2. THE PROJECT INCLUDES THE REMOVAL AND REPLACEMENT OF PART OF A SINGLE-FAMILY RESIDENCE.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
8. ONSITE EASEMENTS EXIST AS SHOWN OR ARE NOT DISCLOSED OF RECORD.
9. ALL SITE RUNOFF WILL BE DIRECTED TO LANDSCAPING FOR TREATMENT BEFORE LEAVING SITE.
10. FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.
11. ALL PROPOSED PUBLIC IMPROVEMENTS, IF ANY, SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.



TYPICAL SECTION
LA JOLLA FARMS ROAD

NOT TO SCALE

CE &S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 EMAIL: ceands@aol.com

MARCH 12, 2024
ANTONY K. CHRISTENSEN, RCE 54021 Date

REGISTERED PROFESSIONAL ENGINEER — ANTONY K. CHRISTENSEN — No. 54021 — Exp. 12-31-25 — CIVIL — STATE OF CALIFORNIA

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901

Project Address:

9860 LA JOLLA FARMS ROAD
LA JOLLA, CA 92037

Revision 5:
Revision 4:
Revision 3:
Revision 2: 02-28-24 ADDRESS CITY COMMENTS
Revision 1: 09-26-23 REVISED DESIGN, ADDRESS CITY COMMENTS

Project Name:

GILBERT RESIDENCE CDP

Original Date: OCTOBER 10, 2022

Sheet Title:

Sheet of Sheets

PRELIMINARY GRADING PLAN

C02

JN A2022-43

CONSTRUCTION NOTES

1. PROPOSED LOWER LEVEL BUILDING WALL BELOW LEVEL 1 DECK
2. PROPOSED HEADWALL PER CURRENT CITY STANDARDS
3. PROPOSED RETAINING WALL
4. LIMIT OF WORK / LIMIT OF GRADING, INCLUDING REMEDIAL GRADING.
5. PROPOSED POOL
6. PROPOSED MAT REINFORCED LANDSCAPE
7. EXISTING CURB OUTLET. RETAIN IN PLACE. SEE EMRA RECORDED MAY 28, 1999, AS DOC. NO. 1999-0371321, O.R.
8. PROPOSED DECK DRAIN (TYPICAL)
9. PROPOSED AREA DRAIN (TYPICAL)
10. PROPOSED PRESSURE LINE FROM NEW PUMP TO PROPOSED RELOCATED SUMP (SEE # 17)
11. POINT OF CONNECTION OF EXISTING DRAIN SYSTEM TO TO PROPOSED DECK DRAIN SYSTEM
12. PROPOSED LEVEL 1 DECK DRAINS TO BE SHOWN ON EVENTUAL PLUMBING PLAN PART OF BUILDING PLAN (TYPICAL)
13. APPROXIMATE LOCATION EXISTING DRAIN SYSTEM (GRAVITY) AS SHOWN ON DWG 29852-2-D
14. EXISTING SUMP WITH PUMP CONVEYING ONSITE DRAINAGE TO CURB OUTLET AT STREET AS SHOWN ON DWG 29852-2-D TO BE RELOCATED. SEE NOTE 17
15. APPROXIMATE LOCATION EXISTING DRAIN SYSTEM (PRESSURE) AS SHOWN ON DWG 29852-2-D
16. PROPOSED 2424 CATCH BASIN WITH PUMP TO CONVEY RUNOFF TO PROPOSED RELOCATED SUMP AS SHOWN
17. PROPOSED 2424 CATCH BASIN WITH PUMP TO REPLACE EXISTING SUMP AND PUMP, SEE NOTE 14
18. PORTION OF EXISTING ONSITE DRAINAGE SYSTEM TO BE REMOVED
19. POINT OF CONNECTION OF EXISTING SITE DRAIN AND PRESSURE PIPE TO EXISTING CURB OUTLET.
20. EXISTING PRIVATE NON-STANDARD DRIVEWAY CURB CUT TO REMAIN. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE RECORDED AS ENCUMBRANCE IN PROPERTY'S TITLE. THERE ARE NO STANDARD DRIVEWAY CURB CUTS FOR ANY PROPERTY IN THIS NEIGHBORHOOD.
21. EXISTING IMPROVEMENTS TO BE REMOVED IN AREA OF WORK (TYPICAL)
22. EXISTING WATER SERVICE AND METER TO REMAIN
23. EXISTING BACKFLOW PREVENTER TO BE RELOCATED IMMEDIATELY ADJACENT TO THE R/W, AS SHOWN
24. EXISTING SEWER LATERAL TO BE RETAINED AND PROTECTED IN PLACE.

