

FINDINGS FOR ALL SITE DEVELOPMENT PERMITS

- (1) THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN;
(2) THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE; AND
(3) THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE...

SUPPLEMENTAL FINDINGS-ENVIRONMENTALLY SENSITIVE LANDS

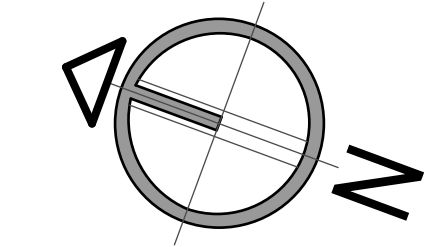
- (1) THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT WILL RESULT IN MINIMUM DISTURBANCE TO ENVIRONMENTALLY SENSITIVE LANDS;
(2) THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATION OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISK FROM GEOLOGIC AND EROSIONAL FORCES, FLOOD HAZARDS, OR FIRE HAZARDS;
(3) THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS;
(4) THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE CITY OF SAN DIEGO'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN AND VERNAL POOL HABITAT CONSERVATION PLAN (VPHCP);
(5) THE PROPOSED DEVELOPMENT WILL NOT CONTRIBUTE TO THE EROSION OF PUBLIC BEACHES OR ADVERSELY IMPACT LOCAL SHORELINE SAND SUPPLY; AND
(6) THE NATURE AND EXTENT OF MITIGATION REQUIRED AS A CONDITION OF THE PERMIT IS REASONABLY RELATED TO, AND CALCULATED TO ALLEVIATE, NEGATIVE IMPACTS CREATED BY THE PROPOSED DEVELOPMENT.

3/14/23 Presentation

APPLICANT: OWNER DEMOLISHING CURRENT 1-STORY HOUSE (2000 SQ FT) AND BUILDING 12,000 SQ FT 2-STORY+BASEMENT HOUSE WHERE OWNERS OWN AND EXTENDED FAMILY WILL LIVE. HOUSE GENERALLY WITHIN EXISTING FOOTPRINT ON STREET SIDE, MOST EXPANSION IS TOWARD AND DOWN CANYON SIDE. MUCH OF SPACE IS UNDERGROUND IN BASEMENT WITH WINDOWS/PATIO ON CANYON SIDE. SO EXCLUDED FROM FAR. 2 MEETINGS WITH NEIGHBORS, SOME ADJUSTMENTS AS A RESULT, APPLICANT SHOWED MODEL OF PROPOSED HOUSE. KHARRATI (NEIGHBOR): NEIGHBORHOOD LONG AGO AGREED TO CERTAIN STANDARDS, AND PROCESS FOR EXCEPTIONS. PROPOSED HOUSE REQUIRED EXCEPTION TO ADD SECOND STORY, EXCEPTION WAS DENIED TWICE BY COMMITTEE (EVEN AFTER ADJUSTMENTS). JACKSON: DPR DOES NOT ENFORCE CC&RS, THAT'S A MATTER FOR LAWYERS AND CIVIL LITIGATION. LEIRA: FAIR ENOUGH, BUT CC&RS PROVIDE USEFUL INFORMATION ABOUT NEIGHBORHOOD CHARACTER. WHICH DPR CAN AND SHOULD CONSIDER, AND SO THE FACT THAT PROPOSED HOUSE IS DEEMED BY NEIGHBORS TO BE INCONSISTENT WITH CC&RS RAISES QUESTIONS ABOUT WHETHER IT DISRUPTS RATHER THAN ENHANCES THE NEIGHBORHOOD. COMMITTEE CHAIR (I DIDN'T CATCH NAME): TALKS ABOUT COMMITTEE PROCESS. (MUCH BACK AND FORTH BETWEEN NEIGHBOR AND APPLICANT ABOUT HOW PROPOSED HOUSE BLOCKS VIEW, DISRUPTS CHARACTER, ETC) FREMDLING: CEILING HEIGHTS? APPLICANT: 10 FEET. FREMDLING: HOW CAN BASEMENT+2 FLOORS WITH 10-FT CEILINGS COMPLY WITH 30-FOOT LIMIT? APPLICANT: 2ND STORY BEGINS WHERE BASEMENT ENDS, SO THERE'S NO PLUMB LINE TALLER THAN 30 FT. LEIRA: MODEL IS GREAT, BUT IT JUST SHOWS THE PROPOSED HOUSE IN ISOLATION, NOT IN STREET/NEIGHBORHOOD CONTEXT, AND DPR NEEDS THE LATTER TO JUDGE COMPLIANCE WITH LJC.P. (MORE NEIGHBOR/APPLICANT INTERACTION-NEIGHBORS ARE CLEARLY VERY OUT OF JOINT ABOUT APPLICANT'S DECISION TO IGNORE THE CC&RS; COMMITTEE LAWYER POINTS OUT THAT "OPPOSING COUNSEL" ISN'T PRESENT, SO CLEARLY THERE ARE ALREADY LAWYERS JOUSTING) BRING FOR NEXT TIME: O AERIAL MONTAGE (3-5 HOUSES EACH WAY) WITH PROPOSED HOUSE INSERTED O STREETScape MONTAGE DITTO O WHATEVER OTHER PHOTOS OR MONTAGES WILL HELP DPR UNDERSTAND HOW THE DRASTICALLY LARGER STRUCTURE WILL FIT INTO THE AREA AS VIEWED FROM NEIGHBORS, STREET, ACROSS CANYON, ETC. O CROSS SECTION RUNNING FROM OTHER SIDE OF THE STREET THROUGH PROPOSED HOUSE AND DOWN CANYON TO PROPERTY LINE. O DRAWING OR DIAGRAMS SHOWING HOW PROPOSED HOUSE'S WALLS ALIGN WITH NEIGHBORING HOUSES ACROSS SETBACKS.

3/21/23 Presentation

EXHIBITS TO REVIEW BULK AND SCALE
MICHELETTI - THERE IS A STYLE, MAINTAINED BY CCRS, CCRS EXIST TO KEEP STYLE IN HARMONY, ALL HOMES IN CUL-DE-SAC ARE SINGLE STORY FROM STREET AND MAY HAVE WALK AOUT BASEMENT, PROJECT WAS STORY-POLED. RECENTLY APPROVED PROJECTS ON STREET MAINTAIN SIMILAR STYLE.
SCHWARTZ - COMMUNITY OF ONE STORY HOMES, ONLY ONE 2-STORY HOME IN 35 YEARS. 57 HOMES EXIST. AVG IS 3,095 SF.
KHARRATI - PHOTOS OF ALL SINGLE STORY HOMES AND IMPACT ON HIS PRIVATE VIEWS
KIRK - CONCERNED ABOUT OCEAN VIEW CORRIDORS.
BARLOW - 14 OPPOSED IN THE ROOM
APPLICANT - 6 HOMES ARE NOT THEIR OWN CCR, LARGEST HOME IN SUB-DIVISION IS 6,757 SF. CITY LETTER STATES THIS IS A 7,069 SF, STORY POLES WERE OF ORIGINAL SCALE BEFORE CONCESSIONS TO NEIGHBORS, UPPER FLOOR REDUCED 27% FLOOR AREA, 30% REDUCTION ON LENGTH OF UPPER LEVEL (PERPENDICULAR TO VIEW) VIEW IS ALREADY BLOCKED, ONLY 4' FURTHER INTO CANYON, 2ND STORY SET FAR BACK FROM STREET, OVERALL HEIGHT LOWERED 2'



NORTH

PRJ 069754
CDP 2586783
SDP 2586785

REVISION

Table with 2 columns: #, Date. Rows include #1 - 1.21.2022, #2 - 9.26.2022, #3 - 10.8.2022, #4 - 9.1.2023, #5 - 01.08.2024, #6 - 02.15.2024, #7 - 03.28.2024

GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

PROJECT NAME:

ADDRESS:

Table with 2 columns: DATE, CITY SUBMITTAL. Rows include 01.08.2024, SAN DIEGO CA. Also includes SCALE, DRAW, E.M., JOB No.

SHEET TITLE:

FINDINGS

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

TUESDAY 4 PM

La Jolla Recreation Center - 615 Prospect Street, Room 2

La Jolla, California

Applicants:

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianjpcpa@gmail.com) no later than 24 hours before the meeting.
Presentation materials for the meeting should also include materials board and/or color renderings, aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
Easles should be made available on-site. It is recommended you bring some foam board to attach your drawings for presentation.

- Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team.
Public comments will be strictly limited to 2 minutes per person. Please review the following meeting minutes. It is not necessary to repeat previous comments.

COMMITTEE MEMBER ATTENDANCE:

John Shannon, Brian Williams, Angeles Leira, John Fremdling, Greg Jackson, Brian Will, Glenn Rasmussen

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 3/21/2023

Project Name: Carvalho De Mendonca Residence - 6208 Ave Cresta
Applicant: Flavia Gomes
Project Info: https://opendds.sandiego.gov/Web/Projects/Details/690811

LA JOLLA (Process 3) Coastal Development Permit to demolish the existing residence and portion of garage to construct a new two story, single-family residence with attached garage, balcony and patio for a total gross square footage of 7,497 at 6208 Avenida Cresta. The 0.20-acre site is in the RS-1-5 zone and Coastal (Appealable Area) Overlay zone within the La Jolla Community Plan and Council District 1.

9/20/22 Applicant Presentation

- Video presentation of project.
Front facade cast in place walls with perforated facade element "Cobogoo" by well known Brazilian artist.

Agenda and Committee Reports are available online at www.lajollapga.org

- Map of modern/cubic architecture
Map of buildings that do NOT have red tile roof
Laundry no longer encroaches, Added 24' height limit on plans and further from setbacks
Comply with all limits
Landscape plan will stay the same, renderings don't show landscape, but landscape will be planted per plans
Owner have been contacted and in support. Immediate neighbors are in support. Neighbor sold lot with view easement which has been honored.

9/20/22 Discussion

- Miller: Square footage to be demo'd (app. 2,035 sf, doubling the existing square footage, 400sf below max FAR)
Miller: aerial or street view in context (app: showed aerial view, smaller than many in area)
Mertens: Angled building envelope, heights of walls exceed 24' on the side setback (app demonstrated how it stepped back)
Miller: Consider neighbors privacy (yes, they reviewed and are in favor)
Jackson: Previous design required full building forced to front, creates large mass in front, one concern was stark white/overbearing, this is better, understated, muted colors, interesting. Can the bulk be softened at front. Can the artistic part be smaller? No need to worry about red tiles.
Rasmussen: the element left of stairs on first floor was exceeding something? (Height is 9'-6", new design does not increase height of this element to remain which has the previously conforming setback, no more balcony or handrail) what is glass column? (panoramic elevator)
Will: 22' at street, 24' for elevator is not very tall.
Costello: Very significant departure from character of neighborhood. Street is eclectic but this is extreme. Water concerns: I don't believe we should have swimming pools anymore, make sure landscape is drought tolerant.
Shannon: Not engineered yet, the structure may change, (we have discussed with engineers and it is possible withing basic structure outlined)
Rasmussen: Front yard setback (20'), the laundry encroaches but not increasing the height, averaging high and low)
Costello: would like to see more detail on landscape. Don't think it's compatible.

9/20/22 Deliver for next time

- Add angled setback at each section
Show street rendering superimposed with neighbors buildings on either side. How does it look in context?
Dash in roof of existing garage on section through proposed laundry room to demonstrate no part is higher than existing. Do 50% of walls remain to retain previous conforming rights)
More detail on landscape and watering requirements with respect to drought tolerance.

3/21/23 Presentation

- Presented items from previous list
McGinnis - How many bed/bath/garage spaces
Applicant - 2 car garage, 3 bedrooms

Agenda and Committee Reports are available online at www.lajollapga.org

- Leira - Pool concerns about structural
Leira - any view corridors (applicant: none except for view easement owned by neighbor requires second floor setback.
Leira - prefer to see more
MOTION - Findings CAN (Jackson/Fremdling)
Passes 5-1-1 (chair abstains)

ITEM 2: FINAL REVIEW 3/21/2023

Project Name: Castellana Residence
Applicant: Sham Sparks
Project Info: PRJ-1062557

Process 2 - Coastal Development Permit (CDP), Process 3 - Site Development Permit (SDP)To construct a three-story, 10,120-square-foot (3,092 SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

2/21/2023 - Presentation

- Project Orientation
Actual GFA is 6,292sf where 6,312sf allowed
ROW dedication and street widening
Underground parking/basement, 2 story above, 4 parking spaces
1' below 30' Coastal Height Limit
Living on First Floor, 4 bedrooms on 2nd Floor
Tree well through decks
FAR conforms, Conforms to All Height Limits, Planning cleared these items
Public Comment
Miller - What does glass look towards (distant views toward pier)
Mertens - North elevation, NE corner projects above angled building envelope (applicant: will review and respond), NW corner of open trellis over height limit, 36' (applicant: will define and respond, roof projections allowed to encroach and vehicle access area does not review grade) Area to right (West) of garage door is not vehicular area.
Abern - Concerned with size and erosion during construction, not consistent with neighborhood size.
Mertens - Many neighbors have similar concerns, has there been Geotech review? Massive.
Henegar - Existing easement on East side of lot (applicant: easement is on neighbors property, will double check with Civil Engineer) Excessive bulk and scale.
Kinsella - Bulk and Scale, does not fit neighborhood size trend, assuming this is a spec house, does not belong here.
Committee Discussion
Miller - sections show 3 floors, take a look at 3 story facade, what happens to view from Crespo drive
McGinnis - How many bedrooms/garage spaces
Applicant - 2 car garage, 3 bedrooms
Leira - sections show 3 floors, take a look at 3 story facade, what happens to view from Crespo drive
McGinnis - How many bed/bath/garage spaces
Applicant - 2 car garage, 3 bedrooms
Kane - My neighborhood, really big, out of context, right on street, vertical stone elements don't help, dramatic but inappropriate, Push it back from street. Subterranean areas need

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- closer scrutiny, we've proposed code amendments, very formal landscape could be more organic - shouting "look at me"
Shannon - Sometimes we focus on square footage, agree it stands out and could be softened, subterranean area can have destabilizing effects on soil stability and drainage
Williams - Question about geo hazard numbers
Jackson - Geo hazard brought up in cycle issues, What was required and done? (applicant: all this is closely reviewed, there is some bad soil on lot, excavation is helping with stability of hillside, great care taken with slope stability and shoring)
Costello - Would like to see geo report
Jackson - Do we have a clear criterion for bulk and scale? Not really.
Deliver for Next Time
Extend section through lot Crespo to Valdes and homes on Valdes drive.
Review existing vegetation and what is planned to remain
Consider pushing it back
Provide Geotechnical report

3/21/23 Presentation

- Handouts to respond to requests
Project is not in steep hillside
Increased landscape in front - natural AND native
Conforms to FAR
Street to street section addressing neighbors views
Adhere to codes for Bulk and Scale
Project helps to stabilize slope due to existing slope wash and deep caissons to lock in place.
Davis --> Guest parking plus 4 cars in garage
McGinnis -> 6 bedrooms
Shannon - Does basement deflect subterranean water flow onto neighbors? (applicant: waterproofing collects water at uphill wall and feed water to subsurface drainage to control water and prevent off site redirect.
Abern - Neighbors are concerned with bulk and scale, one sits across street and intends to plant large plants to block view.
Unknown - Why SDP (first time lot developed)
Williams - Roof eave compliance
Leira - Is the neighbors sewer easement being used for a neighborhood path? (app: none on-site.
Rasmussen - Would prefer to see house pushed back.
Leira - would prefer to see pushed back. (app: can't bury 2nd floor, would lose bedroom egress windows
Shannon - Why not push a retaining wall back to add giant light well
Rasmussen - Prefer to see 2nd floor pulled back.
MOTION - Findings CAN (Jackson/Fremdling)
PASSES - 4-2-1 (chair abstains)

Agenda and Committee Reports are available online at www.lajollapga.org

ITEM 3: FINAL REVIEW 3/21/2023

Project Name: 812 Havenhurst Pt
Applicant: Jess Gonzalez
Project Info: PIS-097754

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for the demolition of an existing single family residence and the construction of a 12 079 sq ft, 3-story single family residence at 812 Havenhurst Point. The 0.51-acre site is in the RS-1-4, Coastal (Non-appealable) overlay zones within the La Jolla Community Plan area. Council District 1.

3/14/23 Presentation

- Applicant: Owner demolishing current 1-story house (2000 sq ft) and building 12,000 sq ft 2-story+basement house where owner's own and extended family will live. House generally within existing footprint on street side, most expansion is toward and down canyon side. Much of space is underground in basement with windows/patio on canyon side, so excluded from FAR. 2 meetings with neighbors, some adjustments as a result. Applicant showed model of proposed house.
Kharrati (neighbor): neighborhood long ago agreed to certain standards, and process for exceptions. Proposed house required exception to add second story, exception was denied twice by committee (even after adjustments).
Jackson: DPR does not enforce CC&RS, that's a matter for lawyers and civil litigation.
Leira: Fair enough, but CC&RS provide useful information about neighborhood character, which DPR can and should consider, and so the fact that proposed house is deemed by neighbors to be inconsistent with CC&RS raises questions about whether it disrupts rather than enhances the neighborhood.
Committee chair (I didn't catch name): talks about committee process.
(much back and forth between neighbor and applicant about how proposed house blocks view, disrupts character, etc)
Fremdling: Ceiling heights?
Applicant: 10 feet.
Fremdling: how can basement+2 floors with 10-ft ceilings comply with 30-foot limit?
Applicant: 2nd story begins where basement ends, so there's no plumb line taller than 30 ft
Leira: Model is great, but it just shows the proposed house in isolation, not in street/neighborhood context, and DPR needs the latter to judge compliance with LJC.P.
(more neighbor/applciant interaction-neighbors are clearly very out of joint about applicant's decision to ignore the CC&RS; committee lawyer points out that "opposing counsel" isn't present, so clearly there are already lawyers jousting)
Biring for next time:
aerial montage (3-5 houses each way) with proposed house inserted
streetscape montage ditto
whatever other photos or montages will help DPR understand how the drastically larger structure will fit into the area as viewed from neighbors, street, across canyon, etc.
cross section running from other side of the street through proposed house and down canyon to property line.
drawing or diagrams showing how proposed house's walls align with neighboring houses across setbacks.

Agenda and Committee Reports are available online at www.lajollapga.org

landscape plan

3/21/23 Presentation

- Exhibits to review bulk and scale
Micheletti - There is a style, Maintained by CCRs, CCRs exist to keep style in harmony, All homes in cul-de-sac are single story from street and may have walk aout basement, project was story-poled. Recently approved projects on street maintain similar style.
Schwartz - Community of one story homes, only one 2-story home in 35 years. 57 homes exist, avg is 3,095 sf.
Kharrati - Photos of all single story homes and impact on his private views
Kirk - Concerned about ocean view corridors.
Barlow - 14 opposed in the room
Applicant - 6 homes are not their own CCR, Largest home in Sub-division is 6,757 sf, City letter states this is a 7,069 sf. Story poles were of original scale before concessions to neighbors, upper floor reduced 27% floor area, 30% reduction on length of upper level (perpendicular to view) View is already blocked, only 4' further into canyon, 2nd story set far back from street, overall height lowered 2'
Jackson - distinction of numbers for comparison, FAR vs Habitable Area - 9,590 sf.
Leira - Difficult to see outdated model, Scale and Character in neighborhood is CA Ranch, one-story, rambling, simple, cul de sac is an entity in itself for character and is consistently one-street from street, Committee really understood CCRs, 2 and 3 story houses set back from front of view
Jackson - What is our role here, If issue with neighbors Tort matter, neighborhood has tried to govern itself through contract, should have consequences, also not our committee's role, Muni code: Specific limitations were not covered during this (technical issues), Plan issues, judgements is "good for LJ" Community character ... this is our core job.
Rasmussen - What is our role.
Shannon - We are a community group if valuable insight, So many neighbors have come in ... neighborhood sentiment, invest in your committee, State allowance for ADUs does not allow for push back, Design is nice, second floor would be better if removed
Findings CANNOT be made (Rasmussen/Leira) Does not conform to neighborhood character in bulk and scale
Passes 5-1-1

ITEM 4: REVISIT ITEM 3/21/2023

Project Name: Adelante Townhomes
Applicant: Ryan Wynn
Project Info: PRJ-1073585

Coastal Development Permit and Tentative Map for the demolition of an existing office building, subdivision of one lot into 13 condominium units, and construction of one new two-story multi-family residential building with a basement level, covered parking, and roof decks totaling 21,485 square feet located at 5575 La Jolla

Agenda and Committee Reports are available online at www.lajollapga.org

Boulevard. The 0.30-acre site is in the La Jolla Planned District-4 Zone (LPD-4) and Coastal Overlay Zone (Non-Appealable 2) within the La Jolla Community Plan area.

3/21/23 Presentation

- Presented chart of which codes sections are waived or used incentive
Both earned through providing affordable housing at city discretion
Density bonus allowed by state law is met
Leimer - PDO is not met, Needs to be a letter from housing commission to allow bonus, Affordable unit cannot be very low "for sale" 6% density bonus and 1 waiver only. Waiver only when you CANNOT make the project work, Why would you need a waiver for driveway width, Does not comply with 30' PDO height limit,
Terry - Nice project, cannot review with consideration of what committee thinks code SHOULD say, Does not meet conditions for low income bonus, 3 incentives required to waive PDO commercial requirement,
PDO height 30'
App: confident it is met
6% not 35%
App: For sale properties can still get bonus and incentives
Ground floor retail
Waived by incentive
29 units/ac (1 per 1500sf) and FAR bonus for mixed
Waived by incentive
Will - What is our committee's role?
Leira - could it be adapted for retail in the future
Jackson - initial review came to soon, notice was not made prior to first review
Terry - 9 units to 12 units, 3 incentives
Notice was dated Dec 23rd, but posted on site Dec 9.
Schmidt - Too soon, needs more review

ITEM 5: PRELIMINARY REVIEW 3/21/2023

Project Name: 7443 Eads Ave
Applicant: Deborah Marengo
Project Info: PRJ-1070073

Process 2 Coastal Development Permit. The permit is for the addition of a new dwelling unit, a new accessory dwelling unit, and a new Junior accessory dwelling unit to an existing single-family residence located at 7443 Eads Avenue. The 0.16-acre site is in the RM-1-1 zone, Coastal (Non-Appealable) Overlay Zone, and Coastal Height Limit Overlay Zone of the La Jolla Plan area.

3/21/23 Presentation

- Existing home plus JADU AND new unit full ADU and map waiver to split
Add 2nd JADU to front existing unit, Removing garage, adding new garage and full unit above with 800' ADU. 3 stories total at rear unit, Existing house remains single story, 4

Agenda and Committee Reports are available online at www.lajollapga.org

- parking spaces
5.35sf/Maxing out FAR plus 800 bonus for 6,155 sf, 29'-4" height
Williams - Did neighbors review? No strong objections,
McGinnis - Beds/Baths - 5 new bedrooms, 1 existing, 4 parking spaces
Motion (Rasmussen/Williams) MAKE FINAL - Unanimous
Motion Findings CAN (Jackson/Rasmussen) PASSES 6-0-1

ITEM 6: REVISIT ITEM 3/21/2023

Project Name: 6110 Camino De La Costa
Applicant: Matthew Segal
Project Info: PRJ-1066101

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2-story residence and construct a new 3-story 10,567-square-foot residence with decks located at 6110 Camino de La Costa. The 0.37-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

3/21/23 Presentation

- Contracting information that historic structure CAN be saved, Met with HR staff, Needs full EIR, some alternatives that preserve house are considered,
Meets all 4 criterion for designation
Engineer says not very difficult to preserve structure
4 alternatives presented which preserve all or parts of structure
Motion to submit these recommendations to HRB (Leira/Rasmussen)
PASSES 5-1-1
Jackson - Fundamentally unfair to take action without applicant present,

CONT

- JACKSON - DISTINCTION OF NUMBERS FOR COMPARISON, FAR VS HABITABLE AREA - 9,590 SF,
LEIRA - DIFFICULT TO SEE OUTDATED MODEL, SCALE AND CHARACTER IN NEIGHBORHOOD IS CA RANCH, ONE-STORY, RAMBLING, SIMPLE, CUL DE SAC IS AN ENTITY IN ITSELF FOR CHARACTER AND IS CONSISTENTLY ONE-STREET FROM STREET, COMMITTEE REALLY UNDERSTOOD CCRS, 2 AND 3 STORY HOUSES SET BACK FROM FRONT OF VIEW
JACKSON - WHAT IS OUR ROLE HERE, IF ISSUE WITH NEIGHBORS TORT MATTER, NEIGHBORHOOD HAS TRIED TO GOVERN ITSELF THROUGH CONTRACT, SHOULD HAVE CONSEQUENCES, ALSO NOT OUR COMMITTEE'S ROLE.
MUNI CODE: SPECIFIC LIMITATIONS WERE NOT COVERED DURING THIS (TECHNICAL ISSUES), PLAN ISSUES, JUDGEMENTS IS "GOOD FOR LJ" COMMUNITY CHARACTER ... THIS IS OUR CORE JOB.
RASMUSSEN - WHAT IS OUR ROLE
SHANNON - WE ARE A COMMUNITY GROUP IF VALUABLE INSIGHT, SO MANY NEIGHBORS HAVE COME IN ... NEIGHBORHOOD SENTIMENT, INVEST IN YOUR COMMITTEE, STATE ALLOWANCE FOR ADUS DOES NOT ALLOW FOR PUSH BACK, DESIGN IS NICE, SECOND FLOOR WOULD BE BETTER IF REMOVED
FINDINGS CANNOT BE MADE (RASMUSSEN/LEIRA) DOES NOT CONFORM TO NEIGHBORHOOD CHARACTER IN BULK AND SCALE
PASSES 5-1-1