NOTE:

SITE DRAINAGE IS COLLECTED AND CONVEYED BY PUMP FROM CATCH BASIN (ITEM16) TO CATCH BASIN (ITEM 17) AND THEN PUMPED BY EXISTING SUMP PRESURE DRAIN (ITEM 15) TO EXISTING CURB OUTLET (ITEM 7).

GRADING DATA

AREA OF SITE - 34,943 S.F. (0.8022 AC)
AREA OF SITE TO BE GRADED - 7,812 SF
PERCENT OF SITE TO BE GRADED - 20.9%
AREA OF SITE WITH 25% SLOPES OR GREATER: AREA - 12,287 SF, PERCENT OF TOTAL SITE - 35.2%.
AREA OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 4,205 SF (12.0%
NO GRADING TO OCCUR WITHIN ESL STEEP SLOPES (SEE SLOPE ANALYSIS)
VOLUME OF CUT - 2,080 C.Y. (INCLUDES 280 CY FOR POOL)
VOLUME OF FILL - 20 C.Y.
VOLUME OF EXPORT - 2,060 C.Y

EARTHWORK APPROXIMATE ASSUMING:
5" SLAB AND 6" BASE,

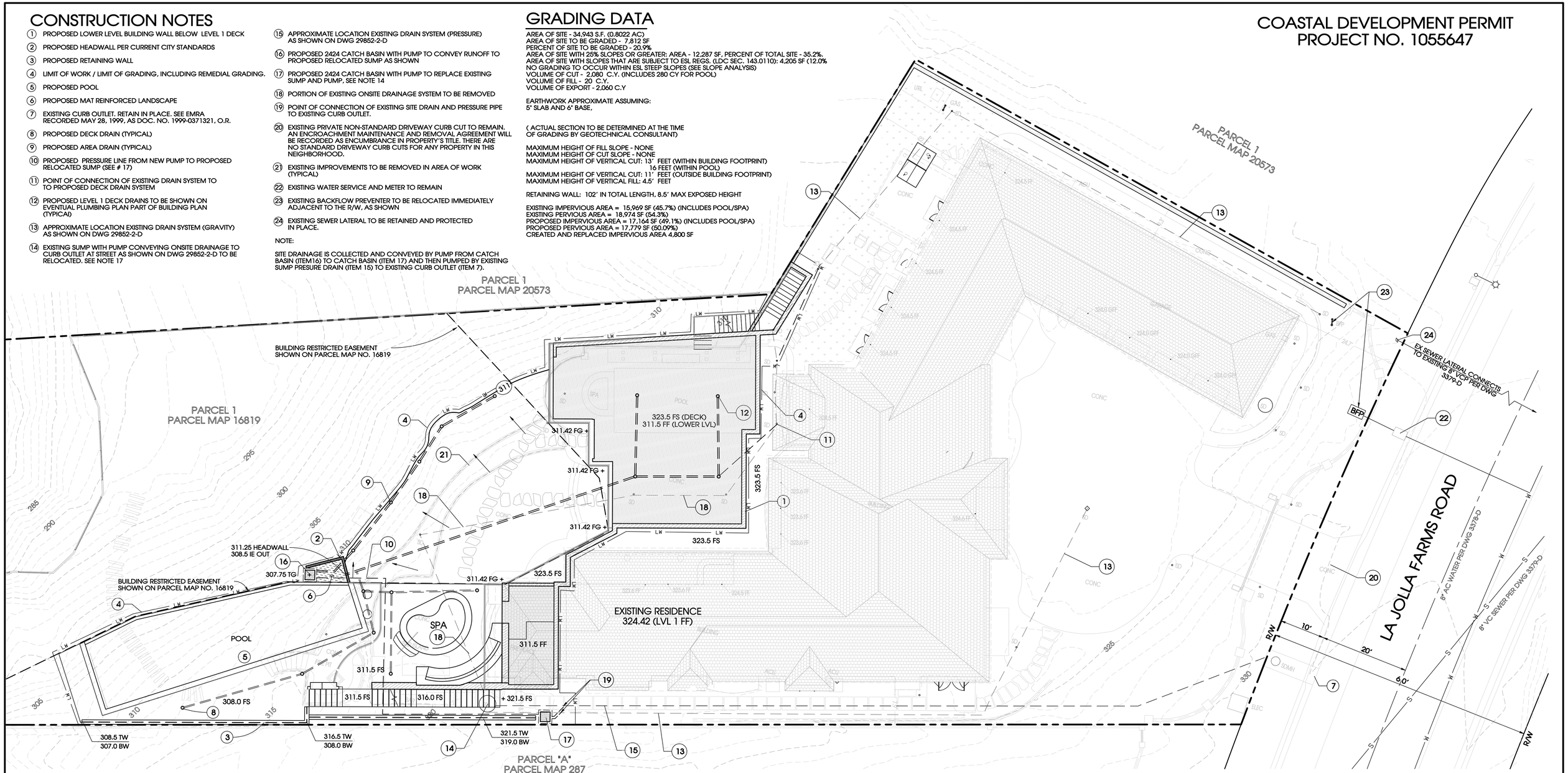
(ACTUAL SECTION TO BE DETERMINED AT THE TIME
OF GRADING BY GEOTECHNICAL CONSULTANT)

MAXIMUM HEIGHT OF FILL SLOPE - NONE
MAXIMUM HEIGHT OF CUT SLOPE - NONE
MAXIMUM HEIGHT OF VERTICAL CUT: 13' FEET (WITHIN BUILDING FOOTPRINT)
16 FEET (WITHIN POOL)
MAXIMUM HEIGHT OF VERTICAL CUT: 11' FEET (OUTSIDE BUILDING FOOTPRINT)
MAXIMUM HEIGHT OF VERTICAL FILL: 4.5' FEET

RETAINING WALL: 102' IN TOTAL LENGTH, 8.5' MAX EXPOSED HEIGHT

EXISTING IMPERVIOUS AREA = 15,969 SF (45.7%) (INCLUDES POOL/SPA)
EXISTING PERVIOUS AREA = 18,974 SF (54.3%)
PROPOSED IMPERVIOUS AREA = 17,164 SF (49.1%) (INCLUDES POOL/SPA)
PROPOSED PERVIOUS AREA = 17,779 SF (50.09%)
CREATED AND REPLACED IMPERVIOUS AREA 4,800 SF

COASTAL DEVELOPMENT PERMIT
PROJECT NO. 1055647



SCALE: 1" = 10'
CONTOUR INTERVAL: 1'

0 10 20 30 40

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MARCH 12, 2024
ANTONY K. CHRISTENSEN, RCE 54021 Date

REGISTERED PROFESSIONAL ENGINEER
ANTONY K. CHRISTENSEN
No. 54021
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901

Project Address:

9860 LA JOLLA FARMS ROAD
LA JOLLA, CA 92037

Project Name:

GILBERT RESIDENCE CDP

Revision 5:
Revision 4:
Revision 3: 03-12-24 INCLUDE POOL EARTHWORK
Revision 2: 02-28-24 ADDRESS CITY COMMENTS
Revision 1: 09-26-23 REVISED DESIGN, ADDRESS CITY COMMENTS

Original Date: OCTOBER 10, 2022

Sheet of Sheets

Sheet Title:

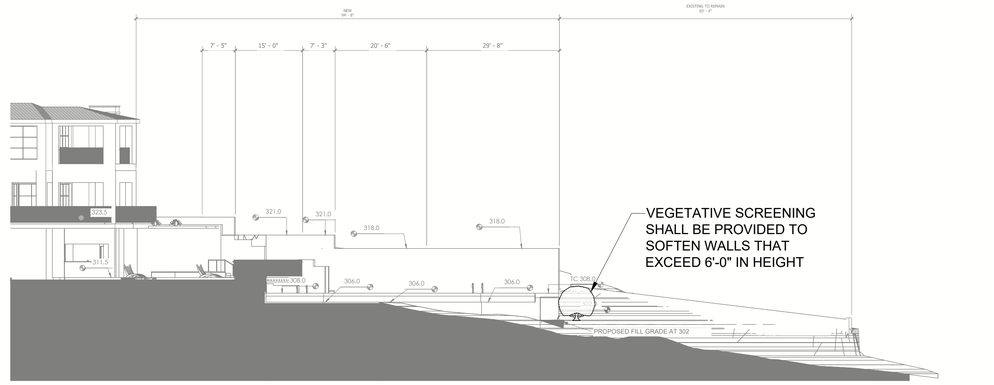
PRELIMINARY GRADING PLAN

C03

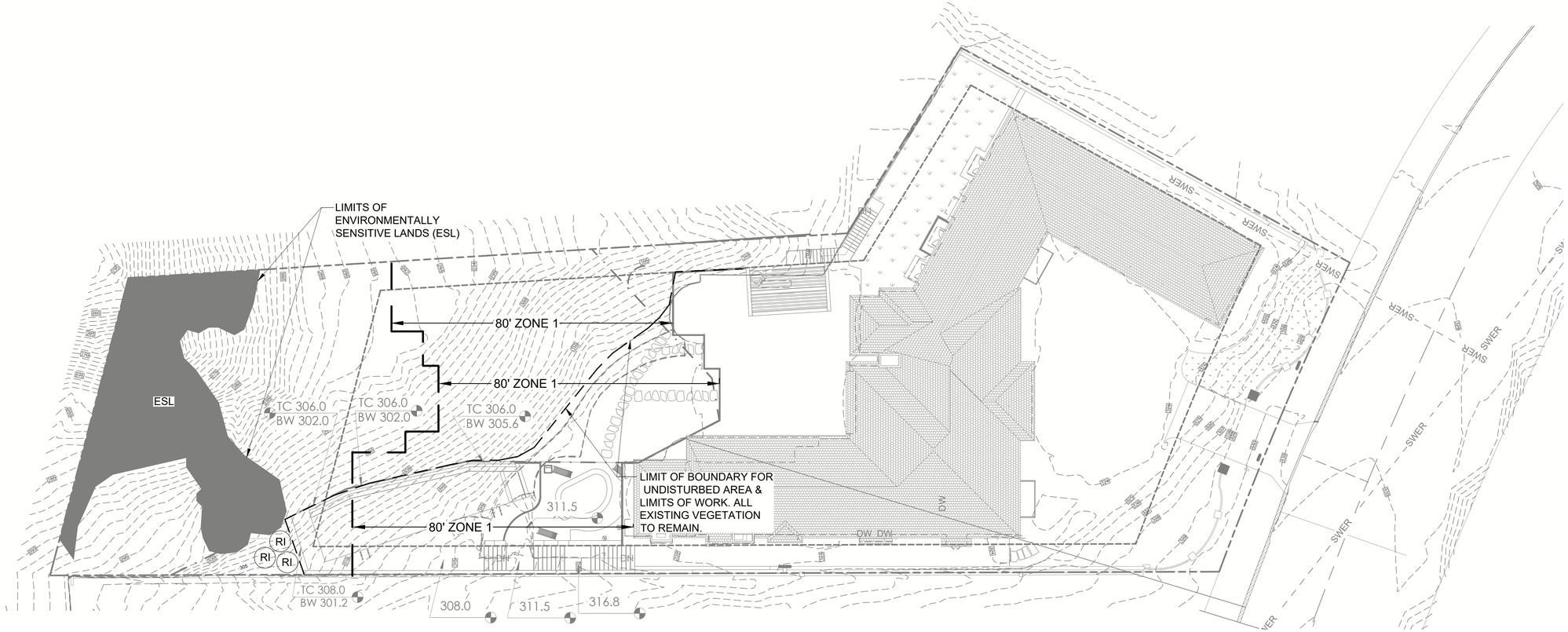
JN A2022-43

NEW BRUSH MANAGEMENT PLANT LEGEND

SYMBOL	QTY	LATIN NAME	COMMON NAME	NOTE
RI	3	RHUS INTEGRIFOLIA	LEMONADE BERRY	VEGETATIVE SCREENING SHALL BE PROVIDED TO SOFTEN WALLS THAT EXCEED 6'-0" IN HEIGHT