S.R. CLARKE LANDSCAPE ARCHITECTURE & DEVELOPMENT
 110 COPPERWOOD WAY # P
 OCEANSIDE CA 92058
 #760-716-3100 LLA#5299

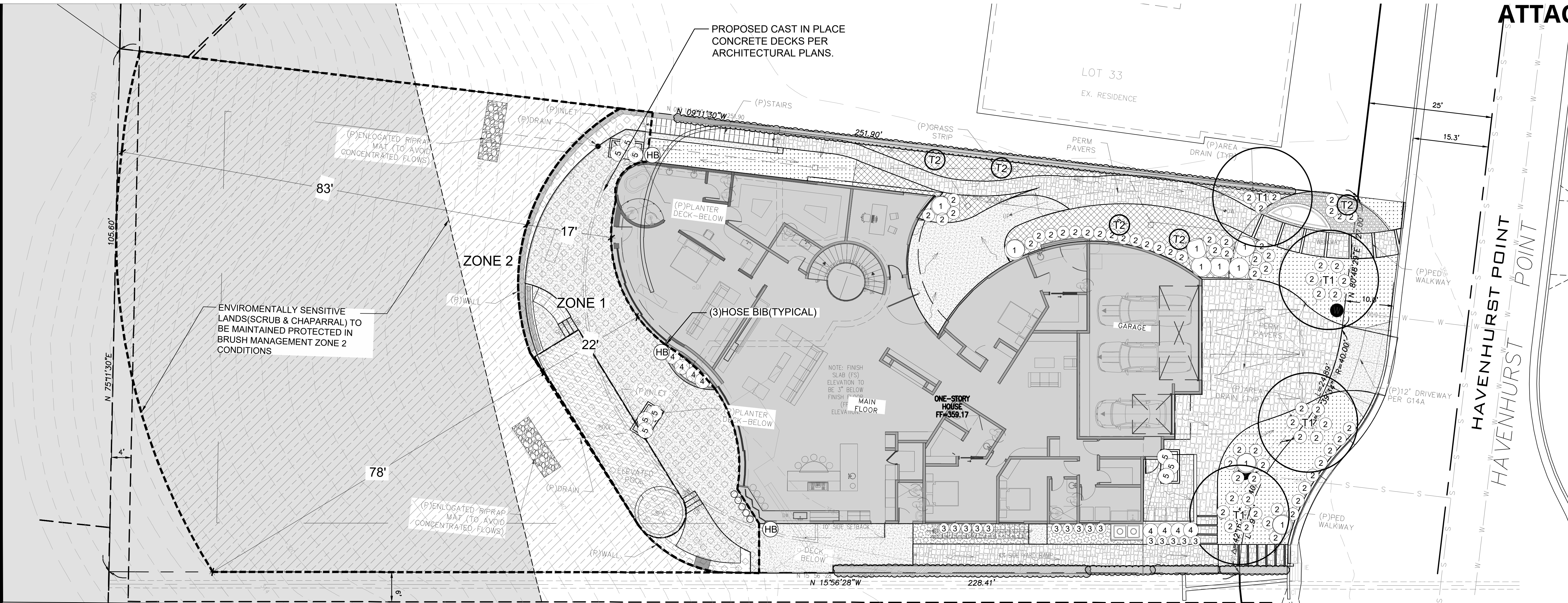


SHEET TITLE:
BRUSH MANAGEMENT PLAN

PROJECT:
**GARCIA RESIDENCE
 812 HAVENHURST PT.
 SAN DIEGO, CA 92037**

REVISIONS

 DRAWN: JR
 APPROVED: SC
 JOB NO.: SRC21109
 DATE: 08-09-23
 SCALE: AS SHOWN
 SHEET: 12



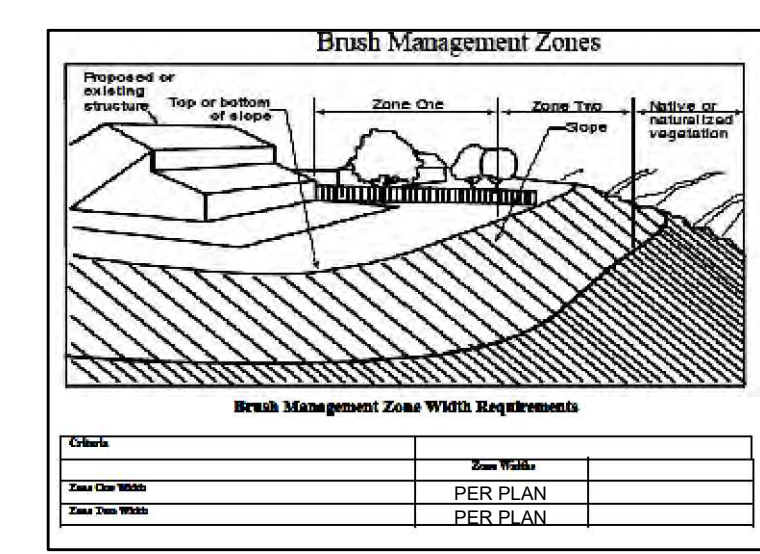
BRUSH MANAGEMENT NOTES (SDMC142.0412):

- (g) ZONE ONE REQUIREMENTS
- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
 - ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.
 - PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
 - TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
 - PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
 - ZONE ONE IRRIGATION OVER SPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- (h) ZONE TWO REQUIREMENTS
- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
 - NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
 - WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.

- WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-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.
 - 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.
 - ALL NEW ZONE TWO PLANTING SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RUN OFF FORM THE IRRIGATION SHALL NOT DRIFT OR FLOW IN THE ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEM SHALL BE REMOVED UPON APPROVED ESTABLISHED OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - WHERE ZONE TWO IS BEING RE-VEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), RE-VEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
 - ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
 - EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

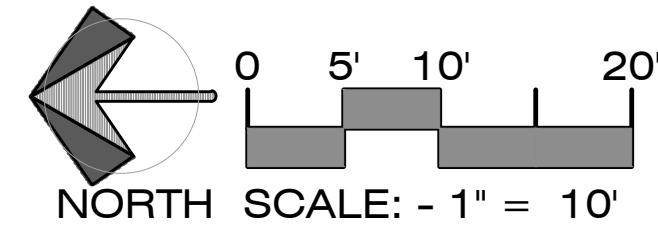
ADDITIONAL NOTES:

- OFF-SITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE AND RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSH/WEED COMPLIANT LINE AT: (619)533-4444
- EXISTING INVASIVE PLANT SPECIES SHALL BE REMOVED.
- STRUCTURES IN ZONE 1 SHALL BE OF NONCOMBUSTIBLE, ON-HOUR FIRE-RATED, OR TYPE IV HEAVY TIMBER CONSTRUCTION.



IRRIGATION NOTE
 DETAILED IRRIGATION DRAWINGS WILL BE REQUIRED WITH THE SUBSEQUENT CONSTRUCTION PERMITS.

BRUSH MANAGEMENT ALTERNATE COMPLIANCE
 WALLS ON NORTH SIDE OF BUILDING FACING VEGETATION AREAS WILL BE TYPE IV HEAVY TIMBER CONSTRUCTION & POOL DECK/DECK BELOW POOL WILL BE BUILT OF C.I.P. (CAST IN PLACE) CONCRETE WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZE/DUAL TEMPERED FIRE RATED LAMINATED GLASS. ALL OVERHANGS WILL BE FITTED WITH AUTOMATIC SPRINKLERS SUPPRESSION SYSTEMS, ALL AREAS WILL BE FINISHED WITH FIRE RESISTIVE STUCCO.



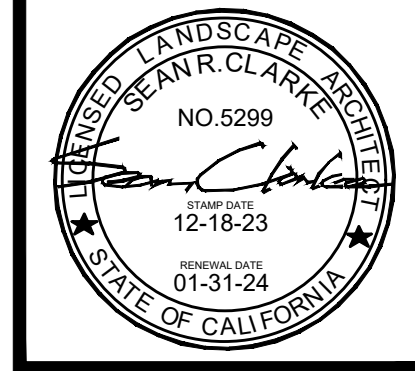
MISC. BRUSH MANAGEMENT NOTES:

- CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES, EROSION AND SLOPE FAILURE. EACH PROPERTY IS UNIQUE THEREFORE PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.
- THIS IS THE MOST CRITICAL AREA FOR FIRE SAFETY. KEEP ALL ORNAMENTAL PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DRAINAGE PIPES REGULARLY AND REMOVE ALL LEAVES FROM ROOFTOPS BEFORE THE FIRE SEASON BEGINS. PRUNE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
- REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANT OR WEEDS, TRIM TO A WHEN SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE FUEL. INSPECT DRAINAGE DEVICES ON SLOPES AFTER EACH STORM TO KEEP CLEAR OF DEBRIS AND SOIL. PERIODICALLY SHEAR GROUNDCOVERS AND REMOVE THATCH. PRUNE DEAD WOOD FORM SHRUBS AND TREES.
- DUE TO RECENT FIRES, THE BRUSH MANAGEMENT ZONES ARE SUBJECT TO CHANGE. THE FIRE CHIEF MAY REQUIRE ADDITIONAL ZONE WIDTHS OR ARCHITECTURAL TREATMENT TO THE STRUCTURE.
- NON-NATIVE PLANTS READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE NON-IRRIGATED AREA ARE PROHIBITED IN ALL TRANSITIONAL LANDSCAPES.
- GRADED / DISTURBED PAD AND SLOPE AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF THE BUILDING DOES NOT OCCUR WITHIN IN 30 DAYS OF GRADING HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH
- BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASONS OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING BE CONSISTENT WITH THE CONDITIONS OF THE SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO MSCP SUBAREA PLAN.

PLOT DATE: 08-09-23



S.R. CLARKE LANDSCAPE ARCHITECTURE & DEVELOPMENT
 110 COPPERWOOD WAY # 9
 OCEANSIDE CA 92058
 #760-716-3100 LA#5299

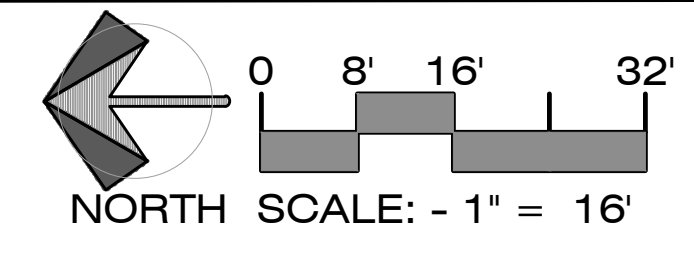
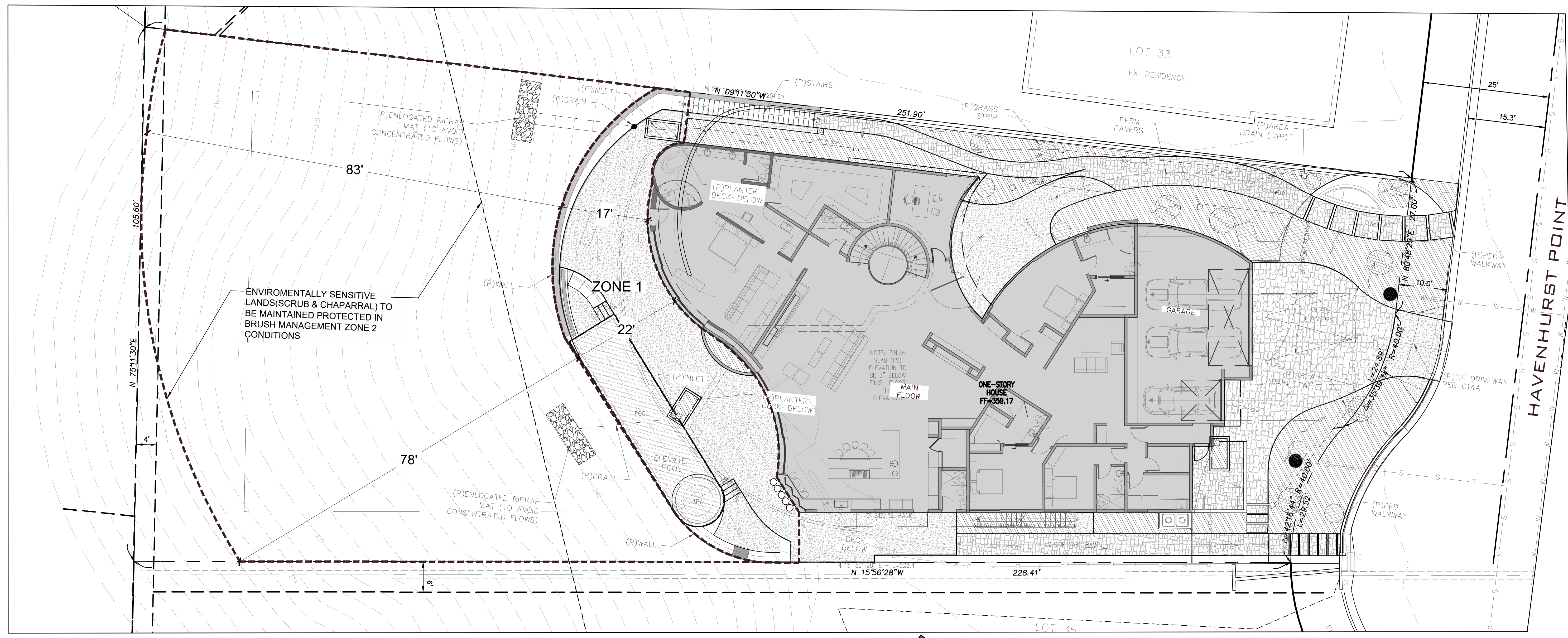


SHEET TITLE:
HYDROZONE DIAGRAMS & MAWA CALCULATIONS

PROJECT:
**GARCIA RESIDENCE
 812 HAVENHURST PT.
 SAN DIEGO, CA 92037**

REVISIONS

 DRAWN: JR
 APPROVED: SC
 JOB NO. SRC21109
 DATE 12-18-23
 SCALE AS SHOWN
 SHEET 12



HYDROZONE MAP LEGEND

SYM	ZONE/DESCRIPTION	L.A.
[Symbol]	ZONE 1/SHRUBS - LOW DRIP	1,890sq.ft.
[Symbol]	ZONE 2/SHRUBS - HIGH DRIP	120sq.ft.
[Symbol]	ZONE 3/TREES - MOD. BUBBLER	252sq.ft.
[Symbol]	ZONE 4/POOL - HIGH	454sq.ft.
TOTAL LANDSCAPE AREA =		2,716sq.ft.

Legend for MAWA Water Budget Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year); see Table 6 or ETo Map
0.62	Conversion factor to gallons
ETAF	Evapotranspiration Adjustment Factor 0.55 for residential landscape areas; 0.45 for non-residential landscape areas
LA	Landscape Area (square feet)
1-ETAF	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
SLA	Special Landscape Area (square feet)

Legend for Estimated Total Water Use (ETWU) Calculation Formula

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

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

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area	
1	1	1	0.2	1,890	drip	.81	69.6	
1	2	2	0.7	120	drip	.81	4.4	
1	3	3	0.4	252	bubbler	.81	9	
1	4	POOL	0.7	454	POOL	.75	17	
							2,716sq.ft.	Total 100

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

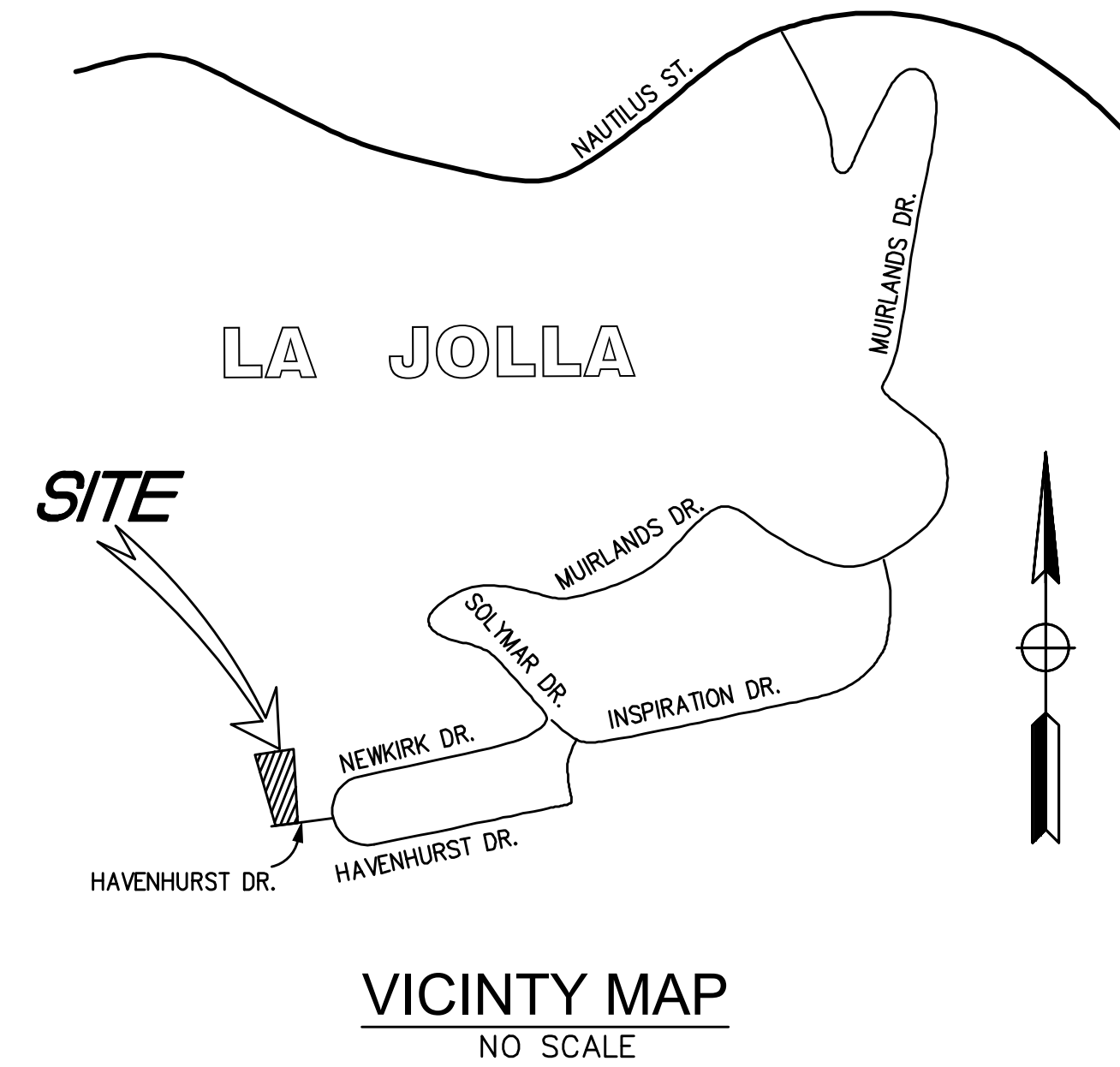
Controller No.	ETWU [(ETo)(0.62)] [(PF+HA) + SLA]	Result in Gallons per Year
1	(40)(.62)[(.2x1,890)/.81]+0	11,574.16
1	(40)(.62)[(.7x120)/.81]+0	2,571.76
1	(40)(.62)[(.4x252)/.81]+0	3,087.6
1	(40)(.62)[(.7x454)/.75]+0	6,004.83
Total ETWU gallons per year		23,238.35

MAWA = 30,310.56

In the calculation below provide the values for the water budget calculation used for the proposed project. The ETo for the calculation may be based on the precise location of the project using the ETo Map or based on the ETo for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

MAWA Water Budget calculation = (ETo)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = gallons per year

(40)(.62)[(.45x2,716)+0]
 (24.8)(1,222.2)
 30,310.56



SITE DEVELOPMENT NOTES:

1. NO SHRUBS MORE THAN 3' FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN TEN FEET OF ANY PUBLIC SEWER MAINS OR WATER SERVICES. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.
2. NO OBJECTS GREATER THAN 36" ALLOWED ON SIGHT TRIANGLES
3. NO RUNOFF INCREASE ONTO ADJACENT PROPERTIES
4. AT THE STORMWATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE NON-ERODIBLE VELOCITIES.
5. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
6. NO SOIL DISTURBANCE OR ENCROACHMENT IS PROPOSED ON ADJACENT PROPERTIES.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
10. ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY.

APN: **SITE AREA:**
 APN: 357-080-05 0.51 ACRES (22,071 SQUARE FEET)

GRADING TABULATION:
 AMOUNT OF SITE AREA TO BE GRADED: 13,800 SF APPROX.
 AMOUNT OF CUT (1.5:1 MAX): 3,700 CY
 AMOUNT OF FILL (2:1 MIN): 0.0 CY
 HEIGHT OF CUT/FILL (UNDER BLDG.): CUT: 14' MAX. FILL: 0' MAX.
 HEIGHT OF CUT/FILL (OUTSIDE BLDG.): CUT: 13' MAX. FILL: 0' MAX.
 AMOUNT OF EXPORT OF SOIL: 3,700 CY
 RETAINING WALLS: NA

IMPERVIOUS DATA TABLE:

TOTAL DISTURBANCE AREA	14,200 SF
EXISTING AMOUNT OF PERVIOUS AREA	14,386 SF
PROPOSED AMOUNT OF PERVIOUS AREA	12,111 SF
EXISTING AMOUNT OF IMPERVIOUS AREA	7,685 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	9,960 SF
IMPERVIOUS % INCREASE	23 %

CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE

1. I HEREBY DECLARE THAT I AM THE ENGINEER FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THIS SUBMITTAL AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE.
 2. I CERTIFY THAT I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS FOR THE PROPOSED PROJECT.

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ, R.C.E. NO. 35373 DATE



SHEET INDEX:

- C-1 - TITLE SHEET
- C-2 - GRADING & DRAINAGE PLAN
- C-3 - BMP PLAN

BENCHMARK:

CITY OF SAN DIEGO BENCH MARK NO. 9418, BRASS PLUG LOCATED ON THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF HAVENHURST PL. AND HAVENHURST DR.

ELEVATION: 384.626 FEET M.S.L.

LEGAL DESCRIPTION:

LOT 34 OF MURLANDS POINT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3035, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 30, 1953.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS OBTAINED FROM EASTERLY LINE OF PARCEL 34 AS SHOWN ON MAP I.E. N9°11'30"W

FEMA FLOOD ZONE:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X. MINIMAL FLOOD HAZARD

TOPOGRAPHIC SURVEY:

FIELD SURVEY PERFORMED BY CIEMELE SURVEYING ON 11/02/20

ZONING:

EXISTING: R-1 SINGLE
 PROPOSED: R-1 SINGLE

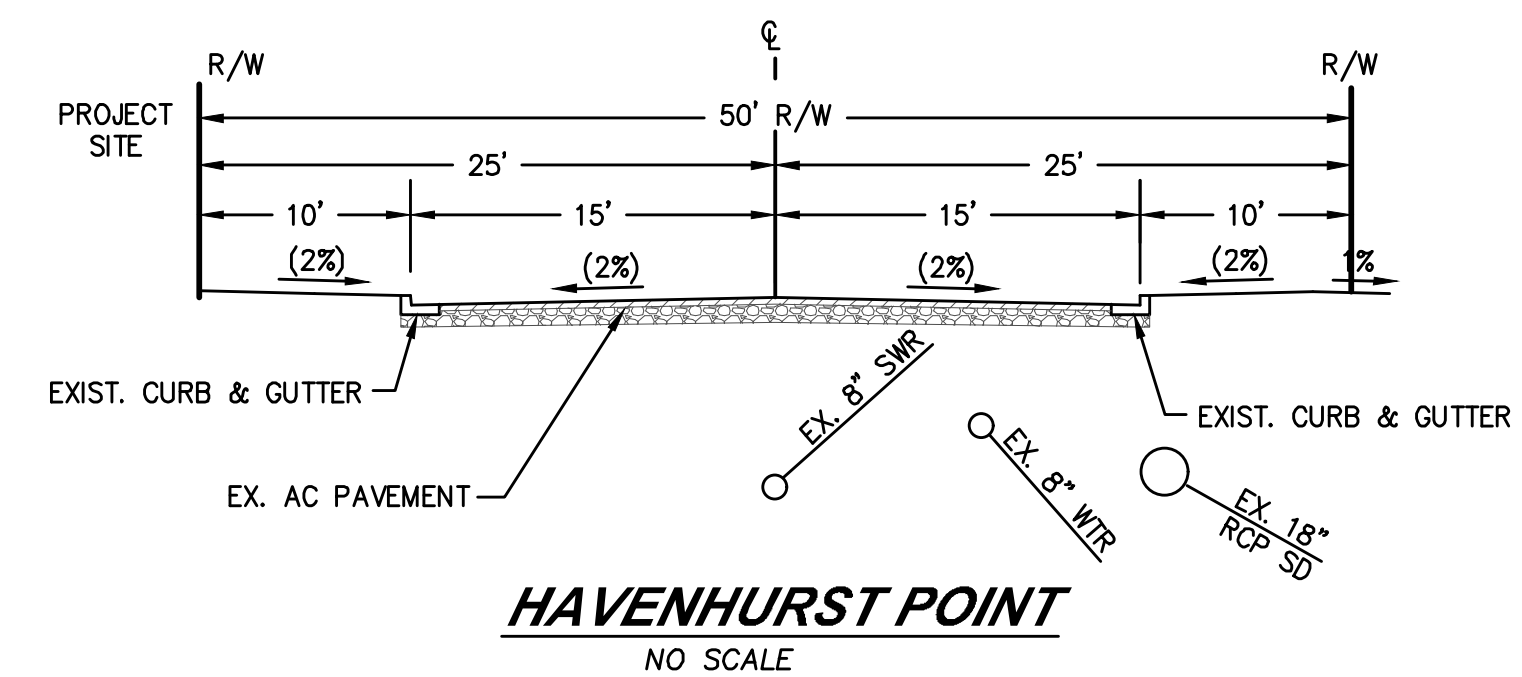
PROPERTY OWNER:

LUIS GARCIA
 812 HAVENHURST POINT
 LA JOLLA, CA 92037

PROJECT ADDRESS:

812 HAVENHURST POINT
 LA JOLLA, CA 92037

CDP Approval No. 2586783
 SDP Approval No. 2586785



AP CONSULTING
 CIVIL ENGINEERING - WATER RESOURCES
 PLANNING
 Tel. 619-227-8941
 2371 Fenton Street, Suite 100
 Chula Vista, CA 91914
 NORTH