1 POOL ELEVATION
1/16" = 1'-0"



1 BRUSH MANAGEMENT PLAN
1/16" = 1'-0"

TODD FRY
LANDSCAPE
ARCHITECTS
7920 PRINCESS,
LA JOLLA
(858)459-8005
RLA #1370

Gilbert Residence

9860 La Jolla Farms Rd., La Jolla, CA. 92037

Date	09/29/2023
Project No.	PRJ-1055647
Design/ Drawing	PFB/AWB
Scale	See Drawings

Revision Schedule

Rev. #	Description	Date
1		02/26/2024
2		07/09/2024

BRUSH MANAGEMENT PLAN

BM-1

EXISTING PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES & PALMS				
CITRUS	6" DIAM CALIPER	CITRUS SPP.	NCN	TO REMAIN
MQ	15" - 30" DIAM. CALIPER	MELALEUCA QUINQUINERVIA	PAPER BARK	TO REMAIN
ML	6" - 12" DIAM. CALIPER	MYOPORUM LAETUM	MOUSEHOLE TREE	TO REMAIN

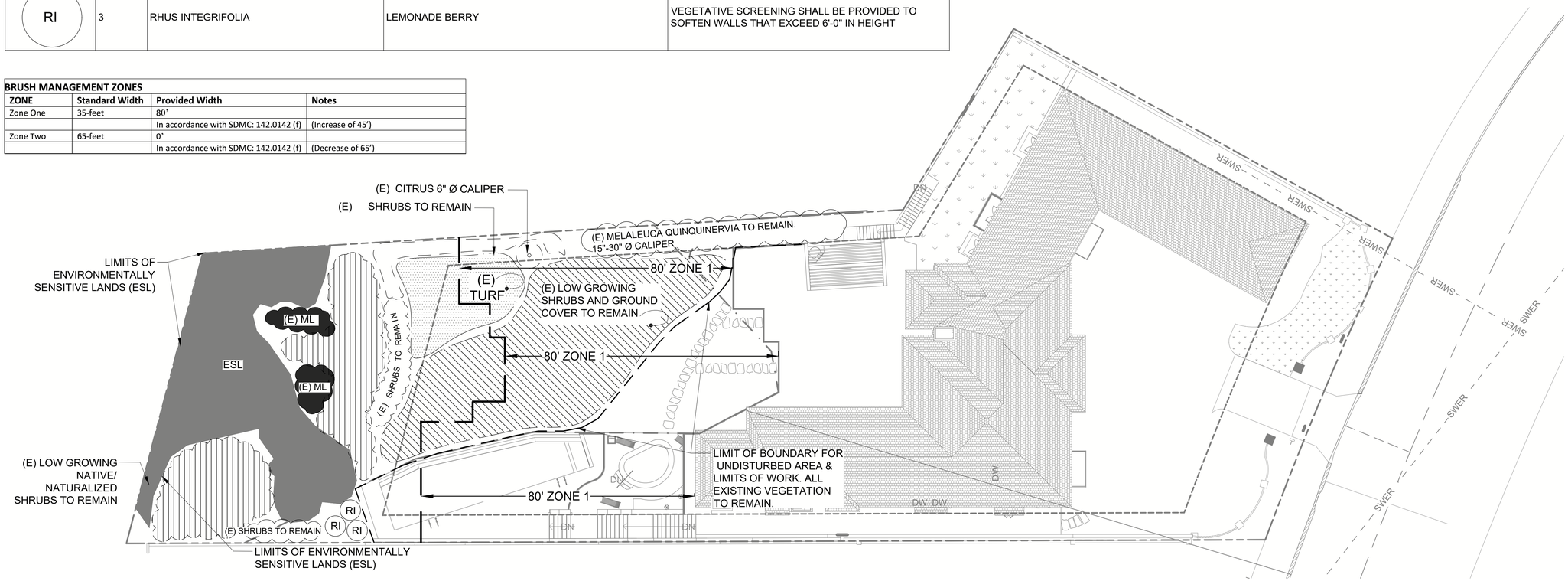
	SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
SHRUBS & GROUND COVERS				
RI		RHUS INTEGRIFOLIA	LEMONADE BERRY	TO REMAIN
		LOW GROWING SHRUBS & GROUND COVER, SUCH AS:		
		CISSUS SPP.	ROCKROSE	
		DYMONDIA MARGARETAE	SILVER CARPET	
		ROSEMARY SPP.	NCN	
		ALOE SPP.	NCN	TO REMAIN
		BOUGAIVILLEA	NCN	
		ABELIA	GLOSSY ABELIA	
		MEDIUM HEIGHT SHRUBS		
	(E)	SUCH AS:		
		LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	TO REMAIN
		RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	
		TURF	LAWN	TO REMAIN
		LOW GROWING SHRUBS & GROUND COVER: NATIVE & NATURALIZED, SUCH AS:		TO REMAIN
		FRAGNULA CALIFORNICA	COFFEEBERRY	
		ARCTOSTAPHYLOS SPP.	MANZANITA	
		CEONOTHUS SPP.	CALIFORNIA LILAC	
		LIMONIUM PEREZII	SEA LAVENDAR	
		BACCHARIS SPP.	COYOTE BUSH	
		CARPOBROTUS EDULIS	HOTTENTOT-FIG ICEPLANT	
		OSTEOSPERMUM	FREEWAY DAISY	
		RHUS INTEGRIFOLIA	LEMONADE BERRY	TO REMAIN
ESL		ENVIRONMENTALLY SENSITIVE LANDS		ZONE 1 SHALL NOT EXTEND INTO ESL

NEW BRUSH MANAGEMENT PLANT LEGEND

SYMBOL	QTY	LATIN NAME	COMMON NAME	NOTE
RI	3	RHUS INTEGRIFOLIA	LEMONADE BERRY	VEGETATIVE SCREENING SHALL BE PROVIDED TO SOFTEN WALLS THAT EXCEED 6'-0" IN HEIGHT

BRUSH MANAGEMENT ZONES

ZONE	Standard Width	Provided Width	Notes
Zone One	35-feet	80'	
		In accordance with SDMC: 142.0142 (f)	(Increase of 45')
Zone Two	65-feet	0'	
		In accordance with SDMC: 142.0142 (f)	(Decrease of 65')



1 EXISTING PLANT DIAGRAM
1/16" = 1'-0"

TODD FRY LANDSCAPE ARCHITECTS
7920 PRINCESS, LA JOLLA
(858)459-8005
RLA #1370

Gilbert Residence

9860 La Jolla Farms Rd., La Jolla, CA. 92037

Date	09/29/2023
Project No.	PRJ-1055647
Design/ Drawing	PFB/AWB
Scale	See Drawings

Revision Schedule

Rev. #	Description	Date
1		02/26/2024

EXISTING PLANTING PLAN

BM-2

San Diego Municipal Code: §142.0412 – Brush Management

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

(a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

(1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.

(2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.

(c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:
(1) The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.

(2) Where Zone Two is located within City-owned property, a Right-of- Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two is not permitted in City- owned open space for new development proposals. For properties in the Coastal Overlay Zone, additional requirements for new subdivisions are found in Section 142.0412 (n).

(3) Zone Two is not permitted in areas designated for habitat mitigation per Section III of the Biology Guidelines in the Land Development Manual.

(d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

(e) Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
(1) The required front yard setback of the base zone may be reduced by 5 feet,
(2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
(3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.

(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements:
(1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

(2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated, or Type IV heavy timber construction as defined in the California Building Code.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:
(A) When planting areas contain only species that do not grow taller than 24 inches in height, or
(B) When planting areas contain only native or naturalized species that are not summer dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements:
(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
(2) No structures shall be constructed in Zone Two.
(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
(5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i) An applicant may request approval of alternative compliance for brush management if all of the following conditions exist:
(1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.