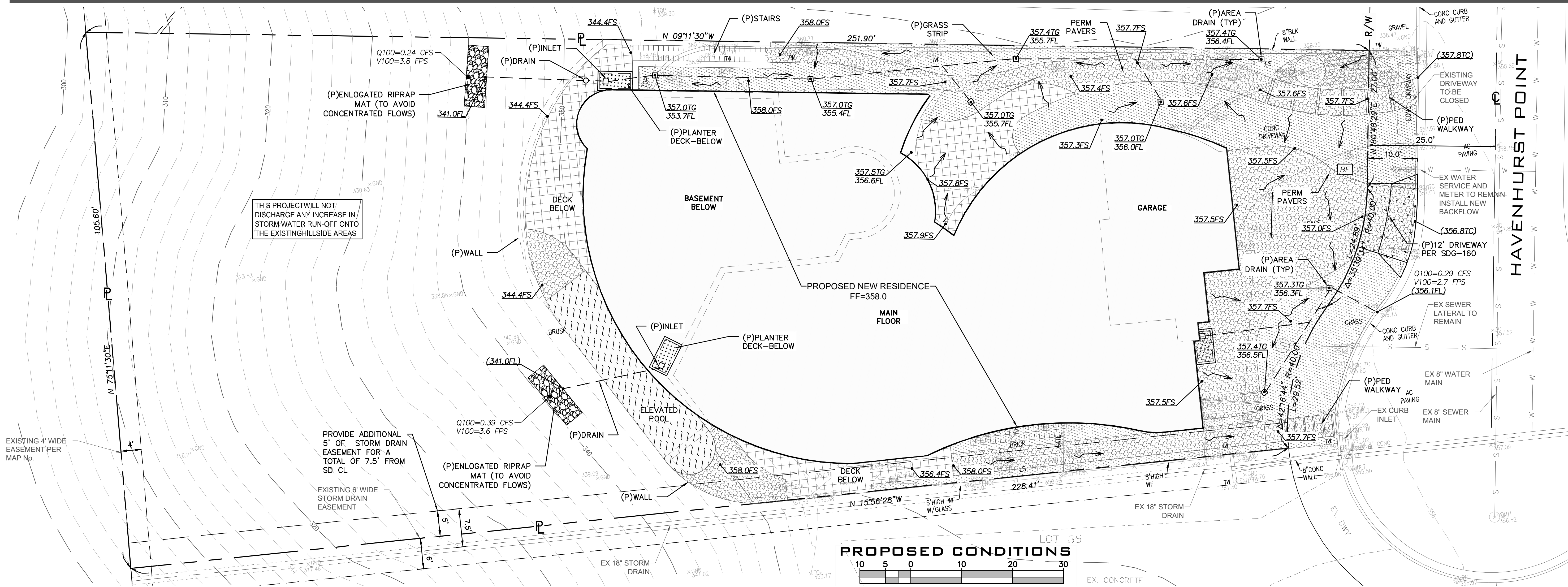
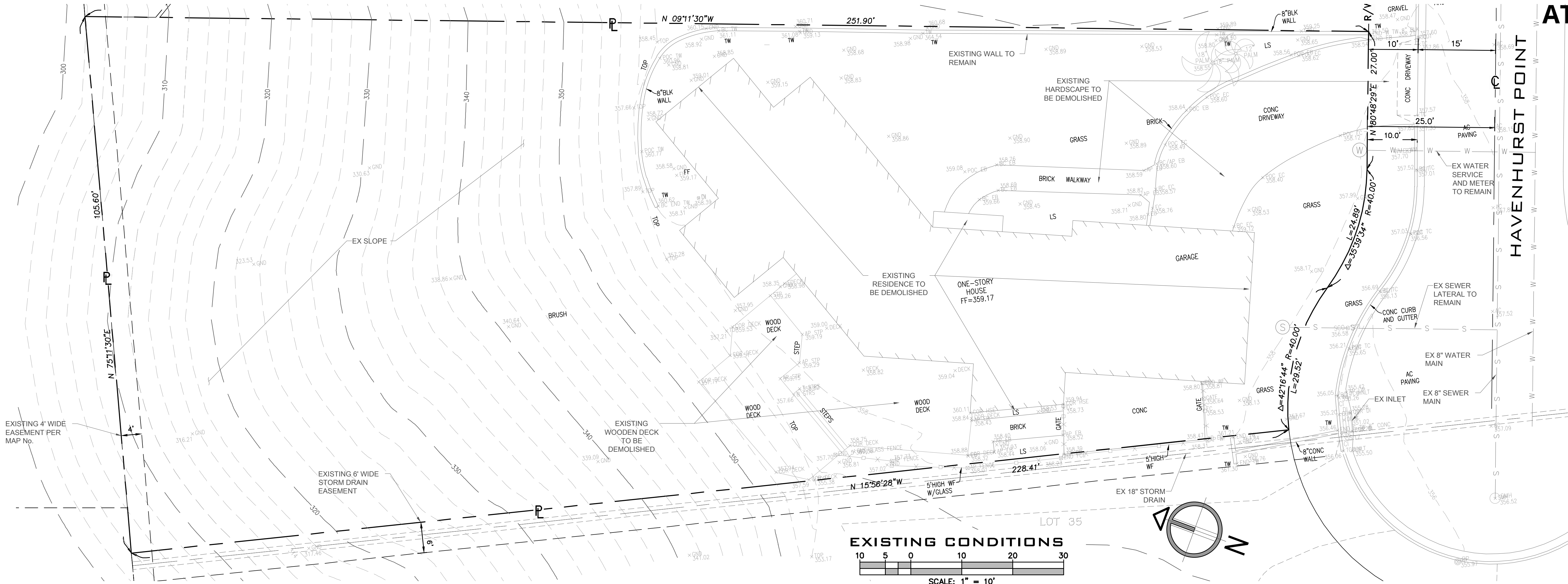
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CDP 2586783	
SDP 2586785	
REVISION	
#1 - 1.21.2022	
#2 - 9.26.2022	
#3 - 10.8.2022	
#4 - 9.1.2023	
#5 - 01.08.2024	
#6 - 02.15.2024	
#7 - 03.28.2024	

GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

PROJECT NAME:	
ADDRESS:	
DATE:	8.19.2021
CITY SUBMITTAL:	SAN DIEGO CA.
SCALE:	INDICATED IN DRAWING
DRAW:	E.M.
JOB No.	

SHEET TITLE:
TITLE PAGE



NORTH

PRJ 0697754
CDP 2586783
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DRAW:
E.M.
JOB No.

SHEET TITLE:
BMP PLAN

C.003

POST CONSTRUCTION BMP LEGEND

PLANTER BOX

DOWNSPOUT TO PLANTER

POST-CONSTRUCTION BMPs

THIS PROJECT PROPOSES POST-CONSTRUCTION BEST MANAGEMENT PRACTICES AND LID MEASURES REQUIRED UNDER THE CITY OF SAN DIEGO STORM WATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE (SECTION 43.03).

LOW IMPACT/SITE DESIGN BMPs

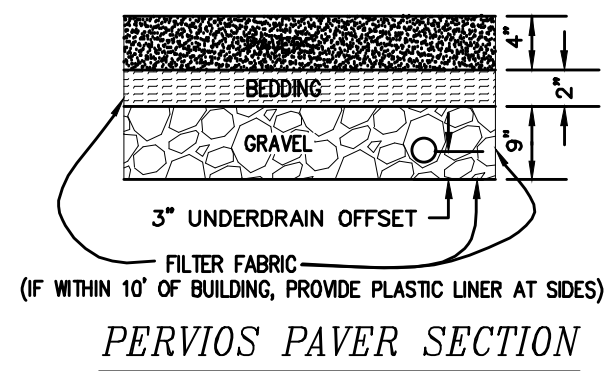
- IMPERVIOUS AREA DISPERSION (SD-5)
THE PROJECT DRAINS ROOF TOP RUNOFF INTO CLOSE BY LAWN AREAS WITH A MINIMUM LENGTH OF 10' AND MAXIMUM GRADE OF 5%.

- DISPERSE RUNOFF TO ADJACENT LANDSCAPING
THE PROJECT DRAINS WALKWAYS, PATIOS AND DECKS INTO ADJACENT LANDSCAPED AREAS.

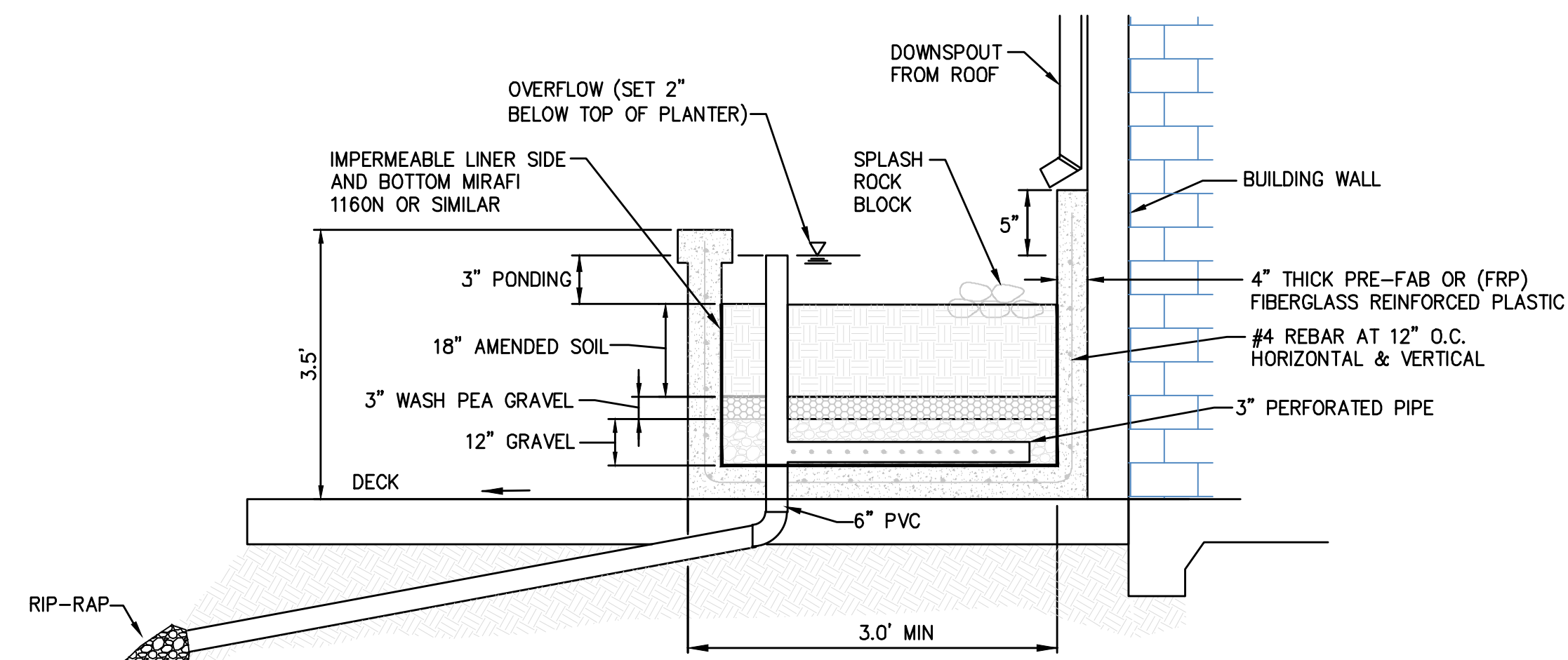
SOURCE CONTROL BMPs

- EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES (SC-6)
IPM EDUCATIONAL MATERIALS SHOULD BE DISTRIBUTED TO FUTURE SITE RESIDENTS AND TENANTS. THESE EDUCATIONAL MATERIALS SHOULD ADDRESS THE FOLLOWING:
USE OF BARRIERS, SCREENS, AND CAULKING TO KEEP PESTS OUT OF BUILDINGS AND LANDSCAPING.
a. PHYSICAL PEST ELIMINATION TECHNIQUES, SUCH AS WEEDING, WASHING, OR TRAPPING PESTS.
b. RELYING ON NATURAL ENEMIES TO ELIMINATE PESTS.
c. PROPER USE OF PESTICIDES AS A LAST LINE OF DEFENSE.

- USE NON-TOXIC ROOFING MATERIALS WHERE FEASIBLE:
THE PROJECT WILL AVOID THE USE OF GALVANIZED STEEL OR COPPER FOR ROOFS, GUTTERS, AND DOWNSPOUTS. THE PROJECT WILL AVOID COMPOSITE ROOFING MATERIALS THAT CONTAIN COPPER.



B PERVIOUS PAVER SECTION
NOT TO SCALE

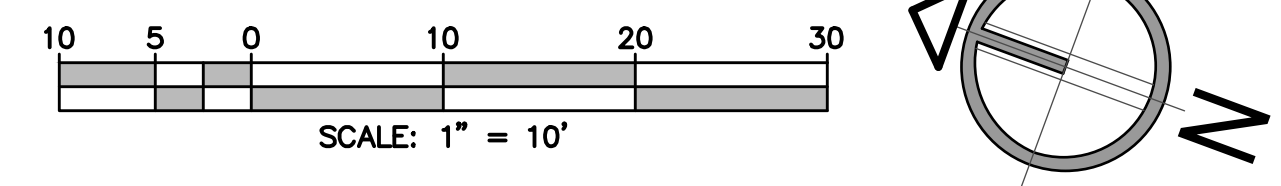
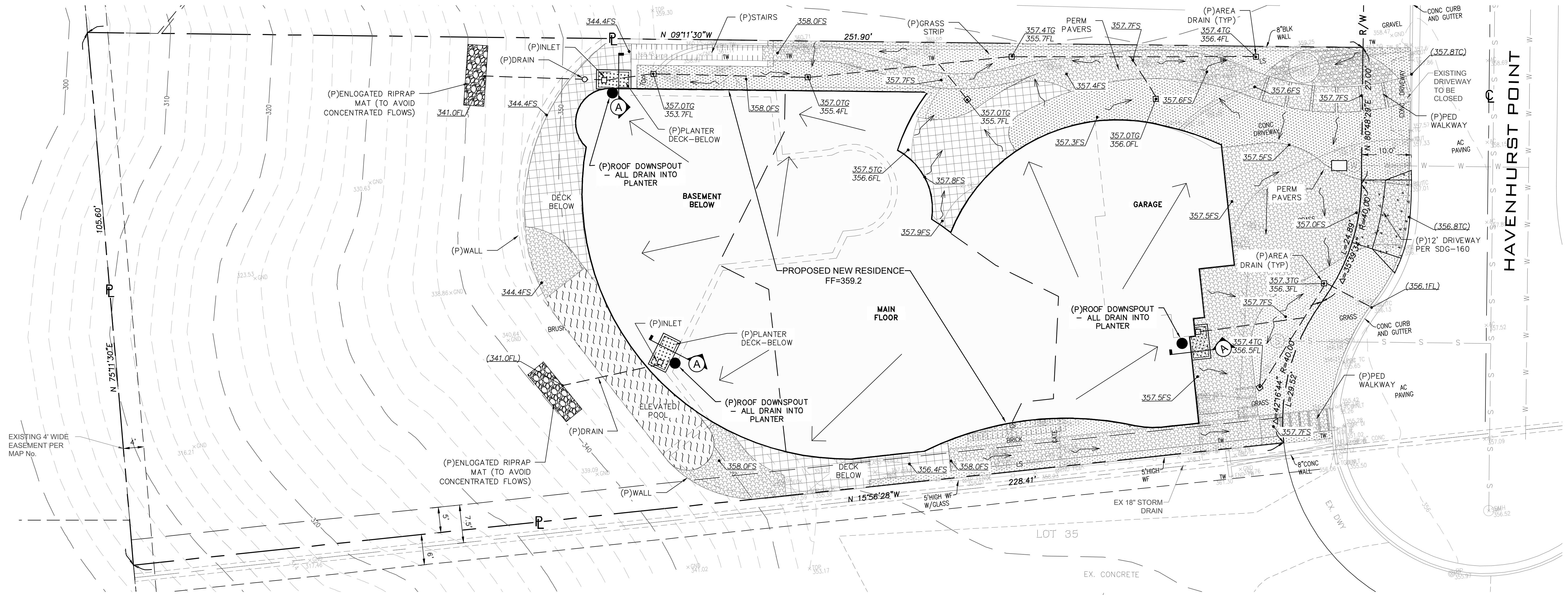


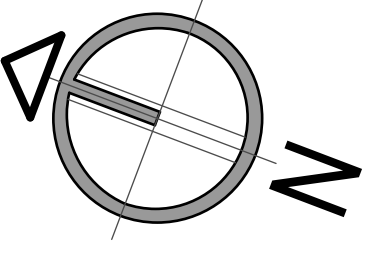
A DISPERSION AREA DETAIL FOR SIDE OF BLDG.
NOT TO SCALE

BIORETENTION ENGINEERED SOIL LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50 TO 60% SAND, 20 TO 30% COMPOST OR HARDWOOD MULCH, AND 20 TO 30% TOPSOIL.

HATCH LEGEND

- PROPOSED PAVER
- PROPOSED PERMEABLE PAVER
- PROPOSED POOL





NORTH

PRJ 0697754
 CDP 2586783
 SDP 2586785

REVISION	DATE
#1 -	1.21.2022
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GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

PROJECT NAME:

ADDRESS:

DATE:

01.08.2024

CITY SUBMITTAL:

SAN DIEGO CA.

SCALE:

INDICATED IN DRAWING

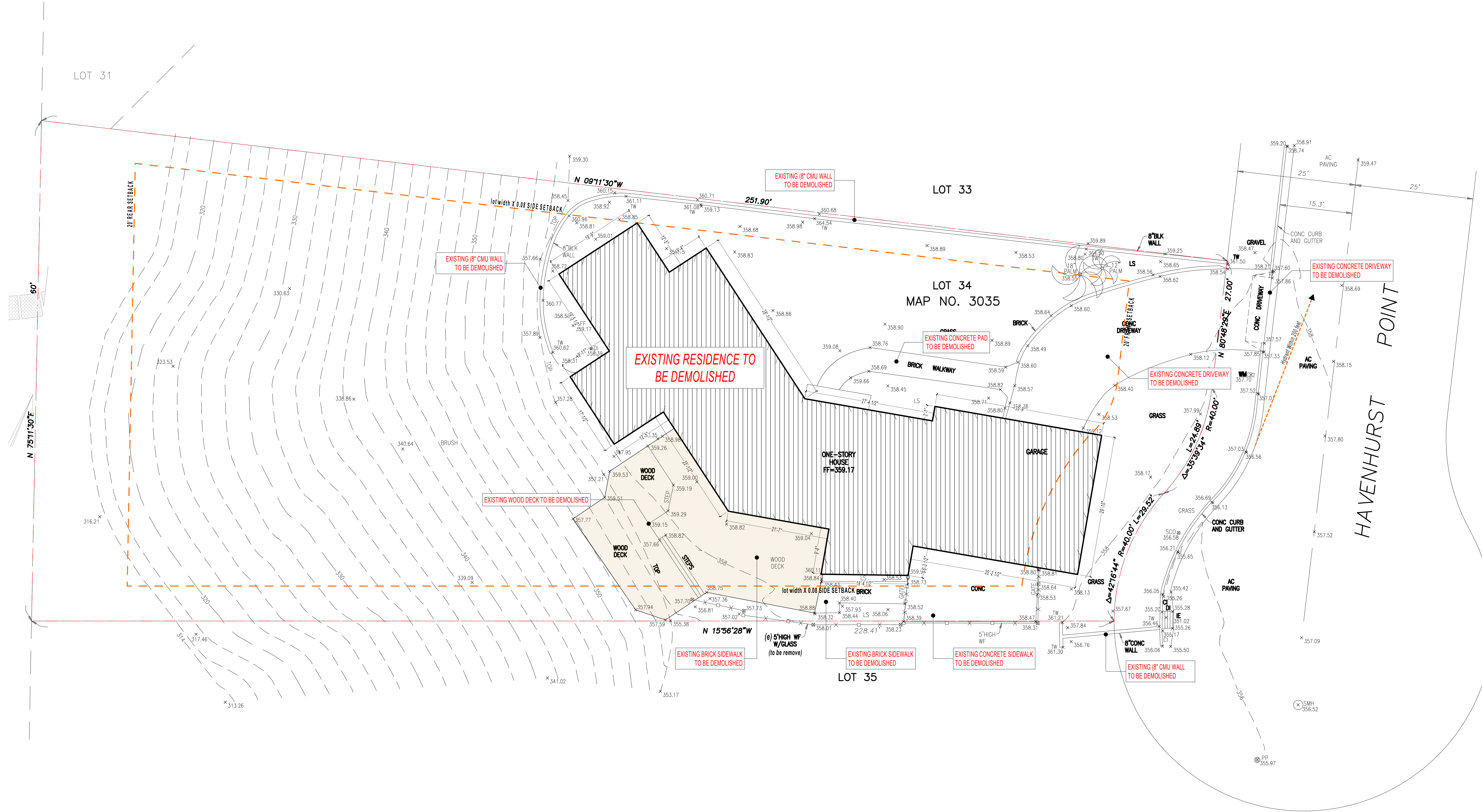
DRAW.

E.M.

JOB No.

SHEET TITLE:

DEMO PLAN



FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 812 HAVENHURST PT Project Number: 697754

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities...
2. Does the project propose construction or demolition activity...
3. Does the project propose routine maintenance to maintain the original line and grade...
4. Does the project only include the following Permit types listed below?

More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtml

CLEAR FORM

P1

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
• If "no" is checked for all questions in Part D, continue to Part E.

- 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
• Are designed and constructed to direct stormwater runoff to adjacent vegetated areas...
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
• If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

- 1. New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.
3. New development or redevelopment of a restaurant.
4. New development or redevelopment on a hillside.
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface.
6. New development or redevelopment of streets, roads, highways, freeways, and driveways.

More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtml

CLEAR FORM

P3

- 7. New development or redevelopment discharging directly to an environmentally sensitive area.
8. New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.
9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.
10. Other Pollutant Generating Project.

PART F - Select the appropriate category based on the outcomes of Part C through Part E

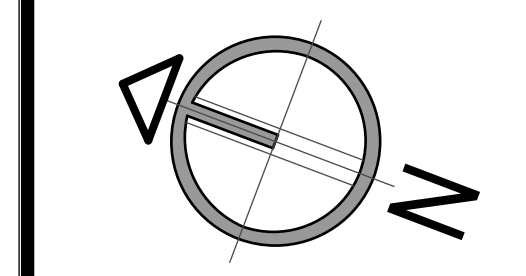
- 1. The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS.
2. The project is a STANDARD DEVELOPMENT PROJECT.
3. The project is PDP EXEMPT.
4. The project is a PRIORITY DEVELOPMENT PROJECT.

Alex Parra Project Manager
Signature: alexjandros para
Date: 03/20/2023

More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtml

CLEAR FORM

P4



NORTH
PRJ 0697754
CDP 2586783
SDP 2586785

REVISION table with columns for revision number, date, and description.

GARCIA - RESIDENCE
812 Havenhurst Pt San Diego, CA 92037

Standard Development Project Storm Water Quality Management Plan (SWQMP)

812 Havenhurst Point. La Jolla CA 92037

PTS 686301

Prepared For: Luis Garcia

Prepared By: AP Consulting Inc 619 227 8941

Source Control BMP Checklist for Standard Projects Form I-4A table with columns for requirement, applied status, and checkboxes.

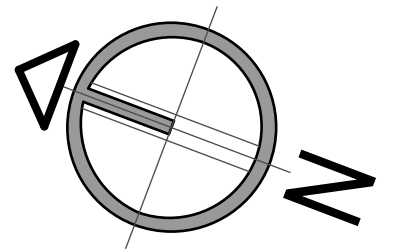


Site Design BMP Checklist for Standard Projects Form I-5A table with columns for requirement, applied status, and checkboxes.

Answer for each source control and site design category shall be pursuant to the following:
• "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual.
• "No" means the BMP is not applicable to the project but it is not feasible to implement.
• "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP.



PROJECT NAME, ADDRESS, DATE, CITY SUBMITTAL, SCALE, DRAW, JOB No., SHEET TITLE: DS-560, SWQMP FORM



NORTH

PRJ 0697754 CDP 2586783 SDP 2586785

Table with 2 columns: REVISION and #. Contains 7 revision entries with dates ranging from 1-21-2022 to 03-28-2024.

GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

PROJECT NAME:

ADDRESS:

DATE: 01.08.2024

CITY SUBMITTAL: SAN DIEGO CA.

SCALE: INDICATED IN DRAWING

DRAW. E.M.

JOB No.

SHEET TITLE:

SITE PLAN

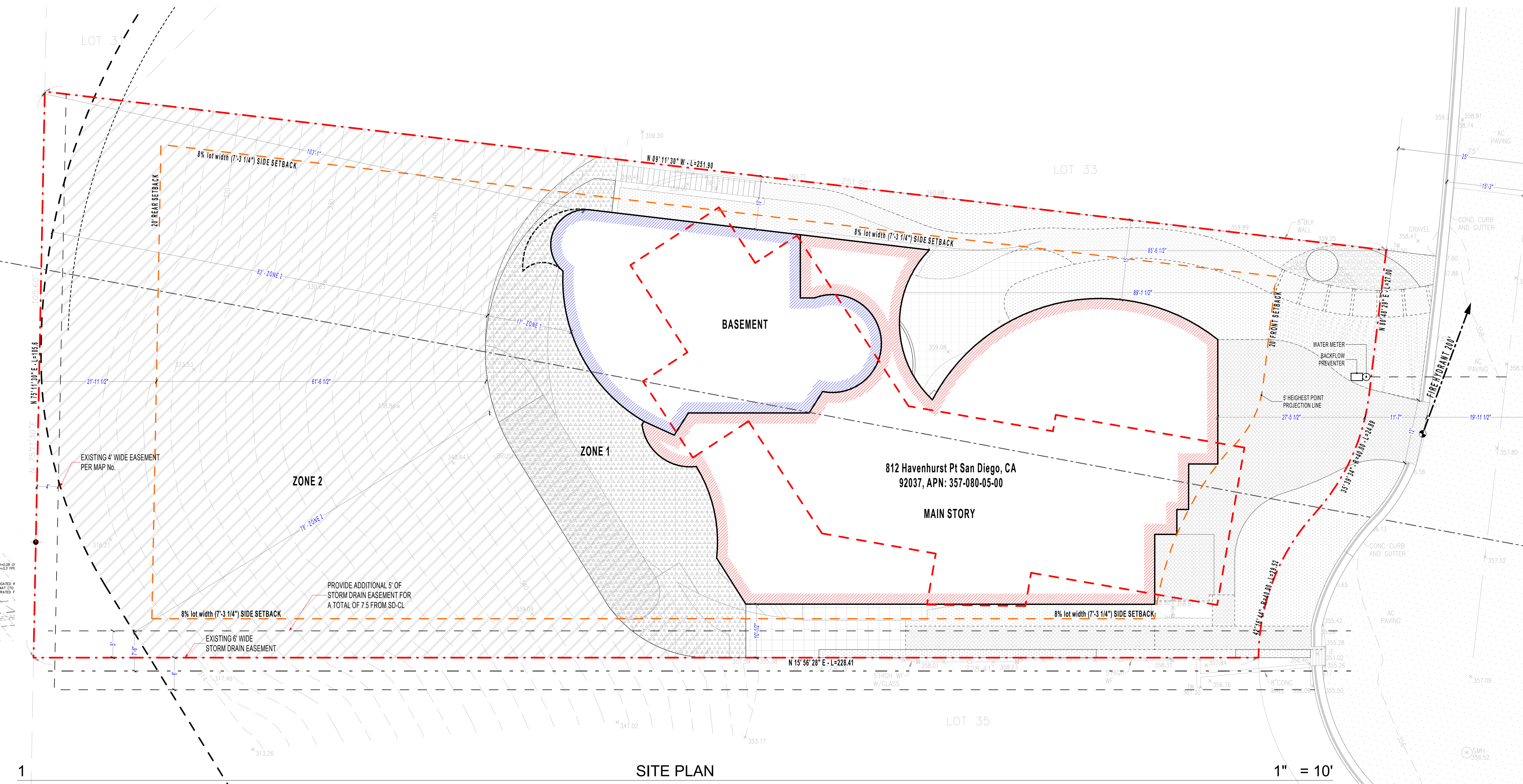
A.004

- CONTRACTOR NOTE: CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK... GENERAL NOTES: 1. ALL SITE CONDITIONS ARE EXISTING U.O.N. 2. NO STREET IMPROVEMENTS OF ANY KIND ARE PROPOSED...

- WALL LEGEND: (N) CMU RETAINING WALL w/ 2'4" WALL... (N) 2'6" WALL RETAINING WALL... (N) 2'4" WALL... MAIN FLOOR AREA TO EXEMPT... EARTHWORK TABULATIONS: TOTAL DISTURBANCE AREA = xxx SF...

- SITE PLAN NOTES: 1. IN ACCORDANCE WITH RWQCB RESOLUTION NO. 2012-0031 EXISTING STORM WATER DISCHARGES INTO AN ASBS ARE ALLOWED ONLY UNDER THE FOLLOWING CONDITIONS... 2. THE DISCHARGES ARE AUTHORIZED BY AN NPDES PERMIT ISSUED BY THE RWQCB...

- 6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL)... 7. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS...



SITE PLAN

1" = 10'

ADDITIONAL NOTES

- 1. THE ADU AND JADU SHALL NOT BE USED FOR A RENTAL TERM OF LESS THAN 31 CONSECUTIVE DAYS. 2. THE ADU AND JADU MAY NOT BE SOLD OR CONVEYED SEPARATELY FROM THE PRIMARY DWELLING UNIT. 3. SENSITIVE BIOLOGICAL RESOURCES THAT ARE OUTSIDE OF THE ALLOWABLE DEVELOPMENT AREA ON A PREMISES, OR ARE ACQUIRED AS OFF-SITE MITIGATION AS A CONDITION OF PERMIT ISSUANCE, ARE TO BE LEFT IN A NATURAL STATE AND USED ONLY FOR THOSE PASSIVE ACTIVITIES ALLOWED...

GENERAL NOTES II

- 1. PROPOSED BUILDING HEIGHT PER SAN DIEGO MUNICIPAL CODE 113.0270 (a) (6) (i) THE OVERALL STRUCTURE HEIGHT IS MEASURED FROM THE LOWEST POINT OF EXISTING GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURE'S PERIMETER... 2. PROVIDE BUILDING ADDRESS NUMBER VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

53	ADU - LAVATORY
54	ADU - BEDROOM
55	ADU - DINING
56	ADU - SEATING
57	ADU - KITCHEN
58	ADU - DECK
59	FOYER JADU
60	ADU - ROOF GARDEN

CONTRACTOR NOTE
CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK NOTIFY ARCHITECT OF ANY DISCREPANCIES.

WALL LEGEND

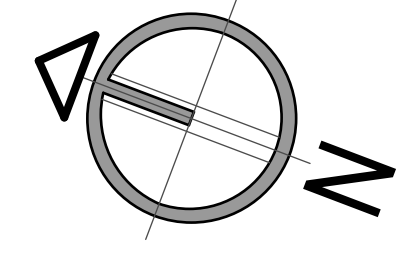
- (N) CMU RETAINING WALL w/ 2'x4" WALL (PER ENG.)
INTERIOR FINISH: 1/2" DRYWALL U.O.
EXTERIOR FINISH: WP - MATERIAL
- (N) 2'x6" WALL NEW RETAINING WALL
INTERIOR FINISH: 1/2" DRYWALL U.O.
EXTERIOR FINISH: 1/2" STUCCO U.O. OR FINISH PER (A.007)
- (N) 2'x4" WALL
INTERIOR FINISH: 1/2" DRYWALL U.O.
EXTERIOR FINISH: 1/2" STUCCO U.O. OR FINISH PER (A.007)

UPPER LEVEL PROJECTION

NOTE: ON ALL BATHS, POWDER, LAUNDRY AND KITCHEN SIDE USE 1/2" WATER RESISTANT GYP BD.

KEY NOTES

- 001. THUNDERBIRD COMMERCIAL BOTTOM OUTLET ROOF DRAIN WITH OVERFLOW AND DUAL CLAMPING RINGS.
- 002. ROOF GARDEN / POT PLANTER DRAIN, TBD.
- 003. UPPER LEVEL PROJECTION LINE.
- 004. 42" TEMPERED GLASS GUARD RAIL
- 005. THUNDERBIRD 5" BOWL DECK DRAIN WITH ADJUSTABLE GRATE.
- 006. ROOF GARDEN / POT PLANTER. PER LANDSCAPING PLAN
- 007. CABLE SYSTEM GUARD RAIL
- 008. HAND RAIL PER ARCHITECTURAL DETAILS
- 009. STAIRS TEMPERED GLASS GUARD RAIL
- 010. NITCH PER FLOOR PLAN.
- 011. PIPES AND HVAC LINES SPACE.
- 012. CHIMNEYS PIPES VENT THRU ROOF SPACE.
- 013. 6" ROLLING OR PIVOT GATE DOOR WOOD DESIGN.
- 014. 6" WOOD FIX PANEL.
- 015. FOUNTAIN PER ARCHITECTURAL PLANS.
- 016. PEBBLES GRAVEL BROKEN OR CRUSHED STONE
- 017. OFF STREET PARKING PER SDMC.
- 018. 8" CMU WALL 3' HEIGHT.
- 019. PERFORMANCE 75 GAL. TALL 6 YEAR 76,000 BTU NATURAL GAS POWER VENT TANK WATER HEATER MODEL YG25706P17610.
- 020. 80 GAL. SEISMIC WATER HEATER RESTRAINING STRAP IN GALVANIZED STEEL
- 021. 30" BY 24" CLEARANCE AT FRONT OF WH
- 022. WH OVER AN 18" HIGH PLATFORM
- 023. B-VENT TERMINATION POINT
- 024. P&T VALVE TERMINATION POINT
- 025. GOODMAN GSX14 - 5 TON - AIR CONDITIONER - 14 NOMINAL SEER - SINGLE-STAGE - R-410A REFRIGERANT
- 026. 6'-6" CMU WALL
- 027. BBQ APPLIANCE GRILL TBD.
- 028. 4" HVAC LOUVERED SCREEN FENCE
- 029. TRASH BINS PER CITY OF SAN DIEGO
- 030. 6" TEMPERED GLASS GUARD RAIL OVER BBQ COUNTERTOP.
- 031. 5' LOWEST POINT PROJECTION LINE
- 032. INFINITY POOL EDGE PER POOL DESIGNER
- 033. CMU RETAINING WALL PER STRUCTURAL ENG.



NORTH

PRJ 069754
CDP 2586783
SDP 2586785

REVISION

#1	1.21.2022
#2	9.26.2022
#3	10.8.2022
#4	9.1.2023
#5	01.08.2024
#6	02.15.2024
#7	03.28.2024

GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

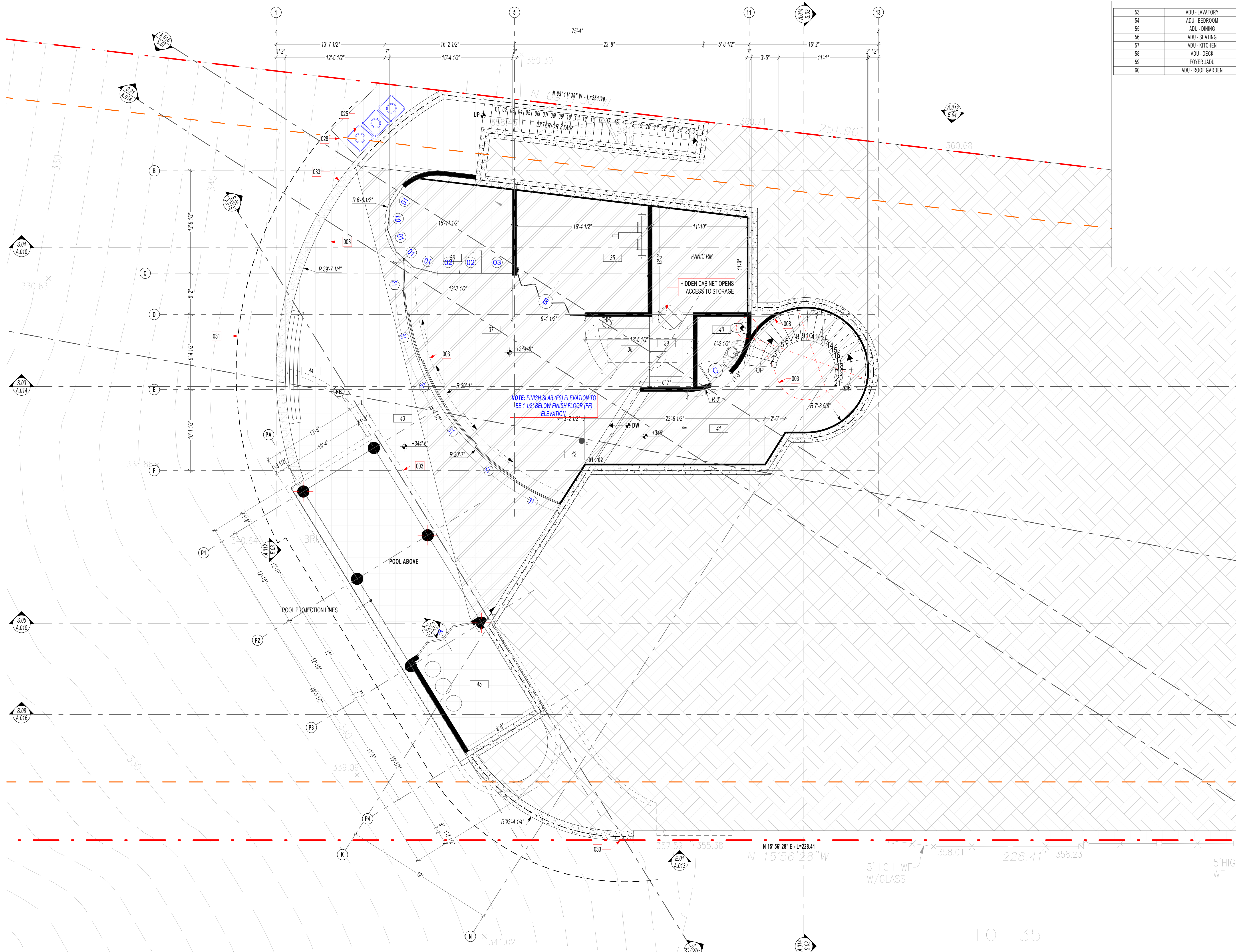
PROJECT NAME:

ADDRESS:

DATE:
01.08.2024
CITY SUBMITTAL:
SAN DIEGO CA.
SCALE:
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:
LOWER LEVEL

A.005



LOWER LEVEL FLOOR PLAN

3/16" = 1'-0"

April 2024

Garcia Family Residential Development San Diego, California

APN 357-080-05

Biological Technical Report

Prepared for:

Mr. Luis Garcia
812 Havenhurst Point
La Jolla, California 92037

Prepared by:

Leopold Biological Services
11160 Portobelo Drive
San Diego, California 92124

Garcia Family Residential Development

APN 357-080-05

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1.0 EXECUTIVE SUMMARY

The purpose of this biological technical study and analysis is to document the existing biological conditions for the proposed Garcia Family Residential Development project (herein referred to as proposed project); identify potential impacts to biological resources that could result from implementation of the proposed project, and recommend measures to avoid, minimize, and mitigate significant impacts consistent with the California Environmental Quality Act (CEQA) and applicable federal, state and local rules and regulations.

The proposed project site is located at 812 Havenhurst Point, La Jolla, California 92037. The parcel is southwest of the intersection of Nautilus Street and Muirlands Drive in the City of San Diego La Jolla Community Planning Area. The City of San Diego environs surround the 0.51-acre parcel. The parcel is bound by residential development on a ridge that overlooks a small canyon.

Plans for the removal of an existing 3,018 square foot single-family residence will be replacing with a 9590 square-foot single-family residence on 0.51-acre parcel (APN 357-080-05) is in process. The parcel's zoning designation is residential-single unit urbanized communities with minimum 10,000 square foot lots (RS-1-4). The parcel has been developed for over 68 years.

The proposed project is located in the MSCP, Coastal Overlay Zone and entirely outside of the MHPA. The MHPA is located 0.50-mile west of the parcel, south of Wind and Sea Beach, at the west terminus of Palomar Avenue.

The BSA supports 0.925-acre coastal sage scrub (Tier II), 0.03-acre disturbed land (Tier IV) and 1.665-acre developed land (Tier IV). The 0.925-acre coastal sage scrub (Tier II), is located entirely outside of the development area, in Brush Management Zone 2. Brush Management Zone 2 is "impact neutral," not considered an impact and not considered acceptable for mitigation. Thus, no impacts to sensitive vegetation communities would occur due to project implementation.

No critical habitat occurs within the Biological Survey Area (BSA). The closest critical habitat is approximately 4.95-miles northeast of the BSA, adjacent to Marine Corps Station Miramar. Consequently, implementation of the proposed project would not result in impacts to critical habitat.

Review of the NWI indicates there are no wetlands or jurisdictional drainages on-site. According to NWI, the closest jurisdictional feature is a 0.28-acre unnamed freshwater forested/shrub wetland intermittent drainage in a short, narrow canyon, located approximately 0.29-mile southeast of the parcel boundary (USFWS 2023). The reconnaissance-level survey confirmed there are no jurisdictional features on-site. A jurisdictional delineation has not been conducted.

Potential for erosion will be avoided through appropriate vegetation management, and install of a retaining wall and stormwater conveyance system. Any increased runoff from the proposed home and hardscape will be conveyed toward landscape, a cobble energy dissipater, and a drain inlet located on the parcel's west boundary, away from the slope. In addition, implementing functional buffers such as planting of fire-resistant native species in Brush Management Zone 1 and the install of a retaining wall will avoid indirect impacts to the adjacent ESL. Thus, there will be no impacts to ESL following project construction.

No sensitive wildlife or flora species were observed in the BSA during the reconnaissance-level surveys. Although a pair of gnatcatcher were observed foraging and contact calling approximately

20 feet to the west of the parcel boundary, the BSA is entirely outside of the MHPA. According to the City of San Diego Land Development Code, Biology Guidelines, gnatcatcher is protected within the MHPA only. Thus, no mitigation measures are required for gnatcatcher occupied habitat.

Based on the topography, habitat connectivity and cover, identified and/or potential species within the BSA, and land uses, the BSA possess low value as a wildlife corridor. The development area is disturbed and developed land developed for over 68 years. The BSA is bound by residential development, overlooking a small canyon. Although the BSA is located in the City of San Diego MSCP and Coastal Overlay Zone, the closest wildlife corridor is approximately 2.35-miles northeast of the BSA at Rose Canyon Open Space Park. Use by terrestrial animals with a north-south or east-west home-range movement would be unlikely. Consequently, no impacts to wildlife corridors would occur due to project implementation.

A brush management plan will be implemented pursuant to San Diego Municipal Code Section 142.0412. The development area is entirely disturbed and developed land. However, the proposed project borders ESL which contains highly flammable, rare vegetation communities. Brush management is needed to reduce fire hazards around structures and to help firefighters protect life and property if fire does occur.

Alternative compliance measures are provided to compensate for Brush Management Zone modification and discussed below.

Considering the parcel's size, configuration and constraints, it is infeasible to maintain the required 35-foot BMZ-1. BMZ-1 will be reduced from 35-feet in the northeast and northwest sections to 10-feet in the central section. The proposed single-family residence will be located as far south as feasible to accommodate for BMZ-1. Existing BMZ-2 will remain at 65-feet. A detailed brush management plan exhibit is in process.

The brush management plan will include project structural design features to minimize fire hazards such as: one-hour fire rating for exterior walls, a minimum one-hour fire rating Class B roof, permeable and non-combustible exterior walking surface, one-hour 20-minute minimum fire rating for structural openings, and Type IV heavy timber for exterior exposed wood elements.

The brush management plan will be coordinated and approved by the Fire Chief as a condition of Fire-Plan approval.

2.0 INTRODUCTION

2.1 Purpose of Study

This report presents the result of a biological resources study and analysis for the Garcia Family Residential Development project. The purpose of this biological technical study is to document the existing biological conditions within the BSA; identify potential impacts to biological resources that could result from implementation of the proposed project, and recommend measures to avoid, minimize, and mitigate significant impacts consistent with CEQA and applicable federal, state and local rules and regulations.

2.2 Project Location

The proposed project site is located at 812 Havenhurst Point, La Jolla, California 92037. The parcel is southwest of the intersection of Nautilus Street and Muirlands Drive in the City of San Diego's La Jolla Community Planning Area. The City of San Diego environs surround the 0.51-acre parcel. The parcel is bound by residential development on a ridge that overlooks a small canyon (Figure 1).

The proposed project is located in the MSCP (City of San Diego 1997), Coastal Overlay Zone and entirely outside of the MHPA (City of San Diego 2020). The MHPA is located 0.50-mile west of the parcel, south of Wind and Sea Beach, at the west terminus of Palomar Avenue.

2.3 Project Description

Plans for the removal of a 3,018 square-foot existing single-family residence will be replacing with a 9590 square-foot single-family residence on 0.51-acre parcel (APN 357-080-05) is in process. The parcel's zoning designation is residential-single unit urbanized communities with minimum 10,000 square foot lots (RS-1-4). The parcel has been developed for over 68 years (Figure 2).

The proposed project has been designed to avoid potential impacts to the maximum extent practicable. The least environmentally impactful location has been selected for development based on the location of sensitive biological resources, steep hillside limitations and access considerations.

No water will be discharged directly into the ESL. Design features to mitigate potential impacts from an increased impervious surface from 3,018 square feet to 9590 square feet includes:

- Retaining wall
- Drought tolerant plant palette and drip system install
- Rain shutoff irrigation devices
- Permeable, interlocking paver driveway and hardscape
- Convey runoff from increased impervious surface area released to a cobblestone energy dissipater, surrounding landscape and drain inlet located on the parcel's west boundary

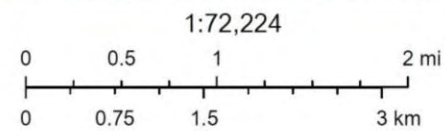


Figure 1 – Vicinity Area



Figure 2 – Biological Survey Area

3.0 METHODOLOGY

Literature and data pertaining to the BSA were reviewed prior to the on-site biological resource assessment. Literature, maps, databases, agency web sites, and aerial imagery were obtained from public domain sources. Review included examination of the following: historical U.S. Geological Survey (USGS), La Jolla quadrangle topographic maps (USGS 1996) and aerial imagery (Google Earth 2023), Draft VPHCP Interactive Map (City of San Diego 2023), California Natural Diversity Database State and Federally Listed Endangered, Threatened, and Rare Plants of California (CNDDDB 2023), California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2023), Information Planning and Conservation(IPaC) (USFWS 2023), USDA Web Soil Survey (USDA 2023), National Wetlands Inventory (USFWS 2023), Critical Habitat for Threatened & Endangered Species (USFWS, 2023), California Department of Fish and Wildlife (CDFW) BIOS Viewer for Multiple Species Conservation Program Cores and Linkages (CDFW, 2023), and the City of San Diego Land Development Code, Biology Guidelines (City of San Diego 2018).

The related literature and data source review was conducted by Leopold’s Senior Biologist, Christine Harvey. A reconnaissance-level biological survey was conducted to document potential raptor nesting sites; identify vegetation communities, potential jurisdictional waters, critical habitat and wildlife corridors; identify sensitive habitats and the presence of sensitive plant and wildlife species, and to determine potential impacts to sensitive vegetation communities within the BSA.

On June 9, 2023, Leopold’s Senior Biologist conducted the reconnaissance-level surveys within the BSA. The reconnaissance-level survey was conducted on foot by slowly walking across each vegetation community within the BSA including the perimeter and middle where assessable. Binoculars were employed from vantage points to survey areas with restricted access and private property with no access rights. Schedule of the surveys are provided in Table 1.

**Table 1
Schedule of Surveys**

Date	Hous	Personnel	Focus	Conditions
June 9, 2023	0830-1030	C Harvey	On-Site meeting; habitat assessment, plant and animal inventory, vegetation mapping, sensitive resource inventory	Cloud cover fog%, wind 2-4 mph, 60-62°F

During the reconnaissance-level survey, the biologist used topographic and aerial maps to help direct in survey efforts. Sensitive species, vegetation communities and physical features were identified and recorded. In addition, the Senior Biologist used a Global Positioning System (GPS) unit and other GIS and survey-related techniques, hardware and software to collect locational data to record relevant attributes of features or species encountered. Digital color photographs were taken during the field survey to record site conditions and the biological resources present. Survey site photographs are provided in Appendix F.

Existing vegetation types were classified according to the Holland (1986) code classification system as modified by Oberbauer (2008) and were mapped in accordance with the City of San Diego current biological resource mapping requirements (City of San Diego 2018). Plant identifications were either resolved in the field or later determined through verification of voucher specimens (Baldwin 2012). In addition, directed searches for the queried list of sensitive species with a potential to occur on-site were conducted within the BSA, and any other potential occurrences were assessed in the field based on the existing biological conditions.

After the biological survey and mapping of the vegetation communities was completed, an additional evaluation was conducted in the office for each sensitive plant species in the plant inventory. The evaluation considered whether the BSA contained suitable habitats and soils to support those sensitive plant species listed in the plant inventory. A species was determined to have “no potential to occur” within the BSA if the existing habitats and/or soils in the BSA were clearly absent or unsuitable to support the species. Sensitive plant species with the potential to occur in the BSA is provided in Appendix D.

Biological inventories are generally subject to various survey limitations. Depending on the season and time of day during which a biological survey is conducted, some species may not be detected due to temporal species variability. The reconnaissance-level survey conducted for the proposed project was performed during daylight hours in winter, thus, some nocturnal species may not have been detected. However, based on the literature review performed, as well as knowledge of species-specific habitat requirements, it is anticipated that any additional species potentially present within the BSA can be fairly accurately predicted, and that the survey conducted was sufficient in obtaining a thorough review of the biological resources present within the BSA.

4.0 RESULTS

4.1 Physical Characteristics

The project site is bound by the residential community of La Jolla on a ridge that overlooks a small canyon. Site topography consists of a southeast to northwest steep hillside. Steep hillsides occur on-site. Elevation ranges from approximately 358 feet amsl at the top of the slope to approximately 286 feet amsl at the toe of the slope, over a horizontal distance of approximately 150 feet. The slope has a natural gradient of approximately 48 percent.

Review of the USDA web soil survey indicated two soil type on-site: Huerhuero-Urban land complex (HuE, 9 to 30 percent slopes) and Olivenhain cobbly loam (OhF, 30 to 50 percent slopes). Huerhuero complex occurs on marine terraces, at elevations that range from sea level to 400 feet. The landscape has been altered through cut and fill operations and leveling from building sites. Before cut and fill operations and leveling, the slope gradient was 9 to 30 percent. The material exposed in the cuts consists of unconsolidated sandy marine sediments. The material in the fills is a mixture of loam and clay and sandy marine sediments. Between the leveled building lots are very steep escarpments that are easily eroded. The vegetation in uncultivated areas is mainly tarweed, wild oats, star thistle, red brome, Russian-thistle and annual grasses and forbs.

Olivenhain series consists of well-drained, moderately deep to deep cobbly loams that have a very cobbly clay subsoil. These soils formed in old gravelly and cobbly alluvium. They are on dissected marine terraces with an elevation range of from 100 to 600 feet. Olivenhain cobbly loam 30 to 50

percent is steep and has an effective rooting depth of 20 to 25 inches. Runoff is rapid and the erosion hazard high. The vegetation in uncultivated areas is mainly chamise, scrub oak, flat-topped buckwheat, wild oats, sugarbush, soft chess and cactus (USDA 2019, Bowman 1973).

Vegetation communities/land covers that were identified and mapped, and plant and animal species that were observed in the BSA are discussed below.

4.2 Vegetation Communities/Land Covers

Three vegetation communities/land covers were identified and mapped within the BSA: Coastal sage scrub, disturbed land and developed land (Sawyer, Keeler-Wolf 1995) (Figure 3). The reconnaissance-level survey was conducted to map vegetation communities within the BSA. Vegetation communities/land covers acreages within the BSA and parcel are summarized in Table 2.

**Table 2
Vegetation Communities/Land Covers in the Biological Survey Area**

Vegetation Communities/Land Covers	Tier	BSA Acres	Parcel Acres
Coastal sage scrub	II	0.925	0.135
Disturbed land	IV	0.03	0.00
Developed land	IV	1.665	0.375
Total		2.62	0.51

4.2.1 Coastal Sage Scrub

Coastal sage scrub is characterized by low, soft-woody subshrubs that are most active in winter and early spring. Many taxa are drought-deciduous which thrives on low moisture available sites such as steep, xeric slopes or clay-rich soils. California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) are dominate species together with laurel sumac (*Malosma laurina*), white sage (*Salvia apiana*) and black sage (*Salvia mellifera*). The approximate 0.925-acre coastal sage scrub is primarily comprised of California sagebrush, California buckwheat and black sage interspersed with bush sunflower (*Encelia californica*), lemonade berry (*Rhus integrifolia*), toyon (*Heteromeles Arbutifolia*), and bush monkeyflower (*Diplacus aurantiacus*).

4.2.2 Disturbed Land

Disturbed lands are areas that have been physically disturbed through human activities and are no longer recognizable as a native or naturalized vegetation community, but continues to retain a soil substrate. Typically, if vegetation is present it’s nearly exclusively composed of non-native species that take advantage of disturbance or show signs of past or present animal usage that removes any capability of providing viable natural habitat for uses other than dispersal. Disturbed habitat are high traffic areas with compact soil, disturb access roads and trails or areas that have been graded, repeatedly cleared for fuel management purposes, graded firebreaks, graded construction pads, or construction staging areas or experienced repeated use that prevents natural revegetation. Pedestrian and vehicle traffic prohibit the growth of most vegetation in these areas (Holland 1986) (Oberbauer 2008). Errant foot traffic has resulted in ruderal vegetation growth along narrow trails within ESL. The disturbed land is characterized by a sparse forb layer of ruderal species primarily consisting of horseweed (*Erigeron canadensis*), prickly sow-thistle (*Sonchus asper*), bur clover (*Medicago polymorpha*), and smut grass (*sporobolus indicus*). There is approximately 0.03-acre disturbed land present within the BSA.

4.2.3 *Developed Land*

Developed land is land that has been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. Developed land is characterized by permanent structures, hardscape and non-native vegetation landscaped areas requiring artificial irrigation (Oberbauer 2008). The BSA is primarily residential development. The parcel has been developed for over 68 years with an existing single-family residence, a well-maintained manicured lawn, ornamental shrub layer and ground cover. There is approximately 1.665-acre developed land within the BSA.

4.3 *Jurisdictional Wetlands and Non-Wetland Waters*

Review of the NWI indicates there are no wetlands or jurisdictional drainages on-site. According to NWI, the closest jurisdictional feature is a 0.28-acre unnamed freshwater forested/shrub wetland intermittent drainage in a short, narrow canyon, located approximately 0.29-mile southeast of the parcel boundary (USFWS 2023). The reconnaissance-level survey confirmed there are no jurisdictional features on-site. A jurisdictional delineation has not been conducted.

4.4 *Botanical Resources - Flora*

A total of 54 flora species were observed within the BSA. A complete list of floral species observed within the BSA during the reconnaissance-level survey is included in Appendix B.