(k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

(m) Where specifically authorized by the Fire Chief, goats may be used for brush management in accordance with the following:
(1) In order to prevent escapes, harassment from predators or humans, or over browsing, goats shall be managed and monitored 24-hours a day by a contractor with at least two years experience in raising, handling, and controlling of goats. The goat contractor shall maintain a minimum of $1 million of liability insurance subject to approval by the Office of the City Attorney.
(2) At least 10 business days prior to using goats for brush management, the property owner shall apply to the Fire Rescue Department for a permit to use goats for brush management. The applicant shall:
(A) Obtain and submit written permission from the owner of any property through which the goats must gain access to the area to be browsed.
(B) Provide written notice to the Fire Chief and all owners and residents of property located immediately adjacent to the area to be browsed. This notice shall identify Sections 44.0307 and 142.0412(m) as the authority for temporary use of goats.
(C) Provide photographs of the existing condition of the site, and a plan describing the methods to be employed and measures to retain existing vegetation in compliance with Section 142.0412(h).
(3) The area to be browsed shall be measured, staked, and appropriately fenced with temporary electrically charged fencing to delineate brush management in the Zone Two areas. Signs must be posted at 25-foot intervals along the fence warning of the possibility of mild electric shock.
(4) The timing of brush management activities shall comply with Section 142.0412(d).
(5) While goats are browsing:
(A) No more than 75 goats are permitted on a single acre of the premises.
(B) Goats shall be moved along periodically so that no more than 50 percent of the vegetation is thinned or reduced.
(C) The goats shall remain within a secure enclosure at all times.
(D) Goats shall be moved into a separate holding pen at night, which shall be located the maximum distance reasonably practicable from residences.
(E) Droppings in the holding pen, and to the extent reasonably possible within the brush management area, shall be removed and properly disposed of daily in accordance with Section 44.0307.
(F) The goats shall be used for brush management only and shall be immediately removed when the brush thinning has been accomplished.
(6) No later than 5 business days from the date of removal of the goats, the applicant shall notify the Fire Chief in writing of the removal of the goats.
(7) The Fire Rescue Department shall not approve any permit under Section 142.0412(m) that will utilize a contractor determined by the City Manager to have negligently performed brush management services within the three prior calendar years. All facts supporting such a determination shall be provided to the applicant in writing, and shall constitute a final determination on the City's behalf.

(n) Within the Coastal Overlay Zone, brush management for new subdivisions shall not be permitted to encroach into an environmentally sensitive habitat area [ESHA], except that encroachment may be permitted where necessary to achieve a maximum development area of 25 percent including Zones One and Two. For purposes of this Section, ESHA shall include southern for dunes, Torrey pines forest, coastal bluff scrub, maritime succulent scrub, maritime chaparral, native grasslands, oak woodlands, coastal sage scrub and coastal sage scrub/communities, and any vegetative communities that support threatened or endangered species.

(o) Violations and Remedies:
(1) The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code), and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).
(2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the premises and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.

San Diego Landscape Standards: Section III – Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS
3.2-1 Basic requirements – All Zones
3.2-1.01 For Zone Two, plants shall not be cut below six inches.
3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the understory plant material or six feet whichever is higher. Dead and excessively twiggy growth shall also be removed.
3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants.
3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures
3.2-2.01 Do not use (remove if necessary) highly flammable plant materials (see Appendix "B").
3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
3.2-2.03 Maintain all plantings in a succulent condition.
3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures
3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Notes:

1. Mitigation for new structure(s) within Zone 1 (options where conditions are not met for 100' defensible space [reduced zones] include):
A. Class A Roofing, Eaves protected, Attachments/projections-ignition resistant, Windows dual pane/single temper - if vinyl welded corners/metal reinforcement-industry standard, Exterior walls non-combustible wall surfaces, Non-combusts exterior doors, Gutters prevent debris accumulation, Skylights tempered, Wire mesh for vent openings-prohibited where embers most likely to accumulate, 1/8th - 1/16th" openings where allowed, Spark Arrestor for chimneys, Underfloor enclosed as required for ext. walls. Verify with Structural Review before rescheduling with Fire Review.
2. If in the very high fire severity zone: 35' of Zone 1 and 65' of Zone 2 (Defensible Space = 100' total; Zone 1 shall NOT be less than 35' without additional mitigation(s)). Defensible space reduces the risk that fire will spread from the surroundings to the structure and provides firefighters access/ability to defend the structure. Reduced zones will jeopardize the structure and inhibit fire fighters' defensible space.
4. Within Zone One, combustible accessory structures (including but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshall's approval.
5. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.
6. Brush management zone 1 will not extend into ESL.