4.5 *Zoological Resources - Fauna*

A total of 30 faunal/zoological resources observed within the BSA are described below. Biological inventories are generally subject to various survey limitations. Depending on the season and time of day during which a field survey is conducted, some species may not be detected due to temporal species variability. The field survey conducted for the proposed project was performed during daylight hours in late winter, thus, some nocturnal species may not have been detected. However, based on the literature review performed, as well as knowledge of species-specific habitat requirements, it is anticipated that any additional species potentially present in the BSA can be fairly and accurately predicted, and that the survey conducted were sufficient in obtaining a thorough review of the biological resources present within the BSA. A complete list of faunal species observed or detected within the BSA during the reconnaissance-level survey is included with this report in the wildlife compendium Appendix C.

4.5.1 *Invertebrates*

Two invertebrate species were observed within the BSA during the recent reconnaissance-level survey that included common butterfly species such as alfalfa (*Colias eurytheme*) and common white (*Pieris rapae*) (Garth J.S. 1986).

4.5.2 *Amphibians and Reptiles*

No amphibian or reptile species were observed within the BSA (Lemm JM 2006).

4.5.3 Birds

Twenty-seven common urban winter avian species were observed such as ruby-crowned kinglet (*Regulus calendula*), hermit thrush (*Catharus guttatus*) and yellow-rumped warbler (*Setophaga coronata*). Common coastal sage scrub bird species included: California gnatcatcher (*Polioptila californica*, gnatcatcher), Bewick's wren (*Thryomanes bewickii*) and wrentit (*Chamaea fasciata*) (SDNHM 2023). Although a pair of gnatcatcher were observed foraging and contact calling approximately 20 feet to the west of the parcel boundary, the BSA is entirely outside of the MHPA. According to the City of San Diego Land Development Code, Biology Guidelines, gnatcatchers are protected within the MHPA only. Thus, no mitigation measures are required for gnatcatcher occupied habitat.

4.5.4 Mammals

One mammal species, coyote (scat), was detected during the survey. Common mammal species with the potential to occur within the BSA includes: Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis holzneri*), black rat (*Rattus rattus*), and northern raccoon (*Procyon lotor*). (Stall 1990) (Jameson 2004).



Figure 3 – Vegetation Communities and Sensitive Species

5.0 FEDERAL, STATE AND LOCAL REGULATIONS

5.1 Federal Endangered Species Act

The U.S. Congress passed the federal Endangered Species Act (ESA) to protect and recover threatened and endangered species and the ecosystems on which they depend. The federal ESA has four components: 1) Section 4 provides listing species and designating critical habitat 2) Section 7 requires agencies, in consultation with the USFWS, to ensure their activities are not likely to jeopardize the existence of species protected under the federal ESA or result in the modification or destruction of critical habitat 3) Section 9 prohibits the “take” of listed species and 4) Section 10 provides permitted incidental “take” of listed species. “Take” is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect or to attempt to engage in any such conduct (FESA Section 3 [(3)(19)]).

Projects that support or potentially support species protected under the federal ESA are subject to federal ESA regulations.

5.2 Migratory Bird Treaty Act

In 1918, the U.S. Congress passed the Migratory Bird Treaty Act (MBTA) making it illegal to “take,” possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird or the parts, nests or eggs of such native migratory birds except under the terms of a valid Federal permit (16 U.S. Code [USC] 703).

Non-native bird species such as house sparrow, European starling, and rock pigeon are not protected under the MBTA. Many groups of game birds such as ducks, geese, doves and many shorebirds are subject to limited protection and can be hunted in season. No permit is required to scare or herd depredating migratory birds excluding endangered or threatened species or bald or golden eagle.

Non-native mature trees in the BSA are suitable for nesting raptors and common bird species protected under the federal MBTA and the CDFG Code, which prohibit the “take” or destruction of migratory birds and raptors, their nests, and/or eggs. Furthermore, noise from construction activities may have the potential to disrupt nesting activities if work is conducted during the breeding season (February 1–September 15). Thus, the proposed project will comply with the MBTA.

5.3 California Environmental Quality Act

In 1970, the California Environmental Quality Act was enacted and required State and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts when feasible. Development projects requiring a discretionary governmental approval require at least some environmental review pursuant to CEQA, unless an exemption applies. CEQA does not specifically define what constitutes an “adverse effect” on a biological resource. Instead, lead agencies determine what should be considered a significant impact in accordance with CEQA guidelines (Public Resources Code Sections 21000 - 21189).

5.4 California Endangered Species Act

The California Endangered Species Act (CESA) generally parallels the main provisions of the federal ESA. CESA is administered by the CDFW. It prohibits take of any species that CDFW has classified as threatened or endangered or that is experiencing a significant decline that could lead to such a designation, and permits incidental “take” to otherwise lawful development projects with approval from CDFW (Chapter 1.5 Section [2050 - 2089.26]).

5.5 California Native Plant Protection Act

The California Native Plant Protection Act directs CDFW to carry out the legislature’s intent to “preserve, protect and enhance rare and endangered plants in this State.” The California native Plant Protection Act gives CDFW the power to designate native plants as “endangered” or “rare” and protects such designated plants from “take” (CFGF Section 1900 et seq.)

5.6 California Coastal Act

The California Coastal Commission defines the Coastal Overlay Zone as, “Generally extends 1,000 yards inland from the mean high tide line. In significant coastal estuarine habitat and recreational areas, it extends inland to the first major ridgeline or five miles from the mean high tide line, whichever is less.” (California Coastal Commission 2020). Development restrictions apply to these areas in order to preserve coastal bluffs, beaches, wetlands, public access (City of San Diego 2018).

5.7 Multiple Species Conservation Program

The City of San Diego MSCP Subarea Plan was developed pursuant to the general outline developed by USFWS and CDFW to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992. The MSCP is a coordinated program between the City, USFWS and CDFW which allows the City of San Diego to issue “take” authorization for covered species for projects that comply with the MSCP.

The MHPA are lands included in the MSCP for habitat conservation. The MHPA provides the habitat quantity, quality and connectivity to support San Diego’s biodiversity and are regarded as sensitive biological resources (City of San Diego 1997).

5.8 City of San Diego Land Development Code Biology Guidelines

The Land Development Code Biology Guidelines were drafted by the City of San Diego Development Services Department to assist in implementing the City of San Diego Environmentally Sensitive Lands Regulation, Land Development Code, Open Space Residential Zone Code, and to guide in the determination process for impacts and mitigation under CEQA and the Coastal Act (City of San Diego 2018). The Biology Guidelines guide in the protection of sensitive biological resources including: narrow endemic species, habitat for endangered and threatened species, Tier I, II, IIIA and IIIB, MHPA lands, and those areas inside and outside of the MHPA that qualify as wetlands according to the City of San Diego wetland definition.

5.9 City of San Diego Environmentally Sensitive Lands Regulations

The Land Development Code contains development restrictions which occurs within ESL. ESL regulations are intended to “protect, preserve and, where damaged, restore the ESL of San Diego and the viability of species supported by those lands.” According to these regulations, the potential presence of sensitive biological resources such as coastal sage scrub and steep hillsides warrant review of the proposed project (City of San Diego 1997).

6.0 SENSITIVE RESOURCES

6.1 The City of San Diego Environmentally Sensitive Lands

Sensitive biological resources are uniquely defined by local jurisdictions. Since the lands of the BSA lie within the jurisdiction of the City of San Diego, this report relies upon the City of San Diego definition of “sensitive biological resources”, as documented in the San Diego Municipal Code, Land Development Procedures (Chapter 11, Article 3, and Division 1). Based on this definition, sensitive biological resources mean upland and/or wetland areas that meet any one of the following criteria:

- (a) Lands that have been included in the City of San Diego MSCP Preserve
- (b) Wetlands
- (c) Lands outside the MHPA that contain Tier I habitats, Tier II habitats, Tier IIIA habitats, or Tier IIIB habitats.
- (d) Lands supporting species or subspecies listed as rare, endangered, or threatened under Section 670.2 or 670.5, Title 14, California Code of Regulations, or the Federal Endangered Species Act, Title 50, Code of Federal Regulations, Section 17.11 or 17.12, or candidate species under the California Code of Regulations
- (e) Lands containing habitats with narrow endemic species as listed in the Biology Guidelines in the Land Development manual.
- (f) Lands containing habitats of covered species as listed in the Biology Guidelines in the Land Development Manual
- (g) Steep hillsides and slopes

The BSA lies within the City of San Diego Coastal Overlay Zone and MSCP, and entirely outside of the MHPA. The BSA supports 0.925-acre coastal sage scrub (Tier II), 0.03-acre disturbed land (Tier IV) and 1.665-acre developed land (Tier IV). The 0.925-acre coastal sage scrub (Tier II), is located entirely outside of the development area, in Brush Management Zone 2. Brush Management Zone 2 is “impact neutral,” not considered an impact and not considered acceptable for mitigation. Thus, no impacts to sensitive vegetation communities would occur due to project implementation.

Review of the NWI indicates there are no wetlands or jurisdictional drainages on-site. According to NWI, the closest jurisdictional feature is a 0.28-acre unnamed freshwater forested/shrub wetland intermittent drainage in a short, narrow canyon, located approximately 0.29-mile southeast of the parcel boundary (USFWS 2023). The reconnaissance-level survey confirmed there are no jurisdictional features on-site. A jurisdictional delineation has not been conducted.

Based on the recent reconnaissance-level survey, known occurrence records (i.e., CDFW, USFWS), and development of the parcel for over 68 years, the development area lacks suitable habitat that would support or may potentially support sensitive species including City of San Diego MSCP covered species. No City of San Diego narrow endemic species were identified on-site during the

reconnaissance-level surveys and none are expected to occur due to either the introduction of non-native vegetation through long-term development, the lack of soils or the project site may be outside of known range of distribution.

Steep hillsides occur on-site. The naturally occurring slope has a range from approximately 358 feet amsl at the top of the slope to approximately 286 feet amsl at the toe of the slope, over a horizontal distance of approximately 150 feet. The slope has a natural gradient of approximately 48 percent. Thus, the slope is more than 50 feet in vertical elevation and is considered steep hillsides. However, construction of the single-family residential development will be accomplished without altering the slope. The residence will be constructed using stepped footing on an existing pad.

No impacts to steep hillsides, slopes, or sensitive species will occur due to project implementation.

6.2 Critical Habitat

Critical habitat is occupied designated areas which contain features crucial to the conservation of an endangered or threatened species and that may require specific management and protection. Areas that are currently unoccupied that will assist in the recovery of the species may also be designated as critical habitat.

No critical habitat occurs within the BSA. The closest critical habitat is approximately 4.95-miles northeast of the BSA, adjacent to Marine Corps Station Miramar (USFWS 2023). Consequently, implementation of the proposed project would not result in impacts to critical habitat.

6.3 Rare, Threatened, Endemic, Sensitive Species or MSCP Covered Species

Sensitive species are those considered sensitive by the City of San Diego or any state or federal agency (CDFW 2023) (City of San Diego 1997). For the purposes of this report, species listed as endangered or threatened under the federal Endangered Species Act (ESA) and California Endangered Species Act (CESA); species designated as California Special Concern species or Fully Protected species by the CDFW; and species listed as MSCP covered species by the City of San Diego (1997) are considered “sensitive.” Species considered rare by the California Native Plant Society (CNPS) (2010) or as Special Plants or Animals in the CNDDB (2023), may be considered “sensitive” if they meet the CEQA Guidelines §15380 (Title 14, Chapter 3, Article 20) definition for “endangered, rare or threatened species.” Candidate species are considered sensitive per the City of San Diego Biology Guidelines (City of San Diego 2018).

Sensitive flora and fauna species observed within the BSA are discussed below.

6.3.1 Sensitive Flora

This section describes the sensitive flora species detected within the BSA during the reconnaissance-level survey.

No sensitive flora species were detected within the BSA. An evaluation of the potential for sensitive flora species to occur within the BSA was conducted, based on suitable habitat, and site conditions. Appendix D includes a complete list of the sensitive flora species detected or evaluated for the potential to occur within the BSA, with their respective status, suitable habitat, and an assessment of their potential for occurrence (CDFW 2023) (CNPS 2023).

6.3.2 Sensitive Fauna

No sensitive wildlife species were observed in the BSA during the reconnaissance-level survey.

No sensitive species are expected to occur within the parcel boundaries due to either the introduction of non-native vegetation, or the lack of suitable habitat and soils (City of San Diego 1997).

An evaluation of the potential for sensitive fauna species to occur within the BSA was conducted, based on suitable habitat, and/or site conditions. Appendix D includes a complete listing of the sensitive wildlife species detected or evaluated for the potential to occur within the parcel boundaries, with their respective status, suitable habitat, and an assessment of their potential for occurrence (CDFW 2023) (USFWS 2023).

6.4 Wildlife Corridors

Wildlife corridors are important in preserving species diversity. In the absence of corridors, habitats become isolated islands surrounded by development. Fragmented habitats support lower numbers of species and increase the likelihood of extinction for species restricted to small areas. Connections between areas of open space are integral to maintaining biological diversity and population viability. For the purposes of this report, we have defined wildlife corridor as follows: a linear landscape feature utilized by resident or transient wildlife for movement between two blocks of habitat (City of San Diego 1997).

The closest wildlife corridor is 2.35-mile northeast at Rose Canyon Open Space Park. Based on the topography, habitat connectivity and cover, identified and/or potential species within the BSA, and land uses, the BSA possess low value as a wildlife corridor.

7.0 PROJECT IMPACT ANALYSIS

7.1 CEQA Thresholds of Significance

State CEQA Guidelines §15065 (a) (Title 14, Chapter 3, Article 5) states, “A project may have significant effects on the environment” if:

- “The project has the potential to substantially 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; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory.”
- “The project has possible environmental effects which are individually limited but cumulatively considerable.”

In addition, the City of San Diego has developed Significance Determination Thresholds (City of San Diego 2022) and Biology Guidelines under CEQA (City of San Diego 2018).

The following analysis identifies potential impacts to biological resources that could result from implementing the proposed project. This report was prepared to satisfy the regulations of several different agencies that recognize temporary and permanent impact classification. Classifications of impacts are discussed and quantified in the following section.

7.2 Direct Impacts

7.2.1 *Vegetation Communities*

The parcel has been developed for over 68 years, surrounded by the City of San Diego environs. No sensitive vegetation communities occur within the development area (work limits and Brush Management Zone 1). Therefore, no direct impacts to sensitive vegetation communities will occur due to project implementation (City of San Diego 2023).

7.2.2 *Jurisdictional Wetlands and Non-Wetland Waters*

Review of the NWI indicates there are no wetlands or jurisdictional drainages on-site. According to NWI, the closest jurisdictional feature is a 0.28-acre unnamed freshwater forested/shrub wetland intermittent drainage in a short, narrow canyon, located approximately 0.29-mile southeast of the parcel boundary (USFWS 2023). The reconnaissance-level survey confirmed there are no jurisdictional features on-site. A jurisdictional delineation has not been conducted.

No direct or indirect impacts to federally protected wetlands as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means are anticipated as a result of project implementation.

7.2.3 Sensitive Flora

No sensitive flora species were detected within the BSA. Consequently, there will be no impacts to sensitive flora species or species protected by the City of San Diego.

7.2.4 Sensitive Fauna

No sensitive wildlife species were observed in the BSA during the reconnaissance-level survey. Consequently, no direct impacts to sensitive wildlife species would occur due to project implementation.

7.2.5 Sensitive Flora and Fauna Species with Potential to Occur

Potential occurrences of sensitive flora and fauna species were assessed in the field based on the existing biological conditions. After the reconnaissance-level survey was completed, an additional evaluation was conducted in the office for each sensitive flora and fauna species in the inventory. The evaluation considered whether the BSA contained suitable habitats and soils to support those sensitive flora and fauna species listed in the inventory. Based on the survey and review, it is unlikely for sensitive flora and fauna species to occur on-site due to the lack of sufficient suitable habitat. No direct impacts to sensitive flora and fauna species with the potential to occur is anticipated due to project implementation.

7.2.6 Wildlife Corridors

Based on the topography, habitat connectivity and cover, identified and/or potential species within the BSA, and land uses, the BSA possess low value as a wildlife corridor. The development area is disturbed and developed land developed for over 68 years. The BSA is bound by residential development, overlooking a small canyon. Although the BSA is located in the City of San Diego MSCP and Coastal Overlay Zone, the closest wildlife corridor is approximately 2.35-miles northeast of the BSA at Rose Canyon Open Space Park (City of San Diego 1997) (CDFW 2023). Use by terrestrial animals with a north-south or east- west home-range movement would be unlikely. Consequently, no impacts to wildlife corridors would occur due to project implementation.

7.2.7 Upland Habitat Direct Impacts

No direct impacts to sensitive vegetation communities will occur as a result of project implementation. No sensitive vegetation communities occur within the development area. Consequently, no impacts to sensitive vegetation communities will occur due to project implementation (City of San Diego 2023). Summary of impacts to vegetation communities and land covers are provided in Table 3.

**Table 3
Summary of Impacts to Upland Vegetation Communities (acres)**

Vegetation Community/Land Covers	Tier	Temporary Impact	Permanent Impact	Total Impacts
Disturbed Land	IV	0.00	0.0003	0.0003
Developed Land	IV	0.00	0.35	0.35
<i>Tier IV Total</i>	--	0.00	0.35	0.35

7.3 Indirect Impacts

CEQA guidelines §15358 define an “indirect impact or secondary effect” as “effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable” that can produce a temporary or permanent biologically significant, “physical change” in the environment.

Potential for erosion will be avoided through appropriate vegetation management and a stormwater conveyance system. Any increased runoff from the proposed home and hardscape will be conveyed toward landscape, a cobble energy dissipater, and a drain inlet located on the parcel’s west boundary, away from the slope. Implementing functional buffers such as planting of fire-resistant native species in Brush Management Zone 1 and the install of a retaining wall will avoid indirect impacts to the adjacent ESL. Thus, there will be no impacts to ESL following project construction.

The proposed project will not result in any potential significant indirect impacts such as noise, dust interruption of wildlife movement or sedimentation of downstream fish nursery or wetland environments.

7.4 Cumulative Impacts

CEQA guidelines §15355 define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” There are no direct or indirect impacts anticipated as a result of implementation of the proposed project.

8.0 MITIGATION AND MONITORING REQUIREMENTS

According to the City of San Diego Significance Determination Guidelines under the California Environmental Quality Act, direct impacts to disturbed and developed lands do not require mitigation. Therefore, impacts to vegetation communities and land covers within the development area are considered less-than-significant (City of San Diego 2016).

9.0 BRUSH MANAGEMENT PLAN

A brush management plan will be implemented pursuant to San Diego Municipal Code Section 142.0412. The development area is entirely disturbed and developed lands. However, the proposed project borders ESL which contains highly flammable, rare vegetation communities. Brush management is needed to reduce fire hazards around structures and to help firefighters protect life and property if fire does occur.

Alternative compliance measures are provided to compensate for Brush Management Zone modification and discussed below.

Considering the parcel’s size, configuration and constraints, it is infeasible to maintain the required 35-foot BMZ-1. BMZ-1 will be reduced from 35-feet in the northeast and northwest sections to 10-feet in the central section. The proposed single-family residence will be located as far south as feasible to accommodate for BMZ-1. Existing BMZ-2 will remain at 65-feet. A detailed brush management plan exhibit is in process.

The brush management plan will include project structural design features to minimize fire hazards such as: one-hour fire rating for exterior walls, a minimum one-hour fire rating Class B roof, permeable and non-combustible exterior walking surface, one-hour 20-minute minimum fire rating for structural openings, and Type IV heavy timber for exterior exposed wood elements.

The brush management plan will be coordinated and approved by the Fire Chief as a condition of Fire-Plan approval.

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**APPENDIX A
PREPARER'S RESUMES**



Years of Experience

30

Years with Firm

8

Education

- Bachelor of Arts, Biology/California State University, Fresno

Professional Certifications

- U.S. FWS Recovery Permit 54716A-3(CAGN, SWFL)
- California Scientific Collecting Permit #11859 and MOU (Belding’s SASP, CAGN, SWFL)
- Plant Voucher Collecting Permit #2081(a)20-055-V
- Wetland Delineation Certification
- Regulatory Policy Certification

Affiliations

- Western Field Ornithologists, San Diego Field Ornithologists, American Birding Association, National Audubon Society

Areas of Expertise

- CEQA • NEPA

PROFESSIONAL SUMMARY

Ms. Harvey is a Senior Biologist and an Associate Environmental Planner who brings over 30 years professional experience throughout Southern California. Ms. Harvey provides environmental regulatory documents, permit acquisition, wetland delineations, restoration specialist services and compliance monitoring. In addition, she has extensive experience conducting protocol, breeding bird and baseline surveys, habitat assessments, and nest search from small to large scale projects for public and private clients. Market sectors include transportation, pipeline, utility, renewable energy and non-profit ecological restoration projects. Ms. Harvey is well acquainted with state and federal regulations of special-status species, their survey requirements, potential impacts on construction activities. She is proficient with all U.S. avian species visual and auditory recognition. She works with regulatory agencies for the preservation of natural resources such as US Army Corps of Engineers, San Diego Regional Water Quality Control Board, US Forest Service, US Fish and Wildlife Service, Bureau of Land Management and California Department of Fish and Wildlife.

SELECT PROJECT EXPERIENCE

City of San Diego Pure Water Program, San Diego, CA

Environmental planning services were retained in support of the City of San Diego Pure Water Program. Review of constraints and data analysis were included for an environmental assessment and Phase I.

SANDAG Inland Rail Trail, San Diego, CA

Prepared applications including the required supporting materials for a Clean Water Act Section 404 authorization (Nationwide Permit 14) from the U.S. Army Corps of Engineers, Section 401 water quality Certification from the San Diego Regional Water Quality Control Board, and a State Fish and Game Code Section 1602 agreement For Alteration of a Streambed for the California Department of Fish and Wildlife, attended project design team and agencies meetings. Our team resolved mitigation issues by identifying solutions for minimizing and avoiding impacts to Waters of the U.S.

SANDAG Bus Rapid Transit, San Diego, CA

Prepared draft permit applications for a State Fish and Game Code Section 1602 agreement For Alteration of a Streambed for the California Department of Fish and Wildlife, attended project design team and agencies meetings. Our team quickly determined impacted site was previously mitigated at an off-site mitigation bank resulting in amending of the existing CFG code Section 1602 Agreement, saving time and money.

County of San Diego 14071 Lyons Valley Road Streambed Restoration, Jamul, CA

Services were retained for natural resources studies for the 14071 Lyons Valley Road Streambed Restoration Project. Leopold provided biological resources baseline surveys and reports in support of a Biological Technical Report (BTR). In addition, Leopold conducted a jurisdictional delineation, drafted a JD report and prepared applications including the required supporting materials for a Clean Water Act Section 404 authorization (Nationwide Permit 13 Bank Stabilization) from the U.S. Army Corps of Engineers, Section 401 water quality Certification from the San Diego Regional Water Quality Control Board, and a State Fish and Game Code Section 1602 agreement For Alteration of a Streambed for the California Department of Fish and Wildlife. Attended project design team and agencies meetings.

City of San Diego Market Street- Euclid Avenue to 47th Street Improvements, San Diego, CA

Services were retained for natural resources studies for the Market Street – Euclid Avenue to 47th Street Improvements. Leopold provided biological resources protocol surveys and reports in support of a Natural Environmental Study (Minimum Impacts) (NESMI). Protocol surveys included least Bell’s vireo, southwestern willow flycatcher and California gnatcatcher. In addition, Leopold conducted a rare plant survey, plant and wildlife inventories, a jurisdictional delineation and drafted the NESMI.

City of San Diego Market Street- Euclid Avenue to Pitta Street Improvements, San Diego, CA

Services were retained for natural resources studies for the Market Street – Euclid Avenue to Pitta Street Improvements. Leopold provided biological resources baseline surveys and reports in support of a Biological Technical Report (BTR). Leopold conducted a rare plant survey, vegetation mapping, jurisdictional delineation and drafted supporting documents.

SDUSD Holmes Elementary School Joint Use Play Field, San Diego, CA

Services were retained for a natural resources study of the SDUSD Joint Use Play Field Project. Leopold provided the required studies and drafted the biological technical report for an MND.

SDUSD Paradise Hills Elementary School Joint Use Play Field, San Diego, CA

Services were retained for a natural resources study of the SDUSD Paradise Hills Elementary School Joint Use Play Field. Leopold provided the required biological resources section of an Initial Study.

City of San Diego Upas Street Pipeline Replacement, San Diego, CA

Services were retained for California gnatcatcher protocol surveys, breeding bird surveys and compliance monitoring. In addition, Leopold provided baseline surveys, drafted a natural resources report and provided restoration specialist services for the restoration effort.

City of San Diego the Reserve, San Diego, CA

Services were retained for passive breeding bird surveys and compliance monitoring in support of a City of San Diego three parcel subdivision. In addition, Leopold provides restoration specialist services for the covenant of easement restoration effort and barrel cactus translocation. A biological resources report was drafted.

City of San Diego Foxhill Estates (APN 352-300-04), San Diego, CA

Services were retained for record search, baseline surveys, and a BTR and cultural resources report in support of a guest residence at Foxhill Estates.

City of San Diego Ashley Falls LG Storm Flow Storage, San Diego, CA

Services were retained for a preconstruction survey, construction monitoring and monitoring and reporting in support of the revegetation effort.

City of San Diego Canyonside Community Park Improvements, San Diego, CA

Services were retained for a preconstruction and focused California gnatcatcher surveys and compliance monitoring. A BTR was drafted to address impacts to ESL. Provided acoustic monitoring and reporting.

City of San Diego ADACA Crown Point Missing Walkways, San Diego, CA

Services were retained for a preconstruction and focused least Bell's vireo surveys and compliance monitoring.

City of Escondido Duong Residential Development (APN 232-170-03), Escondido, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of Escondido Residential Development (APN 232-170-04), Escondido, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of San Diego Lomita Residential Development (APN 581-094-03), San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development. Reviewed and applied the site development permit exemption options in order to reduce the permit acquisition process saving the client time and money.

County of San Diego Lakeside Residential Development (APN 395-440-01), San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of unauthorized activities associated with the grading of an open space easement.

City of San Diego Rysberg Companion Unit (APN 443-481-10), San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of Encinitas Sterling Residential Development (APN 265-401-03), Encinitas, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of Poway Singh Family Residence (MDRA No. 19-015), Poway, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of San Diego Irving Residential Development (APN 532-034-13), San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of Oceanside Sarkaria Residential Development (TPM P18-00011), Oceanside, CA

Services were retained for record search, baseline surveys, and a BTR in support of a subdivision of a parcel adjacent to the lagoon.

City of Perris Tentative Tract Map 33882 (TTM 04-0339), Perris, CA

Services were retained for record search, baseline surveys, and a BTR in support of a 54-lot single family residential development.

City of Hemet Phase II Acacia Gardens Condominium Tract No. 13982, Hemet, CA

Services were retained for record search, baseline surveys, and a BTR in support of a 50 unit multiple-family townhome condominium complex.

City of San Diego Rose Canyon Trunk Sewer Joint Repair, San Diego, CA

Services were retained for special-status plant and avian species protocol surveys for least Bell's vireo, southwestern willow flycatcher and California gnatcatcher, general breeding bird surveys and compliance monitoring for construction activities.

Pardee Homes Capital Improvement - Meadowood, San Diego, CA

Services were retained for least Bell's vireo and southwestern willow flycatcher surveys in support of a 390-acre master-planned community in North San Diego County.

Pardee Homes Capital Improvement - Castlerock, San Diego, CA

Services were retained for least Bell's vireo and southwestern willow flycatcher presence/absence protocol surveys in support of an East San Diego County master-planned community.

Rancho Guejito Rockwood Farm Road Improvement, Escondido, CA

Performed a habitat assessment and California gnatcatcher protocol surveys for the 3.5-mile roadway project.

County of Los Angeles East Avenue O Bike Path, Lake Los Angeles, CA

Services were retained for a wetland delineation in support of a Los Angeles County bikeway project.

County of Los Angeles Pine Canyon Road Improvement, Los Angeles County, CA

Conducted southwestern willow flycatcher surveys for a Los Angeles County road improvement project.

City of Yorba Linda Cielo Vista, Orange County, CA

Services were retained for California gnatcatcher presence/absence protocol surveys in support of a residential development plan located in Orange County, CA.

CSolar IV West Imperial Solar Energy Center West, Seeley, CA

Performed a habitat assessment and southwestern willow flycatcher protocol surveys for the photovoltaic power project.

Southern California Edison Moorpark-Newbury 66 kV Subtransmission Line Newbury Park, CA

Conducted a habitat assessment and coastal California gnatcatcher protocol surveys for a high-profile utility project. Regulatory agencies survey results report was prepared and submitted.

City of Glendora Garabet Property, Glendora, CA

Services were retained for California gnatcatcher presence/absence protocol surveys in support of a custom-built home located in the Los Angeles County community of Glendora.

San Elijo Lagoon Conservancy Ecological Restoration, San Diego, CA

Conducted breeding bird surveys, active nest searches, biological monitoring to ensure restoration activities were in compliance with all conservation measures. Breeding bird surveys included least Bell's vireo, Belding's savannah sparrow, Ridgway's rail, California gnatcatcher and all bird species protected under the MBTA. In addition, conducted protocol surveys for least Bell's vireo and California gnatcatcher.

City of San Diego Del Mar Mesa Neighborhood Park, San Diego, CA

Services were retained for breeding bird and California gnatcatcher protocol surveys and compliance monitoring in support of a City of San Diego residential park. Leopold provided biological monitor services for construction and the restoration portion of the City project.

Otay Water District Campo Road Sewer Replacement, San Diego, CA

Services were retained for special-status plant and avian species passive surveys, general breeding bird surveys and compliance monitoring for construction activities and restoration specialist services in support of the restoration effort.

City of San Diego Pacific Beach Pipeline Project, San Diego, CA

Performed breeding bird surveys at the San Diego Flood Control Channel adjacent to the Southern Wildlife Preserve coastal salt marsh. Belding's savannah sparrow and Ridgway's rail were included in the surveys.

City of Oceanside El Camino Real Memory Care Facility, Oceanside, CA

Provided services for regulatory compliance training, review and approval of plans, breeding bird surveys and biological monitoring at the proposed El Camino Real Memory Care Facility project site. Coastal California gnatcatcher was included in the surveys.

Southern California Edison Devers-Palo Verde 2, Riverside County, CA

Performed nesting bird surveys for a high-profile utility project. Duties included locating and monitoring burrowing owl, several pairs of coastal California gnatcatcher and active nests of over 35 species. Listed plant species were identified, flagged, and mapped.

San Diego Gas and Electric Sunrise Powerlink, San Diego, CA

Services were retained for biological monitoring in support of a large-scale utility project. Preventative measures were taken to reduce unnecessary "take" of wildlife. Professional observations were instrumental in early detection of nest building resulting in the avoidance of "take," which would have necessitated buffers and locking out equipment.

City of San Diego Hillside Drive Residential Development, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of San Diego Pennsylvania Avenue Residential Development, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of San Diego Pacific Beach Improvements, San Diego, CA

Services were retained for natural resources studies for the Pacific Beach Improvements. Leopold provided biological resources baseline surveys and reports in support of a Biological Technical Report (BTR). Leopold conducted a rare plant survey, vegetation mapping and drafted supporting documents. In addition, Leopold conducted a jurisdictional delineation and drafted a JD report.

City of San Diego Vergani Subdivision Project No. 660010, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential subdivision.

City of San Diego Garcia Family Residential Development, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of San Diego The Heights, San Diego, CA

Services were retained for special-status plant and avian species passive surveys, general breeding bird surveys and compliance monitoring for construction activities.

County of San Diego Egson Minor Subdivision Project No. PDS2017-TM-5622, Bonita, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential subdivision.

County of San Diego Creekside Meadows Apartments Sewer Replacement, Alpine, CA

Services were retained for natural resources studies for a sewer replacement and bridge project. Leopold provided biological resources baseline surveys and reports in support of a Biological Technical Report

(BTR). In addition, Leopold conducted California gnatcatcher protocol surveys and report, a jurisdictional delineation, drafted a JD report and prepared applications including the required supporting materials for a State Fish and Game Code Section 1602 agreement For Alteration of a Streambed for the California Department of Fish and Wildlife. Attended project design team and agencies meetings. Regulatory agency permits were acquired.

City of San Diego Trivisonno Deck Remodel, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a deck remodel project.

City of Poway Old Coach Drive Revegetation Project, Poway, CA

Services were retained for record search, baseline surveys, and a BTR in support of unauthorized activities associated with the grading of MHPA.

City of San Diego Via Del Mar Subdivision, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential subdivision.

City of San Diego Khuna Residential Development, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of San Diego Accelerated Sewer Group 852, San Diego, CA

Services were retained for natural resources studies for a design phase sewer group project. Leopold provided biological resources baseline surveys and reports in support of a Biological Technical Report (BTR). Leopold conducted a rare plant survey, vegetation mapping and drafted supporting documents. In addition, Leopold conducted California gnatcatcher, least Bell's vireo focused surveys and drafted reports, a jurisdictional delineation, and drafted a JD report.

City of San Diego Marx Remodel, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential development.

City of San Diego 60th Street & Alta Mesa Way Storm Drain Repair, San Diego, CA

Services were retained for monitoring and reporting in support of the revegetation effort.

City of San Diego CMP Storm Drain Lining III, San Diego, CA

Services were retained for a preconstruction breeding bird, and sensitive plant and wildlife species surveys and full-time monitoring in support of the emergency storm drain lining install.

City of San Diego Max LeNail Memorial Bridge, San Diego CA

Services were retained for natural resources studies for a bridge project. Leopold provided biological resources baseline surveys and reports in support of a Biological Technical Report (BTR). In addition, Leopold conducted California gnatcatcher protocol surveys and report, least Bell's vireo surveys and reports, a jurisdictional delineation, drafted a JD report and drafted the BTR.

City of San Diego Romero Subdivision, San Diego, CA

Services were retained for record search, baseline surveys, and a BTR in support of a residential subdivision.

City of San Diego 4337 Home Ave Retail Cannabis Outlet, San Diego, CA

Services were retained for general breeding bird surveys and noise monitoring for construction activities.

City of San Diego Kensington Sewer Improvements I, San Diego CA

Services were retained for natural resources studies for a sewer maintenance and bridge project. Leopold provided biological resources baseline surveys and reports in support of a Biological Technical Report (BTR) and jurisdictional delineation (JD), drafted a JD report and drafted the BTR.





Years of Experience

19

Years with Firm

1

Areas of Expertise

- GIS Data Management (ArcGIS)
- Remote Sensing
- Cartography
- Custom GIS modeling and analysis
- Database design and development
- Data collection and conversion
- Database creation and update
- Habitat preserve and impact analysis
- Calculation of indirect habitat impact and buffer analysis
- Resource density mapping
- Spatial statistics
- Constraints/Opportunity analysis
- Cultural Resource GIS
- Systems ArcMap customization
- Web Mapping Applications
- Field surveys and mapping
- Cultural resource monitoring and testing

PROFESSIONAL SUMMARY

Ms. Brewster specializes in geographic information systems (GIS) for both cultural and environmental resources and archaeology and history. She has provided professional geographical services to the cultural resource, environmental and planning communities since 1998 for both public and private sector clients. Ms. Brewster has considerable experience with GIS and GPS for cultural and environmental resources, and cultural resource management (pre-survey records search, survey, construction monitoring, and testing).

SELECT PROJECT EXPERIENCE

Market Street - Euclid Ave to 47th St Improvements, San Diego, CA

Cartography services were retained in support of the jurisdictional delineation report and NES(MI) report.

Market Street - Euclid Ave to Pitta St Improvements, San Diego, CA

Cartography services were retained in support of the jurisdictional delineation report and NES(MI) report.

14071 Lyons Valley Road Streambed Restoration, Jamul, CA

Ms. Brewster provided topographical services. She produced time-sensitive maps for cultural and biological reports. She also provided the cultural reports and supporting surveys.

Rose Canyon Trunk Sewer Joint Repair, San Diego, CA

Ms. Brewster topographical services for biological reports.

SDG&E Pole Brushing, San Diego County, CA.

Ms. Brewster used GIS spatial analysis to predict which poles needed to be surveyed for cultural resources based on a variety of factors including previous surveys, slope, and distance to known resources. We produced field map books and GPS background files, and managed a fleet of tablet computers to aid the client with their cultural resource surveys.

**APPENDIX B
FLORA COMPENDIUM**

FLORA SPECIES OBSERVED WITHIN THE BSA			
FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT
Rosaceae	<i>Adenostoma fasciculatum</i>	Chamise	CSS
Amaryllidaceae	<i>Agapanthus africanus</i> ‡	Agapanthus	DEV
Asparagaceae	<i>Agave</i> spp. ‡	Agave	DEV
Ericaceae	<i>Arbutus unedo</i> ‡	Strawberry tree	DEV
Asteraceae	<i>Artemisia californica</i>	California sagebrush	CSS
Asparagaceae	<i>Asparagus aethiopicus</i> ‡	Asparagus fern	DEV
Asteraceae	<i>Baccharis sarothroides</i>	Broom baccharis	CSS
Theaceae	<i>Camellia</i> spp. ‡	Camellia	DEV
Apocynaceae	<i>Carissa macrocarpa</i> ‡	Natal plum	DEV
Aizoaceae	<i>Carpobrotus edulis</i> ‡	Hottentot fig	DEV
Arecaceae	<i>Chamaerops humilis</i> ‡	European fan palm	DEV
Amaryllidaceae	<i>Clivia miniata</i> . ‡	Natal lily	DEV
Poaceae	<i>Cortaderia selloana</i> ‡	Pampas grass	CSS
Crassulaceae	<i>Crassula</i> spp. ‡	Jade spp.	DEV
Cycadaceae	<i>Cycas revoluta</i> ‡	Sago palm	DEV
Iridaceae	<i>Dietes iridioides</i> ‡	African iris	DEV
Phrymaceae	<i>Diplacus aura</i>	Sticky monkeyflower	CSS
Crassulaceae	<i>Dudleya edulis</i>	Lady fingers	CSS
Crassulaceae	<i>Dudleya pulverulenta</i>	Chalk dudleya	CSS
Asteraceae	<i>Encelia californica</i>	Bush sunflower	CSS
Polygonaceae	<i>Eriogonum fasciculatum</i>	California buckwheat	CSS
Asteraceae	<i>Erigeron canadensis</i>	Horseweed	DL
Myrtaceae	<i>Eucalyptus</i> spp. ‡	Blue gum eucalyptus	DEV
Asphodeloideae	<i>Haworthiopsis attenuate</i> ‡	Aloe	DEV
Araliaceae	<i>Hedera helix</i> ‡	English ivy	DEV
Rosaceae	<i>Heteromeles arbutifolia</i>	Toyon	CSS
Malvaceae	<i>Hibiscus</i> spp. ‡	Hibiscus spp.	DEV
Iridaceae	<i>Iris</i> spp. ‡	Iris	DEV
Cupressaceae	<i>Juniperus</i> spp. ‡	Juniper	DEV
Asteraceae	<i>Lactuca serriola</i> ‡	Prickly lettuce	DL
Verbeaceae	<i>Lantana</i> spp. ‡	Lantana	DEV
Brassicaceae	<i>Lobularia maritima</i> ‡	Sweet alyssum	DL
Fabaceae	<i>Medicago polymorpha</i> ‡	Bur-clover	DL
Solanaceae	<i>Nicotiana glauca</i> ‡	Tree tobacco	DL

FLORA SPECIES OBSERVED WITHIN THE BSA			
FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT
Cactaceae	<i>Opuntia littoralis</i>	Coast prickly pear	CSS
Rosaceae	<i>Photinia</i> spp. ‡	Photinia	DEV
Anacardiaceae	<i>Pistacia chinensis</i> ‡	Chinese pistache	DEV
Pinaceae	<i>Pinus torreyana</i>	Torrey pine	DEV
Pittosporaceae	<i>Pittosporum</i> spp. ‡	Pittosporum	DEV
Plumbaginaceae	<i>Plumbago auriculata</i> ‡	Blue plumbago	DEV
Asteraceae	<i>Pseudognaphalium</i> spp.	Everlasting	CSS
Anacardiaceae	<i>Rhus integrifolia</i>	Lemonade berry	CSS
Lamiaceae	<i>Rosmarinus officinalis</i> ‡	Rosemary	DEV
Lamiaceae	<i>Salvia mellifera</i>	Black sage	CSS
Anacardiaceae	<i>Schinus terebinthifolius</i> ‡	Brazilian pepper tree	DEV
Poaceae	<i>Sporobolus indicus</i> ‡	Smut grass	DL
Poaceae	<i>Stipa pulchra</i>	Purple needlegrass	CSS
Strelitziaceae	<i>Strelitzia</i> spp. ‡	Bird of paradise	DEV
Arecaceae	<i>Syagrus romanzoffans</i> ‡	Queen palm	DEV
Bignoniaceae	<i>Tecoma capensis</i> ‡	Cape honeysuckle	DEV
Apocynaceae	<i>Trachelospermum jasminoides</i> ‡	Star jasmine	DEV
Adoxaceae	* <i>Viburnum</i> spp. ‡	Viburnum	DEV
Arecaceae	<i>Washingtonia robusta</i> ‡	Mexican fan palm	DEV
Asparagaceae	<i>Yucca</i> spp. ‡	Yucca	DEV

DL = disturbed land, DEV = developed land, CSS = coastal sage scrub. Please see section 4.2 for further explanation of vegetation communities.

‡Non-native species.

**APPENDIX C
WILDLIFE COMPENDIUM**

WILDLIFE SPECIES OBSERVED WITHIN THE BSA	
COMMON NAME	SCIENTIFIC NAME
Butterflies	Pieridae
Alfalfa	<i>Colias eurytheme</i>
Common white	<i>Pieris rapae</i>
Mammals	Canidae
Coyote	<i>Canis latrans</i>
Pigeons and Doves	Columbidae
Mourning dove	<i>Zenaida macroura</i>
Hummingbirds	Trochilidae
Anna's hummingbird	<i>Calypte anna</i>
Allen's hummingbird	<i>Selasphorus sasin</i>
Hawks, Kites Eagles, and Allies	Accipitridae
Red-tailed hawk	<i>Buteo jamaicensis</i>
Red-shouldered hawk	<i>Buteo lineatus</i>
Woodpeckers and Allies	Picidae
Nuttall's woodpecker	<i>Dryobates nuttallii</i>
Tyrant Flycatchers	Tyrannidae
Cassin's kingbird	<i>Tyrannus vociferans</i>
Jays and Crows	Corvidae
California scrub-jay	<i>Aphelocoma californica</i>
American crow	<i>Corvus brachyrhynchos</i>
Common raven	<i>Corvus corax</i>
Bushtit	Aegithalidae
Bushtit	<i>Saltriparus minimus</i>
Wrens	Troglodytidae
House wren	<i>Troglodytes aedon</i>
Bewick's wren	<i>Thryomanes bewickii</i>
Gnatcatchers and Gnatwrens	Poliophtillidae
California gnatcatcher	<i>Poliophtila californica</i>
Kinglets	Regulidae
Ruby-crowned kinglet	<i>Regulus calendula</i>
Sylviid Warblers	Sylviidae
Wrentit	<i>Chamaea fasciata</i>
Thrushes	Turdidae
Hermit thrush	<i>Catharus guttatus</i>
Mockingbirds and Thrashers	Mimidae
California thrasher	<i>Toxostoma redivivum</i>
Northern mockingbird	<i>Mimus polyglottos</i>
Finches and Allies	Fringillidae
House finch	<i>Haemorhous mexicanus</i>
Lesser goldfinch	<i>Spinus psaltria</i>

WILDLIFE SPECIES OBSERVED WITHIN THE BSA	
COMMON NAME	SCIENTIFIC NAME
Sparrows	Emberizidae
Spotted towhee	<i>Pipilo maculatus</i>
California towhee	<i>Melospiza crissalis</i>
Song sparrow	<i>Melospiza melodia</i>
White-crowned sparrow	<i>Zonotrichia leucophrys</i>
Wood-Warblers	Parulidae
Orange-crowned warbler	<i>Oreothlypis celata</i>
Yellow-rumped warbler	<i>Setophaga coronata</i>

**** Indicates sensitive species**

**APPENDIX D
REGIONAL
SENSITIVE SPECIES**

Appendix D Regional Sensitive Species					
SCIENTIFIC NAME	COMMON NAME	STATUS*	GENERAL HABITAT DESCRIPTION	HABITAT OR SPECIES PRESENT/ ABSENT†	RATIONALE
PLANTS					
<i>Pinus torreyana</i>	Torrey pine	SE/FE CRPR 1B.2 MSCP Narrow Endemic	Distribution: Chaparral, closed-cone coniferous forest. Habitat: Limited to fog belt.	A	No suitable habitat occurs in development area. Site developed for over 68 years.
<i>Adolphia californica</i>	California adolphia	--/-- CRPR List 2B.1	Distribution: Chaparral, coastal sage scrub, valley and foothill grassland. Habitat: Found in sandy/gravelly to clay soils within grassland, coastal sage scrub or chaparral.	HP	No suitable habitat in development area, however, suitable habitat occurs in BMZ-2.
<i>Acanthomintha ilicifolia</i>	San Diego thorn-mint	SE/FT CRPR List 1B.1 MSCP Narrow Endemic	Distribution: Chaparral, coastal scrub, valley and foothill grassland, vernal pools Habitat: Endemic to active vertisol clay soils of mesas and valleys. Usually on clay lenses within grassland or chaparral communities.	A	No suitable soils or habitat occurs on-site.
<i>Aphanisma blitoides</i>	Aphanisma	--/-- CRPR List 1B.2 MSCP NE MSCP Narrow Endemic	Distribution: Coastal bluff scrub, coastal dunes and coastal scrub. Habitat: On bluffs and slopes near the ocean in sandy or clay soils.	A	No suitable soils or habitat occurs in development area. Site developed for over 68 years.
<i>Artemisia palmeri</i>	San Diego sagewort	--/-- CRPR List 4.2 MSCP Covered	Distribution: Coastal scrub, chaparral, riparian forest, riparian woodland, riparian scrub Habitat: In drainages and riparian areas in sandy soil within chaparral and other habitats	HP	No suitable soils or habitat occurs within development area due to extensive development for over 68 years. However, suitable habitat in BSA.

Appendix D-1
Regional Sensitive Species

Appendix D Regional Sensitive Species (cont.)					
SCIENTIFIC NAME	COMMON NAME	STATUS*	GENERAL HABITAT DESCRIPTION	HABITAT OR SPECIES PRESENT/	RATIONALE
PLANTS (cont.)					
<i>Atriplex pacifica</i>	South coast saltscale	--/-- CRPR List 1B.2 MSCP Covered	Distribution: Coastal scrub, coastal bluff scrub, playas, coastal dunes. Habitat: Alkali soils.	A	No suitable habitat in development area or BSA.
<i>Atriplex coulteri</i>	Coulter's saltbush	--/-- CRPR List 1B.2	Distribution: Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Habitat: Ocean bluffs, ridgetops, alkaline low places. Alkaline or clay soils.	A	No suitable habitat occurs within BSA.
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	--/-- CRPR List 1B.1 MSCP Covered MSCP Covered	Distribution: Coastal bluff scrub and dunes. Habitat: Sandy sites.	A	No suitable habitat occurs on-site or the BSA.
<i>Chorizanthe orcuttiana</i>	Orcutt's spineflower	FE/SE CRPR List 1B.1 MSCP Covered	Distribution: Coastal scrub, chaparral, closed-cone coniferous forest. Habitat: Sandy sites and openings, sometimes in transition zones.	A	No suitable habitat occurs on-site or BSA
<i>Dudleya viscida</i>	Sticky dudleya	--/-- CRPR 1B.1 MSCP Covered	Distribution: Coastal scrub, coastal bluff scrub, chaparral, cismontane woodland. On north and south-facing cliffs and banks.	A	No suitable habitat on-site or in BSA.
<i>Ferocactus viridescens</i>	San Diego barrel cactus	--/-- CRPR List 2B.1 MSCP Covered	Distribution: Chaparral, coastal scrub, valley and foothill grassland. Habitat: Often on exposed, level or south-facing slopes; often coastal scrub near crest of slopes.	A	No suitable habitat/exposure occurs on-site or BSA
<i>Isocoma menziesii</i> var. <i>decumbens</i>	Decumbent goldenbush	--/-- CRPR List - 1B.2	Distribution: Coastal scrub, chaparral. Habitat: Occurs in sandy soils; often in disturbed sites.	A	No suitable soils or habitat occurs on-site or BSA.

Appendix D Regional Sensitive Species (cont.)					
SCIENTIFIC NAME	COMMON NAME	STATUS*	GENERAL HABITAT DESCRIPTION	HABITAT OR SPECIES PRESENT/	RATIONALE
PLANTS (cont.)					
<i>Ceanothus verrucosus</i>	Wart-stemmed ceanothus	--/-- CRPR 2B.2 MSCP Covered	Distribution: Chaparral Habitat: Occurs along coast	HP	No suitable habitat occurs within development area; however, habitat present in BSA
<i>Leptosyne maritima</i>	Sea dahlia	--/-- CRPR List 2B.2	Distribution: Coastal bluff scrub, coastal scrub Habitat: Occurs on a variety of soil types, including sandstone.	A	No suitable habitat occurs within BSA.
<i>Dudleya brevifolia</i>	Short-leaved dudleya	SE/-- CRPR 1B.1 MSCP Narrow Endemic	Distribution: Chaparral, coastal scrub Habitat: On Torrey sandstone soils; in pebbly openings.	A	No suitable habitat present on-site or within BSA.
<i>Quercus dumosa</i>	Nuttall's scrub oak	--/-- CRPR 1B.1	Distribution: Closed-cone coniferous forest, chaparral, coastal scrub Habitat: Sandy soils near the coast; sometimes on clay loam.	HP	No suitable habitat within development area; however, habitat present BMZ-2.
<i>Dudleya variegata</i>	Variegated dudleya	--/-- CRPR 1B.2 MSCP Narrow Endemic	Distribution: Chaparral, coastal scrub, cismontane woodland valley and foothill grassland. Habitat: In rocky or clay soils, sometimes associated with vernal pool margins.	A	No suitable habitat on-site or within BSA.
<i>Eryngium arisulatum</i> <i>var. parishii</i>	San Diego button-celery	FE/SE CRPR 1B.1 MSCP Narrow Endemic	Distribution: Vernal pools, coastal sage scrub, valley and foothill grassland. Habitat: San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools. Usually surrounded by scrub.	A	No suitable habitat or claypan present on-site or in the BSA.
<i>Euphorbia misera</i>	Cliff spurge	--/-- CRPR 2B.2	Distribution: Coastal bluff scrub, coastal scrub. Habitat: Rocky sites.	A	No suitable habitat on-site or BSA.

Appendix D Regional Sensitive Species (cont.)					
SCIENTIFIC NAME	COMMON NAME	STATUS*	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT/ ABSENT†	RATIONALE
WILDLIFE (cont.)					
Invertebrates					
Insects					
Vertebrates					
Amphibians and Reptiles					
<i>Anniella stebbinsi</i>	Southern California legless lizard	--/SSC	Distribution: Occurs in sandy or loose loamy soils under sparse vegetation. Habitat: Variety of habitats; generally, in moist, loose soil. Prefers soils with high moisture contents.	A	No suitable habitat or soils occurs on-site or BSA.
<i>Aspidoscelis hyperythra</i>	Orange-throated whiptail	--/SSC MSCP Covered	Distribution: Ranges from southern Orange County and southern San Bernardino County (Colton) south to the cape of Baja Habitat: Generally, inhabits sandy substrates in coastal sage scrub, chaparral, edges of riparian woodlands, and washes. Can also be found in weedy, disturbed areas adjacent to these habitats. Important requirements for orange-throated whiptail populations include a mosaic of open, sunny areas and shade for thermoregulation.	A	No suitable habitat occurs in the BSA.
Vertebrates					
Birds					
<i>Falco peregrinus anatum</i>	American peregrine falcon	--/-- MSCP Covered	Distribution: Near wetlands, and other water; on cliffs, banks, dunes mounds and human-made structures Habitat: Nest consists of a scrape on ledge in open space.	A	No suitable habitat occurs on-site or within the BSA.
<i>Accipiter cooperi</i>	Cooper's hawk	--/WL MSCP Covered	Distribution: Occurs year-round throughout San Diego County's coastal slope where stands of trees are present Habitat: Found in oak groves, mature riparian woodlands, and eucalyptus stands or other mature forests.	A	No suitable habitat occurs within the BSA.

Appendix D Regional Sensitive Species (cont.)					
SCIENTIFIC NAME	COMMON NAME	STATUS*	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT/ ABSENT†	RATIONALE
WILDLIFE (cont.)					
Vertebrates (cont.)					
Birds					
<i>Polioptila californica californica</i>	Coastal California gnatcatcher	FT/SSC MSCP Covered	Distribution: Obligate, permanent resident of coastal sage scrub below 2500 ft. in Southern California. Habitat: Coastal sage scrub of varying subtypes, sometimes riparian (foraging and dispersal only), other habitats as well	SP	A pair of gnatcatcher were foraging and contact calling ~20 ft west of parcel. The BSA is located entirely outside of the MHPA.
<i>Campylorhynchus brunneicapillus sandiegensis</i>	Coastal cactus wren	BCC/SSC MSCP Covered	Distribution: Southern California coastal sage scrub. Habitat: Coastal cactus wrens require tall cactus for nesting and roosting.	A	No suitable habitat on-site or within the BSA.
<i>Rallus obsoletus levipes</i>	Light-footed Ridgway's rail	FE/FP MSCP Covered	Distribution: Found in salt marshes traversed by tidal soughs, where cordgrass and pickleweed are the dominant vegetation. Habitat: Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on mollusks and crustaceans.	A	No suitable habitat occurs on-site or within the BSA.
<i>Sternula antillarum browni</i>	California least tern	FE/FP MSCP Covered	Distribution: Nests along the coast from San Francisco Bay south to Northern Baja California. Habitat: Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	A	No suitable habitat occurs on-site or within the BSA.
<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE/SE MSCP Covered	Distribution: Summer residence of Southern California in low riparian or in vicinity of water or dry river bottoms; below 2000 feet. Habitat: Nest placed low along margins of bushes, usually willow, baccharis, etc.	A	No suitable habitat occurs within the BSA.