Project Notes:
1. All landscaping shall be completed within 6 months of occupancy or within one year for the notice of a completion of a residence.
2. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscape material.
3. Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet the fire-rating criteria per SDMC 142.0412(g)(2) upon repair and/or replacement.
4. 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.
5. 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.

Brush Management Alternative Compliance Mitigation (Additions)
Per FPB Policy B-18-01, additions shall meet CBC Chapter 7A or CRC 337 as
Alternative Compliance mitigation due to reduced defensible space.
The following alternative mitigation strategies shall be employed for all new construction as it applies to the proposed A.D.U. for this project:
Note:
Additions and remodels that are exempt from the requirements of Chapter 7A of the CBC and R327 of the CRC that do not provide the full 100 ft. of defensible space must comply with Chapter 7A CBC/R337 CRC which includes the following as applies: (This pertains to the addition/ remodel, not the existing building.)
1. Class A roof with fire stops at all openings.
2. Skylights tempered.
3. Spark Arrestor.
4. Roof Attic vents prohibited in locations where embers are most likely to accumulate including eaves and overhang areas.
5. Protected eaves.
6. Windows dual glazed/single temper. Vinyl windows must have welded comers, metal reinforcement & meet window industry standards.
7. Gutters must be designed to prevent accumulation of debris.
8. Non-combustible exterior doors or solid wood at least 1 3/8 thick.
9. Attachments and projections such as patios, fences and patio covers must be ignition resistant.
10. Foundation vents are prohibited to be in locations where embers are most likely to accumulate.
11. Underfloor area must be enclosed as required for exterior walls.
12. Exterior walls shall be made with non-combustible wall surfaces such as stucco, fiber cement siding, & masonry. Combustible wall covering, such as wood siding must have underlayment of 1/2 inch fire rated sheathing butted or taped and mudded.
13. Vent openings shall be fully covered with metal wire mesh. The dimension of the openings shall be a minimum of 1/16th inch and shall not exceed 1/8th inch. The material used shall be corrosion resistant.
14. Garage door fire resistant requirements.

TODD FRY
LANDSCAPE
ARCHITECTS
7920 PRINCESS,
L A J O L L A
(8 5 8) 4 5 9 - 8 0 0 5
R L A # 1 3 7 0

Gilbert Residence

9860 La Jolla Farms Rd., La Jolla, CA. 92037

Date	09/29/2023
Project No.	PRJ-1055647
Design/ Drawing	PFB/AWB
Scale	See Drawings

Revision Schedule

Rev. #	Description	Date
1		02/26/2024

BRUSH MANAGEMENT NOTES

BM-3

City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

FORM
DS-318
October 2017

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

Project Title: POOL & GUEST HOUSE **Project No. *For City Use Only*:** _____

Project Address: 9860 LA JOLLA FARMS Rd, La Jolla, CA 92037

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

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

❑ Partnership ☒ Individual

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

Property Owner

Name of Individual: Melissa Gilbert ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 9860 LA JOLLA FARMS Rd, La Jolla, CA 92037

City: SAN DIEGO State: CA Zip: 92101

Phone No.: 858-459-2621 Fax No.: _____ Email: _____

Signature: Melissa Gilbert Date: _____

Additional pages Attached: ❑ Yes ☒ No

Applicant

Name of Individual: PAUL BENTON, AGENT FOR OWNER ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 7757 GIRARD AVE.

City: SAN DIEGO State: CA Zip: 92037

Phone No.: 858-459-0805 Fax No.: _____ Email: PAUL@ALCORNBENTON.COM

Signature: Date: 3/17/2022

Additional pages Attached: ❑ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: Date: _____

Additional pages Attached: ❑ Yes ❑ No