Appendix D Regional Sensitive Species (cont.)					
SCIENTIFIC NAME	COMMON NAME	STATUS*	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT/ ABSENT†	RATIONALE
WILDLIFE (cont.)					
Vertebrates (cont.)					
Mammals					
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	--/SSC	Distribution: Coastal slope of southern California from San Luis Obispo County south into coastal northwestern Baja Habitat: Open chaparral and coastal sage scrub, often with large stick nests (midden) in rock outcrops or around clumps of cactus or yucca	HP	No suitable habitat occurs within development area. However, habitat occurs in BMZ-2.
<i>Eumops perotis coalifornicus</i>	Western mastiff bat	--/SSC	Distribution: Many open, semi-arid habitats, including coastal scrub, chaparral. Habitat: Roosts in crevices in cliff faces, high buildings, trees, tunnels.	A	No suitable habitat occurs on-site or in the BSA.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	FE/SSC MSCP Covered	Distribution: Endemic to coastal Southern California. Three to four known populations from Marina del Rey and El Segundo to south San Diego County, no more than 2.5 miles from the ocean. Habitat: Sandy soil of coastal strand, coastal dunes and coastal sage scrub growing on marine terraces.	A	No suitable habitat present on-site or BSA.

*FE = Federally listed endangered. FT = Federally listed threatened. SE = State listed endangered. ST = State listed threatened. SSC = State species of special concern. WL = Watch list. FP = Fully Protected = State fully protected.

CRPR List 1B = Rare, threatened, or endangered in California and elsewhere, eligible for state listing. List 2 = Rare, threatened, or endangered in California but more common elsewhere, eligible for state listing. List 3 = Distribution, endangerment, ecology, and/or taxonomic information needed, some eligible for state listing. List 4 = A watch list for species of limited distribution, needs monitoring for changes in population status, few (if any) eligible for state listing.

MSCP Covered = Species for which the City has “take” authorization within the MSCP area. MSCP NE = Narrow endemic species are native species that have “restricted geographic distributions, soil affinities, and/or habitats.” The MSCP participants’ subarea plans have specific conservation measures to ensure impacts to narrow endemics are avoided to the maximum extent practicable.

†ABSENT (A) = suitable habitat absent. HABITAT PRESENT (HP) = suitable habitat is present. SPECIES PRESENT (SP) = species present based on survey results.

SOURCE: CDFW 2023. The list of species included in this table is based on database queries for areas within approximately 5 miles of the BSA, including selected results from La Jolla, California USGS 7.5 Minute Quadrangles.

Appendix D Regional Habitats of Concern			
NATURAL COMMUNITY	GLOBAL RANKING	STATE RANKING	HABITAT PRESENT OR ABSENT
San Diego Mesa Hardpan Vernal Pool	G2	S2.1	Absent
Southern Coastal Salt Marsh	G2	S2.1	Absent
Southern Cottonwood Willow Riparian Forest	G3	S3.2	Absent
Southern Maritime Chaparral	G1	S1.1	Absent
Southern Riparian Forest	G4	S4	Absent
Southern Riparian Scrub	G3	S3.2	Absent

SOURCE: CDFW 2023. The list of natural communities included in this table is based on database queries for areas within approximately 5 miles of the BSA, including selected results from the La Jolla, California USGS 7.5 Minute Quadrangles.

Global Ranking

- G1 = Less than 2,000 acres exist worldwide.
- G2 = Approximately 2,000 to 10,000 acres exist worldwide.
- G3 = Approximately 10,000 to 50,000 acres exist worldwide.
- G4 = Community is secure worldwide, but factors exist to cause some concern.

State Ranking

- S1.1 = Considered very threatened in California; less than 2,000 acres exist statewide.
- S2.1 = Considered very threatened in California; approximately 2,000 to 10,000 acres exist statewide.
- S3.2 = Considered very threatened in California; approximately 10,000 to 50,000 acres statewide.
- S4 = Community is secure statewide, but factors exist to cause some concern.

*Refer to Appendix D for an explanation of listing and sensitivity codes.

**APPENDIX E
STATUS CODES FOR PLANT AND WILDLIFE**

**Attachment E
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES**

FEDERAL, STATE, AND LOCAL CODES

U.S. Fish and Wildlife Service (USFWS)

FE Federally listed endangered
FT Federally listed threatened

California Department of Fish and Wildlife (CDFW)

SE State listed endangered
SR State listed rare
ST State listed threatened
SSC State species of special concern
WL Watch List

Fully Protected Fully Protected species refers to all vertebrate and invertebrate taxa of concern to the Natural Diversity Data Base regardless of legal or protection status. These species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW.

OTHER CODES AND ABBREVIATIONS

Multiple Species Conservation Program (MSCP) Covered

Multiple Species Conservation Program covered species for which the City has taken authorization within the MSCP area.

City Narrow Endemic (NE) Species

Some native species (primarily plants with restricted geographic distributions, soil affinities, and/or habitats) are referred to as a narrow endemic species. For vernal pools and identified narrow endemic species, the jurisdictions will specify measures in their respective subarea plans to ensure that impacts to these resources are avoided to the maximum extent practicable.

**Attachment E
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES**

OTHER CODES AND ABBREVIATIONS

California Native Plant Society (CNPS) Codes

Lists

- 1A = Presumed extinct.
- 1B = Rare, threatened, or endangered in California and elsewhere. Eligible for state listing.
- 2 = Rare, threatened, or endangered in California but more common elsewhere. Eligible for state listing.
- 3 = Distribution, endangerment, ecology, and/or taxonomic information needed. Some eligible for state listing.
- 4 = A watch list for species of limited distribution. Needs monitoring for changes in population status. Few (if any) eligible for state listing.

List/Threat Code Extensions

- .1 = Seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
 - .2 = Fairly endangered in California (20 to 80 percent occurrences threatened)
 - .3 = Not very endangered in California (less than 20 percent of occurrences threatened, or no current threats known)
- A "CA Endemic" entry corresponds to those taxa that only occur in California.
- All List 1A (presumed extinct in California) and some List 3 (need more information; a review list) plants lacking threat information receive no extension. Threat Code guidelines represent only a starting point in threat level assessment. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are considered in

**APPENDIX F
PHOTOGRAPHS**

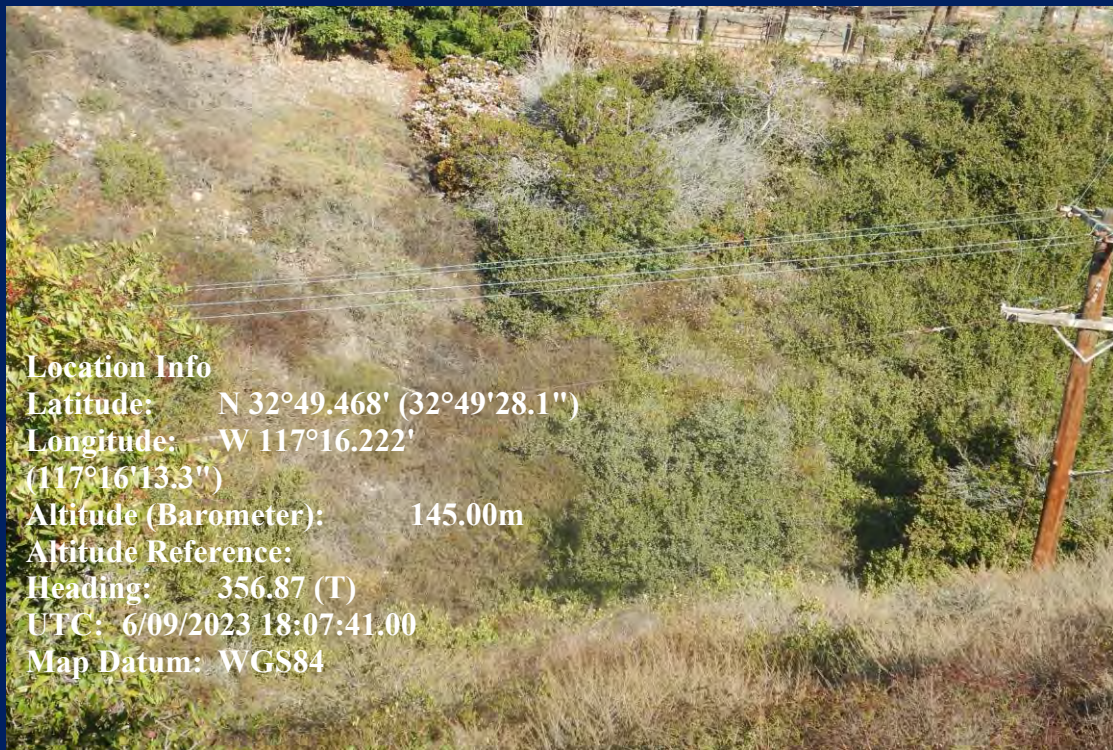


Photo 1 – North parcel boundary, toe of slope



Photo 2 – East parcel boundary



Photo 3 – South boundary, top of slope

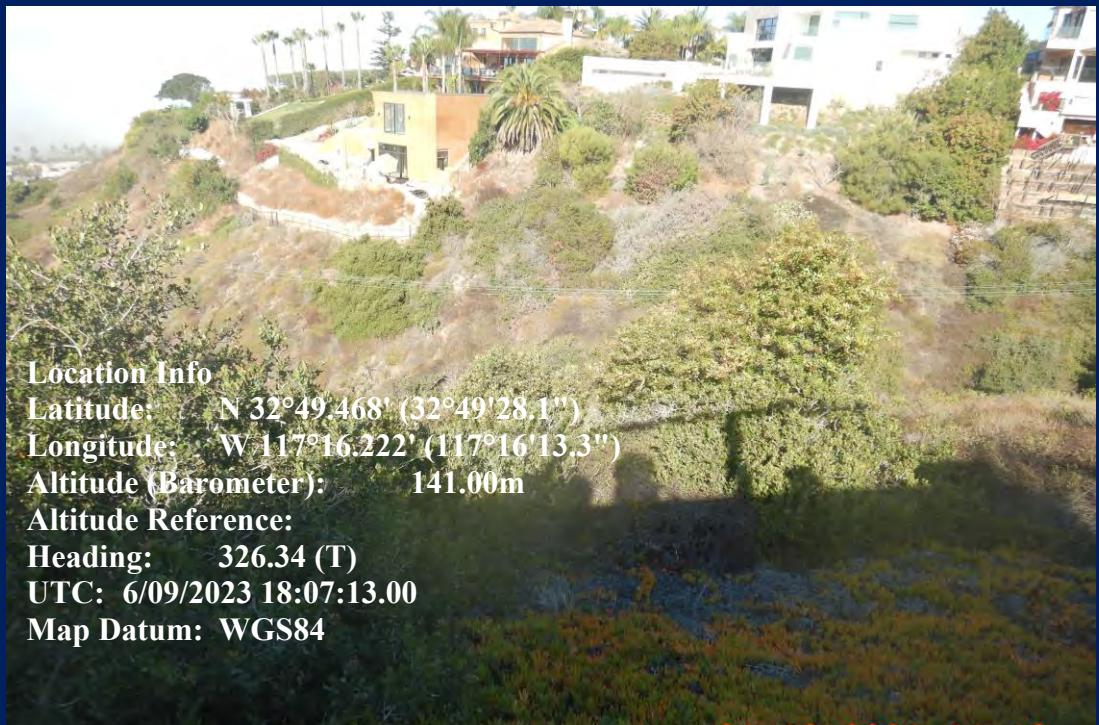


Photo 4 – West parcel boundary

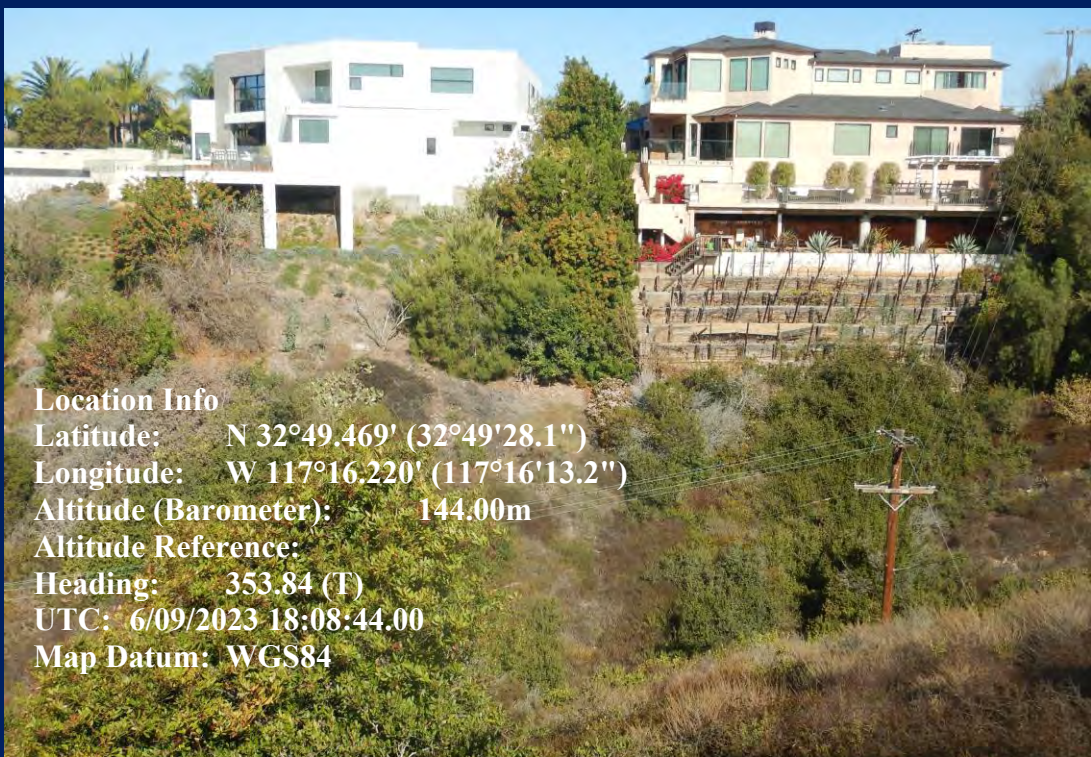


Photo 5 - Neighbors to the north



Photo 6 - Neighbors to the east



Photo 7 – Neighbors to the south



Photo 8 – Neighbors to the west

Note: Owner/Applicant's responses to appeal issues are in a green font and bold italics

Letter to the planning commission

Subject: Garcia Residence, 812 Havenhurst Point

Project Number: PRJ-0697754

Author: Hamid Kharrati, 822 Havenhurst Point

Date: September 29, 2024

Dear committee members,

I, Hamid Kharrati, am the owner of the property at 822 Havenhurst point, and have lived in that house Since early 1997. I am requesting Permits for a new construction at 812 Havenhurst Point to be rejected.

I provided a report to the hearing officer and some of my issues were not addressed. The issues that were addressed go against all the time our community and La Jolla Planning Association took to evaluate the plan. There was also a report from Muirlands Point Declaration of Restrictions Committee to the hearing officer. And finally, there was recommendation from La Jolla Community Planning Association (LJCPA) on May 4, 2023 to reject the plan. I request the committee members to review all these reports.

A summary of issues I would like to bring up to the attention of the commission is as follows:

1. The proposed plan is massively out of scale and character for our neighborhood
2. The proposed plan violates the protected open-space canyon on the northside
3. There proposed plan could be negatively impacting the moisture level on our street by diverting/blocking subterranean water flows

I will go through these three points in the following pages.

The proposed plan is massively out of scale and character for our neighborhood

- The following numbers are from the plans that are included in the City report to the hearing officer for this construction:
 - The living space is 9,394 sq. ft.
 - There are three levels of decks for a total of 3,651 sq. ft.
- The average home size in the Muirlands Point development is 3,095 sq. ft. • My house is about 1750 sq. ft. and including the detached garage and structure is less than 3,000 sq. ft.
- The house on my other side is even smaller than mine with a detached garage • The decks on the proposed property are bigger than combined structures on each property for me and my neighbor on my other side. Include the living space, and the proposed property is more than four times the size of all structures on my property. • There is a declaration of restrictions permanently attached to the deed and title of every lot in Muirlands Points community that requires no building shall be constructed unless plans are reviewed and approved by the committee elected by the homeowners. This plan has been rejected by this committee.

While it is true that the proposed home will be larger than the Appellant's, there is nothing in the Municipal Code or in the Muirlands Point Declaration of Restrictions (CC&Rs) that limits the size of a home to what the next-door neighbor believes is appropriate.

Muirlands Point was developed in the early 1950s, when property values, architecture, and lifestyles were very different. The square footage of the original houses was under 3000 square feet. The houses that have been rebuilt or remodeled are considerably larger than the original houses. There are 8 homes in the Muirlands Point that are 5000 square feet and above and within a ¼ mile radius there are over 100 homes that are over 4500 square feet.

As stated by the Hearing Officer, the City does not enforce private CC&Rs.

- Members of La Jolla Community Planning Association met with the neighbors, visited our neighborhood, reviewed the proposed plans, and overwhelmingly rejected the plan.

The consensus from the City staff and the Hearing Officer is that the design of the new home is in conformance with the guidelines of the La Jolla Community Plan ("LJCP"), concluding that the proposed home is esthetically pleasing

and in line with other newer and/or contemporary designs in the neighborhood.

- The hearing officer received 21 “webform” comments from the public, 20 of which requested the plan to be rejected. Many of these people had taken time off their busy daily lives, and were present at the hearing officer meeting, either in-person or on the Zoom call.

It is unclear whether the 20 requests for the project to be rejected represent 20 lots or if there are co-owners or family members among the objectors. Giving the Appellant the benefit of the doubt, that leaves at least 37 lot owners in the immediate neighborhood that posed no opposition to and/or supported the project.

Even if 20 neighbors stated opposition, this does not mean that the project should be denied. All the evidence (pro and con) was considered by staff and the Hearing Officer, and the project was determined to be in conformance with the LJCP and the Municipal Code. As a result, the Hearing Officer approved the home.

- Those of us living in our community, and LJCPA that is familiar with the La Jolla region, have strongly rejected the proposed plan. It is easy to look from the outside and take things out of the context and come up with reasons why the proposed plan is consistent with our neighborhood, and that is happening here. Please talk to the neighbors, talk to the LJCPA staff, and come visit our neighborhood for yourself.

There is no consistency in the architecture of the “neighborhood,” and “La Jolla region,” which is obviously much larger than a small subdivision, has a variety of home sizes and home styles that has evolved with the times. As acknowledged by the Secretary of the Muirlands Point Committee, there is no definition of “community harmony” in the CC&Rs and in the Muirlands Point “there are a variety of lots and houses.”

The proposed plan violates the protected open-space canyon on the northside

- The canyon behind the property is a Designated Open Space/Park as can be seen in Figure 7 of La Jolla Community Plan (LJCP): “Areas intended for park and/or

open space uses (May be privately or publicly owned)". This is an excerpt from "Open Space Preservation and Natural Resource protection" section on page 29 and 30: "The City's Environmentally Sensitive Lands regulations and Sensitive Coastal Overlay zone regulations restrict the degree to which private development is allowed to encroach upon biologically sensitive open areas, steep hillsides and coastal bluffs in order to preserve their stability, plant and wildlife habitats. In addition, the open space designations and zoning protect the hillsides and canyons for the park, recreation, scenic and open space values. The location of the public and private dedicated and designated open space and park areas in La Jolla are shown on Figure 7 and include, but are not limited to, all lands designated as sensitive slopes, ...".

As required by the City of San Diego, a complete and thorough Biological Report for the proposed project was prepared by a qualified and certified professional who came to the site and spent hours on the site and in the canyon below the site, photographing and taking notes on all the relevant considerations for the protection and preservation of the flora and fauna in the area. This report and its findings were thoroughly examined by the City reviewer, who concluded that construction of the proposed project complies with the Municipal Code and would not adversely affect the adjacent canyon or open space.

- The proposed property is extended more than 30 feet down the canyon from its current limit on the north side. As shown in pictures on the next pages, this goes into the natural vegetations in the canyon. In addition, the brush management plan shows another 30 feet beyond the construction zone where at least 50% of the plants need to be cut down to 6 inches. The remaining 50% shall be pruned to reduce fuel loading in accordance with the landscape standards. This is nothing short of destroying the designated and protected Open Space as declared by the City of San Diego.

All new construction will be in areas that are already impacted, previously graded and/or and previously developed. Brush management is required of all homes; however, no sensitive vegetation will be adversely affected and there will be no destruction of protected habitats or Open Space.

- I have seen wild animals (coyotes, racoons, foxes, rabbits, etc.) come up and go down through the planned construction area into my back yard. You can see birds flying into our backyards from this area. You can hear the birds down in the canyon. I have no doubt that this construction goes against protection of wildlife habitat for this canyon.

The homeowners and the architect recognize the importance and value of respecting environmentally sensitive lands and of not impacting the native environment. All new construction will be in areas that are already impacted, previously graded and/or and previously developed. It is unreasonable to assert, without any evidence or study, that the wildlife will no longer visit this pocket of the canyon. Proof of this is that all three houses across the canyon from the Appellant's and Applicant's property were built (whether a major renovation or a complete demo and build) after the Appellant moved into the neighborhood and the wildlife is still very present.

The City has stringent rules about respecting and preserving environmentally sensitive lands. The proposed home complies with the LJCP, all Municipal and all State codes regarding the protection of open spaces.

- The mandate of the designated Open Space Canyon is also to preserve and protect the open space values. As I have shown in the pictures on the next pages, the proposed structure destroys the open canyon view that I have enjoyed for over 27 years or so. It will have a similar impact on a lot of neighbors that have rejected this plan, and in general, anyone that lives around this canyon. Why is the city allowing a newly built structure and three levels of decks (that add up to a total of 3,651 sq. ft.) to go so far into a protected open-space designated canyon?

See commentary above regarding the Biological Report and its findings. Appellant's description of a destruction of his canyon views is false and misleading.

- The brush management section of the report from the City to the Hearing Officer indicates that "Off-site brush management shall be the responsibility of the adjacent property owners". I suspect the native vegetation on my property is within the mandated brush management for the proposed property. Nobody has contacted me, and I have not agreed to any brush management plan on my property in order for this property to be built. I am hereby informing the City that this is a protected

open space with sensitive vegetation and habitat, and I do not permit anyone to damage it on my property. The brush management plan needs to be approved assuming that the nature (including existing vegetation and any future growth) is left alone on my property.

The Appellant's suspicion that native vegetation is on his property (within his brush management) is irrelevant. This project will not conduct any brush management on the neighboring properties.

- Just imagine every homeowner on this canyon proposing a similar plan, which will happen if this one is approved. There will be little left of the elements that are supposed to be protected by the Designation of the Open Space of this canyon.

Compliance with the Municipal Code ensures the protection and preservation of canyons and biologically sensitive lands. After an extensive review of the biological report submitted by the Applicant, the City determined that the proposed project is in compliance and the project was therefore approved.

- I request the City to deny any construction plan on this property that goes beyond its current limit on the north side into the canyon. The damage caused by this plan is irresponsible and will be irreversible.

There are no grounds to deny construction of the proposed replacement home.

This is the view of the Canyon as seen from my property. Pictures on this page and the next two pages show the impact of the proposed construction on the open space value of the canyon.

There proposed plan could be negatively impacting the moisture level on our street by diverting/blocking subterranean water flow

- Our street (Havenhurst Point) is at the bottom of two steep streets (Newkirk Drive and Havenhurst Drive).

Given the nature of the terrain/topography of La Jolla, a large portion of the homes are built on slopes and /or adjacent to canyons. No evidence or ground water study was submitted by Appellant to substantiate this allegation.

- I have heard of the term “river under our houses”, pointing to the result of the water coming down the steep hill to the east side. Those who have dug into the soil at the bottom of this hill have had moisture problems.

Appellant acknowledges his claim is hearsay by stating, “I have heard of the term ‘river under our houses’.” There is no evidence to support this allegation.

- The proposed plan has a large basement next to my property that is going to block or at least divert the flow of subterranean water. I did not see an engineering report from the City to the Hearing Officer that shows how this is going to impact my property. What is the mitigation plan, so this basement is not going to be a source of problems for me? Is my property going to sink in a pool of water?

Appellant’s fear that his “property is going to “sink” is baseless and there is no substantiation for it. Soils conditions have been considered in the proposed home’s engineering and reviewed by the City’s experts. The Appellant’s claims are intended to create doubt amongst the neighbors and the Planning Commission, thereby undermining the professional work the City engineers have done in reviewing and recommending approval of the project.

I made several attempts over the last couple of years to discuss my issues about this project with the City. The lack of response led me to believe that the project was cancelled. Why else would the City not respond to emails and phone calls? We were completely surprised when we received a Notice of Hearing in the mail. Even then, we were given one minute each at the Hearing Officer meeting while I had 10 pages of notes to cover. I was not given a chance to go over these issues in a timely manner, and that is the reason why some of the issues are raised at this stage.

In Summary, I am requesting this committee to reject the construction plans for the reasons I covered in this letter. I would like the plan to be rejected until it is approved by La Jolla Community Planning Association and the Muirlands Point Committee. I request any plan disturbing the Designated and Protected Open-Space canyon to be rejected. And finally, I would like to see a report on the moisture issue.

City approval of a project is not dependent upon the approval of either the CC&R Committee, or the LJCPA. If the project meets all of the findings necessary for approval and if the project complies with the certified LCP and the Municipal Code, the project can be approved by

the Hearing Officer and the Planning Commission can and should deny the appeal.

Thank you,

Hamid Kharrati

822 Havenhurst Point

La Jolla, CA 92037

Note: Owner/Applicant's responses to appeal issues are in a green font and bold italics

Letter to the Hearing Officer

Subject: Garcia Residence, 812 Havenhurst Point

Project Number: PRJ-0697754

Author: Hamid Kharrati, 822 Havenhurst Point

Date: September 16, 2024

Dear Hearing Officer,

I, Hamid Kharrati, am the owner of the property at 822 Havenhurst point, and have lived in that house since early 1997. I am requesting Permits for a new construction at 812 Havenhurst Point to be rejected. The plans for this project have been reviewed by our local community (Muirlands Point), La Jolla Development Permit Review Committee (LJDPR), and La Jolla Community Planning Association (LJCPA), and they were rejected at every stage. The applicant has decided to forge ahead with total disregard for the neighborhood and the La Jolla Community.

In September of 2021, the Applicant submitted plans for the proposed project for the review by the Muirlands Point CC&R Committee. Shortly thereafter, on October 17, 2021, as a gesture of good will and to get the neighbor's feedback, the Applicant personally presented the first version of the design to their neighbor, Appellant Kharrati. Applicant then invited the neighborhood to an on-site meeting. On January 9, 2022, the neighborhood meeting was held in front of the property in question (812 Havenhurst Pt), where story poles had been voluntarily erected by the Applicant to demarcate the new structure, giving neighbors a chance to see the outline and offer feedback. The Committee later denied Applicant's proposed plans citing concerns with the structure's width, bulk and scale, and its alleged incompatibility with the "neighborhood character." The plans were later modified to address neighbors' concerns, taking into consideration the Committee's remarks.

These modifications included a significant reduction in the square footage of the home. The upper floor square footage was reduced by 27%, and by reconfiguring this portion of the house, the extension of linear feet (measured from the north-east point to the south-east point) was reduced by 30% (from 65' 8" down to 46' 2"). This was a significant change that not only considerably diminished its visibility from the properties on Newkirk Drive but also decreased the width of the upper structure as viewed from the east, allowing for an open sky view from that side.

The square footage for the main level was also reduced by 10%, and additional modifications were made to create a more slender structure, both in width and length. The east side of the structure, closer to the street, demarcated by a curving wall (which at its apex point had a ten-foot setback in the original plans), was modified to have a setback of 17 feet and 4 inches. This increased setback becomes larger as the wall curves. The reduction in square footage and the increase of the setback allow for a larger area on the east side to be dedicated to landscaping.

In addition, the northeast corner of the structure was pulled back by over four and a half feet. This minimized any impairment of private ocean views from the northerly edge of the backyard of the Appellant's property.

These revised plans were submitted to the Committee on March 30, 2022, and the second on-site meeting with neighbors was held on April 23, 2022. A photo montage of the revised design was presented (story poles were no longer viable due to a very fragile roof). Even though the width of the home had been greatly reduced and there was a significant reduction in the square footage of both the main and upper levels, the Committee denied the project again. After a second revision and a third denial, with ever increasing demands, Applicant decided to present to the DPR and the LJCPA, who ultimately recommended denial based upon a few neighbor's objections and the statements made by the Committee.

Contrary to Appellant's claims of total disregard for the neighborhood and the LJCPA, Applicant's actions show that multiple good faith efforts were made to work with the neighbors and the Committee, who, despite such efforts continued making the same single story demands even after Applicant compromised. Clear reasons for the denial of the project based on the CC&Rs were never received.

I reached out to the City Of San Diego Planning Department (City) multiple times over a year ago, called and sent emails, following the directions on the "Notice Of Application" I received from the City of San Diego, dated December 27, 2022. I left voice mails and sent emails requesting a meeting with the City regarding this project, to discuss my concerns, and to receive status on the project. I assumed the project was cancelled since I did not receive replies to my emails, and did not receive call backs from the voicemails I left. I have attached these emails at the end of this letter. I might be able to retrieve records of my phone calls from the phone company records, if requested.

The only other notification I received from the City was the "Notice of Public Hearing", dated August 20, 2024, for a hearing on September 4th. I received this notice in the mail on August 22nd, less than two weeks from the date of the hearing. The City made no attempt to hear my concerns, and as far as I can tell, the City has not reached out to anyone in our community, in the LJDPR Committee, or in the LJCPA Committee. So, following the lead of the applicant, the City has decided to recommend the permit request to be approved with no regard to the opinion of the neighborhood and the La Jolla Planning Committees.

The City Staff and Hearing Officer listened to and appropriately responded to the opinions and views of the opposing neighbors. They also took into consideration the recommendation of the LJCPA. The City has its own fair and objective procedures and independent project review protocols and does not "follow the lead" of applicants nor the opponents.

I just found out about the report from the City to the Hearing Officer, issued on September 11, 2024. I reviewed the report, and I disagree with the conclusion that the Permit request meets the La Jolla Community Plan (LJCP). I will go through my reasoning and will be glad to answer any questions you might have at the hearing on September 18th.

1. The City report indicates that the project was determined to be categorically exempt pursuant to CEQA Section 15302, Replacement or Reconstruction, on May 29, 2024, and the opportunity to appeal that determination ended June 12, 2024. This assertion is completely invalid as my attempts to contact the City, following guidelines provided by the City, were ignored. I had no idea if the project was still ongoing, let alone knowing about a deadline for a determination that was made. I also disagree with the City report assertion that "The exemption consists of replacement or reconstruction of existing structures and facilities

where the new structure will be located on the same site as the structure

replaced and will have substantially the same purpose and capacity as the structure replaced". The new structure is nothing close to the structure that it is replacing. A single-story 3018 SF structure is being replaced with a massive 9950 SF three-story eye sore and is extended somewhere between 25 and 35 feet into the protected canyon (this is based on my own estimate of reviewing the construction plans and would like to get together with city engineers to get the exact number). How does this replacement have substantially the same capacity as the structure it is replacing?!!!

The project was determined to be categorically exempt on 5/29/24. The opportunity to challenge or appeal that determination ended on 6/12/24. The opposition did not file an appeal of the CEQA determination. Because they failed to exhaust their administrative remedies, the appellants are precluded from raising any challenge to the CEQA determination at the Planning Commission or thereafter.

2. The City report indicates that LJCP designates the site as Low Density Residential which allows five to nine (5-9) dwelling units per acre (DU/AC). However, according to LJCP, the site is designated as Very Low Density Residential which allows zero to five (0-5) dwelling units per acre (DU/AC).

The Staff Report and Resolutions were corrected by the Hearing Officer.

3. I disagree with the "Community Plan" section of the report as it misunderstands

the LJCP guidelines:

- a. The City report indicates that "the proposed development has taken the adjacent properties into consideration...". I live next door, and my house is 1750 SF with a backyard that looks like the extension of the canyon. The house on my other side is slightly smaller than mine. In fact, from the street view, all 8 houses on our street have similar scale/bulk, regardless of their size/SF. As a community we reviewed the story poles from the street and from my house. We took pictures and reviewed them with LJDPR in multiple meetings along with the model of the structure that was presented. The LJDPR committee members visited our neighborhood, and agreed the new massive structure is anything but harmonious to the neighborhood. A committee member commented that the plan is beautiful, but it belongs in the desert somewhere, not on our street.

There is no rule or code section that limits the square footage of a home to conform with that of immediately adjacent homes, or for backyards to have a particular "look." This very small cul-de-sac with seven houses is not singled out in the CC&Rs as an area where lot owners are limited to building a specific style or size of home. The Muirlands Point has several homes with contemporary designs that have added interest, diversity, and modern architecture to the neighborhood.

- b. The City report references this on page 76 of LJCP: "In order to maintain and enhance the existing neighborhood character and ambience, and to promote good design and visual harmony in the transitions between new and existing structures, preserve the following elements". And the first element is: "Bulk and scale - with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space". The City report indicates that the project addressed bulk and scale by setting the second story further back than the first. Those that have seen the story poles beg to differ. The LJCP asks to keep the bulk and scale, but the proposed structure does not even come close. Questions for the city: Have you driven on our street? Have you seen pictures of the story poles? Have you seen the model of the structure/house that was presented to the LJDPR committee? Have you talked to LJDPR or LJCPA to ask why they thought the scale/bulk of the proposed structure is a problem?

The Appellants know that story poles installed represented the first version of the design for the proposed home. The first revision of the design included a 10% decrease in the square footage of the main level and an almost 30% decrease in the square footage of the upper level. Therefore, the visible part of the home from the street was substantially reduced. Additionally, the smallest setback in the original plans was at 10 feet (increasing along a curving wall), this setback was increased to 17 feet at the apex of the curving wall on the north-east boundary adjacent to the Appellant's property, allowing for more landscaping and privacy for both homes.

In a subsequent revision, part of the square footage that was eliminated from the above-ground level was offset by adding a basement which does not add any bulk or mass of the structure from the street view or from the Appellant's property.

The City determined that the proposed home does comply with the bulk and scale guidelines of the LJCP given that masses were broken up and offset to avoid a shoe-box appearance. The use of landscaping and a variety of construction materials also contribute to an aesthetically pleasing design as viewed from the street and surrounding properties.

Given that there are already several contemporary homes in the neighborhood, the proposed project will not disrupt the harmony of the neighborhood or otherwise cause an unreasonable transition between new and existing structures.

- c. The City report suggests that we live in a neighborhood where "residential diversity is emphasized more than a uniform theme or development pattern". It is true that we don't have track houses in our community, and that each house is different, but there is an overall harmony to the neighborhood. In fact, that is the reason why many of us have chosen to live in this neighborhood. No one house stands out as an eye sore or completely out of scale. I recommend the City staff to take a drive through Muirlands Points community (around 80 houses). LJDPR did that and congratulated our neighborhood for being able to maintain such a harmony.

Unless the "overall harmony" can be objectively described, it is difficult to understand to what the Appellant is referring. The Applicant is not building a spec home. This is a property where Applicants will have their children and grandkids spending summers and holidays. It will not be an eyesore.

4. As indicated earlier, my estimation is that the new structure will be extended 25'

horizontally beyond the current structure into the canyon, and that may translate to 35' down into the canyon. When we had bad fire seasons the fire department inspector came by my house to review it for fire issues. My living structure is far from the canyon, and I did not have to do anything, but apparently, they were asking people to cut back brushes from habitable buildings. We also know the state of the Home Insurance business: more of the big insurance companies are refusing to sign contracts with homeowners. I don't care what material is used in the house, if the house is surrounded by brush, no insurance company is going to cover it. The fire department is also going to ask that the brushes be cut back substantially. I can imagine the fire department ordering the brushes cleared all the way down the canyon on the proposed lot and adjacent lots. This is a disaster waiting to happen for our canyon and needs to be avoided. There is wording in the City report such as "heavy timber construction may be approved within the designated Zone One are subject to Fire Marshal's approval". This

makes no sense and is not something that should be kicked down the road for evaluation after the permit has been issued.

There is no extension of the home into the natural canyon, the sensitive vegetation, nor into the open space.

Tyler Larson, deputy fire marshal for the City, reviewed the plans for fire hazards and compliance with regulations for brush managements and determined the proposed project met the necessary safety requirements. There is no reason to doubt the decision of a trained and experienced fire marshal.

5. The canyon behind the property is a Designated Open Space/Park as can be seen in Figure 7 of LJCP: "Areas intended for park and/or open space uses (May be privately or publicly owned)". This is an excerpt from "Open Space Preservation and Natural Resource protection" section on page 29 and 30: "The City's Environmentally Sensitive Lands regulations and Sensitive Coastal Overlay zone regulations restrict the degree to which private development is allowed to encroach upon biologically sensitive open areas, steep hillsides and

coastal bluffs in order to preserve their stability, plant and wildlife habitats. In addition, the open space designations and zoning protect the hillsides and canyons for the park, recreation, scenic and open space values. The location of the public and private dedicated and designated open space and park areas in La Jolla are shown on Figure 7 and include, but are not limited to, all lands designated as sensitive slopes, ...". The proposed massive structure does not preserve the promised scenic and open space value of our protected canyon. I will be looking at a massive three-story structure from my backyard instead of the beautiful canyon that I see today. The story poles that were erected for our community review made that clear. Extending the existing structure into the canyon goes against the city mandate of preserving scenic and open space canyon as seen from my property, all other properties on this protected canyon, and the streets/trails at the bottom of the canyon. Any plan that extends the existing structure further into the canyon beyond its current limit should be rejected by the City.

As required by the City of San Diego, a complete and thorough Biological Report for this project was done by a qualified and certified professional. The homeowners and the architect recognize the importance and value of respecting sensitive lands and of not impacting the native environment. All new construction will be in areas that were previously graded and/or and previously developed.

The design, with its offsets, stepped setbacks and use of different architectural materials will in no way disrupt or alter the scenic and open space value.

6. Havenhurst point is at the bottom of steep streets on both sides: Newkirk Drive and Havenhurst Drive. Any home at the bottom of the hills that has dug into the soil is having moisture problems. The situation has been described as "river under our properties". The massive structure including the basement in the proposed property is going to act like a dam. Any blockage or even slowdown of the subterranean water flow is going to be a major moisture problem for our neighborhood. The City report does not include an engineering report that shows how this issue is being mitigated. Will my house sink in a pool of water that is blocked by the new structure?

This claim from the Appellant is baseless and there is no substantiation for it. Given the nature of the terrain/topography of La Jolla, a large number of the homes in the area are built on sloping lots that are above the canyon. Soils, moisture, and drainage have been considered by the Applicant's engineer, as well as the City's experts.

In summary, I strongly recommend the hearing officer to reject the existing plan based on the issues I outlined above. The bulk/scale of the proposed building is going to cause irreversible damage to our protected canyon, destroy our neighborhood harmony, and could cause serious damage to adjacent properties.

The protection of sensitive lands and all environmental requirements of the Municipal Code have been complied with and cleared by the City reviewers. The claim that there is a "neighborhood harmony" is a fallacy held by certain neighbors who object to change. If there was a risk of damage to adjacent properties, the City would have raised those issues prior to approving the project. This claim by the Appellant is intended to create doubt amongst the neighbors and the Planning Commission, thereby undermining the professional work the City engineers have done in reviewing and recommending approval of the project.

Thank you,

Hamid Kharrati

Note: Owner/Applicant's responses to appeal -- CC&R Committee Rebuttal to Hearing officer Report are in a green font and bold italics

REBUTTAL TO REPORT TO THE HEARING OFFICER

At the request of lot owners, the Committee reviewed the September 11, 2024, "Report" to the Hearing Officer regarding the Garcia Residence "Project" and makes the following rebuttal:

- **The project does not meet the Community Character section of the Residential Element of the Jolla CoCommunity Plan (LJCP) as stated in second paragraph on Page 3 of the Report.**

Page 68 of LJCP "In some areas of La Jolla, certain features that contribute to community character are quite evident." Others may be more diverse. The 59-lot Muirlands Point development does not contain homes of the size and scale of the proposed Project and the LJCP acknowledges that these character differences should be preserved.

Community Character is not defined by a small cul-de-sac, nor a CC&R Committee for a 59 lot subdivision. Muirlands Point was developed in the early 1950s, when property values, architecture, and lifestyle were very different. The square footage of the original houses was under 3000 square feet. The houses that have been rebuilt or remodeled are considerably larger than the original houses, particularly if the lot size can accommodate a larger home. There are 8 homes in the Muirlands Point that are 5000

square feet and above. Further, within a ¼ mile radius there are over 100 homes that are over 4500 square feet.

As noted in the Report, the LJCPA denied this project by a large majority (12-1-1) with the statement in the Report - " Very large project, immediate neighbor had privacy concerns, majority of homes are low rambling roof style and ***this design is not consistent with the neighborhood.*** Bold italic added. LJCPA member actually drove to neighborhood to observe.

Character of a neighborhood is also not defined by immediately adjacent homes. In the Muirlands Point there are a number of one, two, and three-level homes, as well as single story homes that have some features that project above a first level, such as turrets, rooftop decks, etc. There are 80 homes within a ¼ mile radius that are two and three levels, and 19 homes within a 2–3-minute walk that are two and three levels.

The appellant’s statement that “this design is not consistent with the neighborhood,” was never substantiated nor fully explained to the applicant. There is no consistency in the architectural style of the tract, where the houses range from Ranch-style, to Tuscan, to Spanish style, and to Contemporary (and everything in between). The applicant’s design falls squarely into the contemporary style, of which there are several others in the Muirlands Point and many more within a ½ mile radius.

- The Project does not meet the "Bulk and scale" section of the LJCP as stated in fifth paragraph on Page 3 of the Report.

Page 68 of LJCP states "In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony ..." The bulk and scale of this project does not

meet the initial premise - it does not "maintain and enhance the existing neighborhood character". The modifications listed in the Report regarding bulk and scale are not adequate to meet the "character" of the neighborhood, as consistently monitored by the Committee.

In the Muirlands Point and the immediate surrounding neighborhood there is no established unifying neighborhood character since the houses are both traditional and modern, single story, two and even three level houses. There is a variety and a mix of styles in no particular order.

It is unreasonable to expect a lot-owner to "promote and enhance" something that is non-existent, or that exists in the subjective judgement of a committee or opposing neighbor. If there ever was a neighborhood character with only 1950s Ranch style houses, that character no longer exists and was lost decades ago.

The applicant's design was thoroughly reviewed by the City experts, who are aware of the recommendations of the LJCPA as well as the design guidelines within the LJCP

*regarding breaking up bulk and scale to “promote good design and visual harmony”.
City staff and the Hearing Officer concluded that the proposed home does in fact
comply with those recommendations and attains the desired aesthetic purpose.*

The average home size in the Muirlands Point Development is 3,095 sq ft. The 812 Havenhurst Pt Project is clearly a massive structure with living space and large decks well beyond the size and scale of the neighborhood.

MUIRLANDS POINT AVERAGE HOME SQUARE FOOTAGE (per title company records)			
Lot#	Lot Address	home square footage	lot square footage
	6190 Terryhill Drive	2,358	13,340
	6180 Terryhill Drive	2,017	12,463
	1054 Hovenhurst Drive	2,614	10,213
	1044 Hovenhurst Drive	1,696	10,651
	1034 Havenhurst Drive	3,588	10,864
	1024 Havenhurst Drive	1,764	9,898
	1014 Hovenhurst Drive (Vacant)	0	
	1004 Hovenhurst Drive	2,807	10,332
	946 Hovenhurst Drive	5,144	10,340
10	936 Hovenhurst Drive	5,387	10,321
11	926 Havenhurst Drive	3,096	12,383
12	907 Newkirk Drive	2,227	9,649
13	921 Newkirk Drive	3,857	12,224
14	941 Newkirk Drive	2,534	10,519
15	951 Newkirk Drive	2,278	10,496
16	1005 Newkirk Drive	3,384	10,415
17	1015 Newkirk Drive	3,472	10,768
18	1025 Newkirk Drive	2,209	11,165
19	1035 Newkirk Drive	2,615	11,009
20	1045 Newkirk Drive (vacant)	0	12,440
21	1056 Newkirk Drive	1,612	10,435
22	1046 Newkirk Drive	2,028	11,491
23	1036 Newkirk Drive	2,577	11,754
24	1026 Newkirk Drive	3,234	11,165
25	1016 Newkirk Drive	2,718	12,339
26	1006 Newkirk Drive	2,393	11,697
27	946 Newkirk Drive	1,971	11,921
28	942 Newkirk Drive	3,217	12,109
29	932 Newkirk Drive	4,226	13,136
30	922 Newkirk Drive	1,848	13,411

MUIRLANDS POINT AVERAGE HOME SQUARE FOOTAGE			
3	912 Newkirk Drive	3,632	19,590
3:	902 Newkirk Drive	1,748	12,160
3	822 Havenhurst Point	1,756	16,821
3	812 Hovenhurst Point	3,018	22,356
3	802 Havenhurst Point	3,730	87,120
3	801Hovenhurst Point	3,128	29,185
3'	811 Hovenhurst Point	2,934	18,303
3:	821 Hovenhurst Point	4,313	17,933
3	831Hovenhurst Point	3,426	11,325
40	915 Hovenhurst Drive	2,674	19,775
4	925 Hovenhurst Drive	5,929	20,354
4:	935 Hovenhurst Drive	4,766	14,616
4:	6120 Hovenhurst Place	5,134	14,535
4	6110 Havenhurst Place	2,920	20,648
4:	6111 Havenhurst Place	3,211	18,725
4:	6121 Havenhurst Place	3,344	13,035
4'	1005 Havenhurst Drive	2,488	12,078
4	1015 Havenhurst Drive	2,620	12,939
4:	1025 Havenhurst Drive	6,757	12,593
5:	1035 Hovenhurst Drive	3,744	12,265
5	1045 Havenhurst Drive	2,505	10,418
5:	1055 Hovenhurst Drive	3,195	13,803
5:	6130 Terryhill Drive	3,803	11,575
5:	6131 Terryhill Drive	2,303	10,730
5:	6141 Terryhill Drive	3,194	15,481
5:	6151 Terryhill Drive	4,937	12,073
5'	6161 Terryhill Drive	2,142	11,525
5:	6171 Terryhill Drive	2,244	11,946
55	1145 Inspiration Drive	1,924	10,619
	total square footage for 57 homes	176,390	
	average home square footage	3,095	

Muirlands Point, which is only 59 lots does not define nor establish the character of the neighborhood. The applicant (owner) submitted a photographic neighborhood survey that demonstrated there are multiple one, two, and three-level houses within the vicinity, ranging in size from under 2,500 square feet all the way up to 10,000 square feet. Within a ¼ mile radius there are 80 homes that are 2 levels or taller and within a ½ mile radius there are over 100 homes that are over 4,500 square feet.

Picture 3
- Subject 812

Picture 2

Picture 1

Picture 4

Picture 5

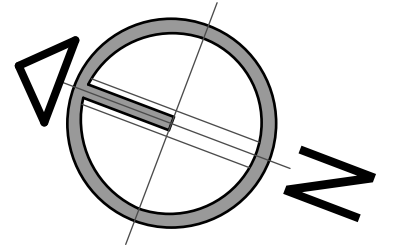


Picture 6

Picture 7

Picture 8

Havenhurst Point, which only has 7 houses, also does not define the character of the neighborhood as a whole. As acknowledged in the Hearing Officer Resolution, the character of the neighborhood is established well beyond a very tiny cul-de-sac. Applicant submitted photographic evidence that demonstrated the actual character of the neighborhood which is not predominately small single-story ranch style homes.



NORTH

PRJ 069754
 CDP 2586783
 SDP 2586785

REVISION	DATE
#1	1.21.2022
#2	9.26.2022
#3	10.8.2022
#4	9.1.2023
#5	01.08.2024
#6	02.15.2024
#7	03.28.2024

GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

PROJECT NAME

ADDRESS

DATE

01.08.2024

CITY SUBMITTAL

SAN DIEGO CA.

SCALE

INDICATED IN DRAWING

DRAW.

E.M.

JOB No.

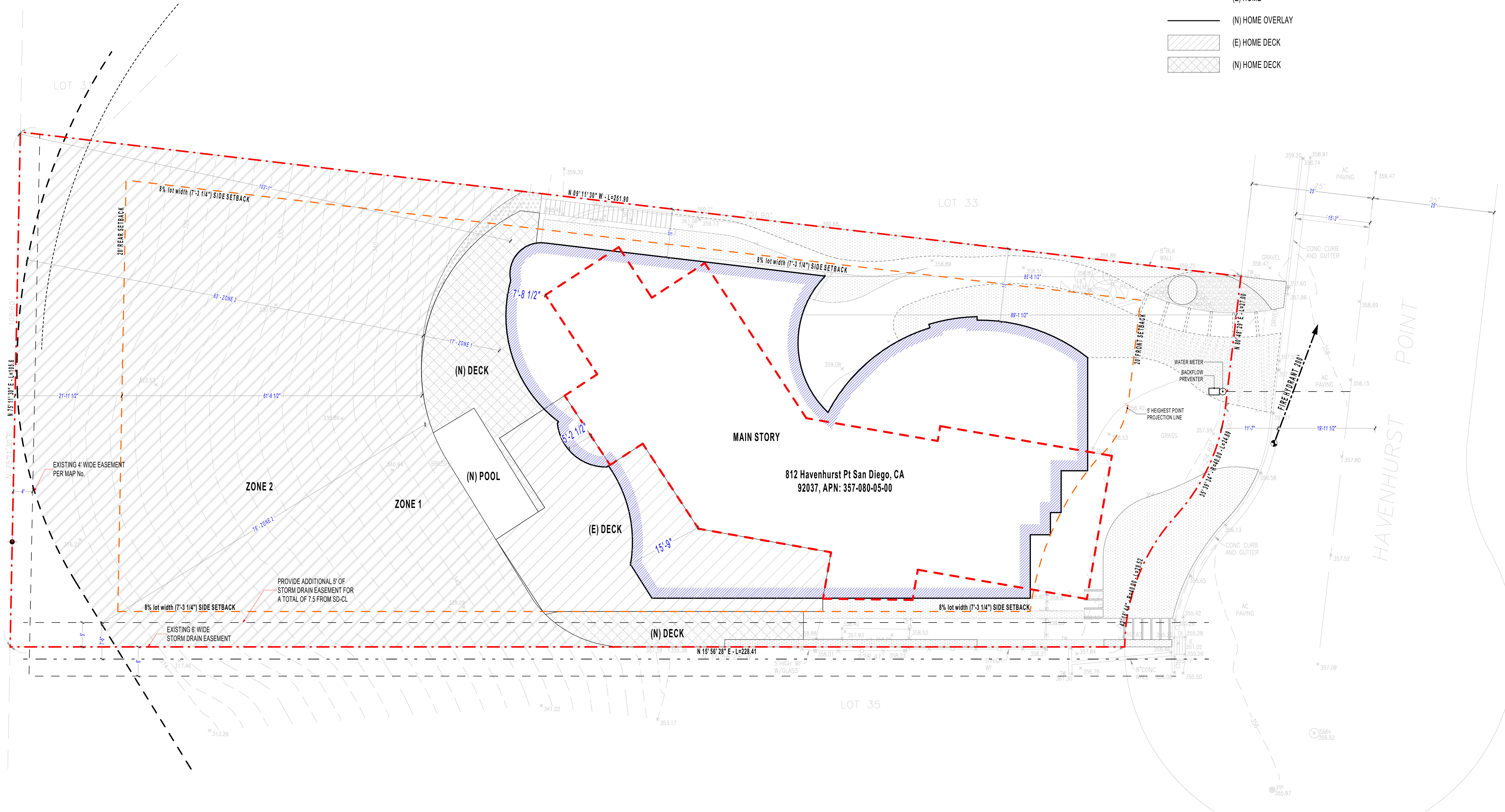
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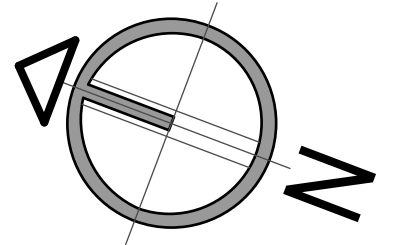
EXISTING HOME
 OVERLAY

A.033

LEGEND:

- (E) HOME
- (N) HOME OVERLAY
- (E) HOME DECK
- (N) HOME DECK





NORTH

PRJ 0697754
 CDP 2586783
 SDP 2586785

REVISION	#	DATE
	#1	1.21.2022
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	#7	03.28.2024

GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

PROJECT NAME:

ADDRESS:

DATE:

01.08.2024

CITY SUBMITTAL:

SAN DIEGO CA.

SCALE:

INDICATED IN DRAWING

DRAW.

E.M.

JOB No.

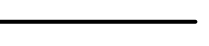

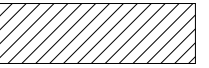

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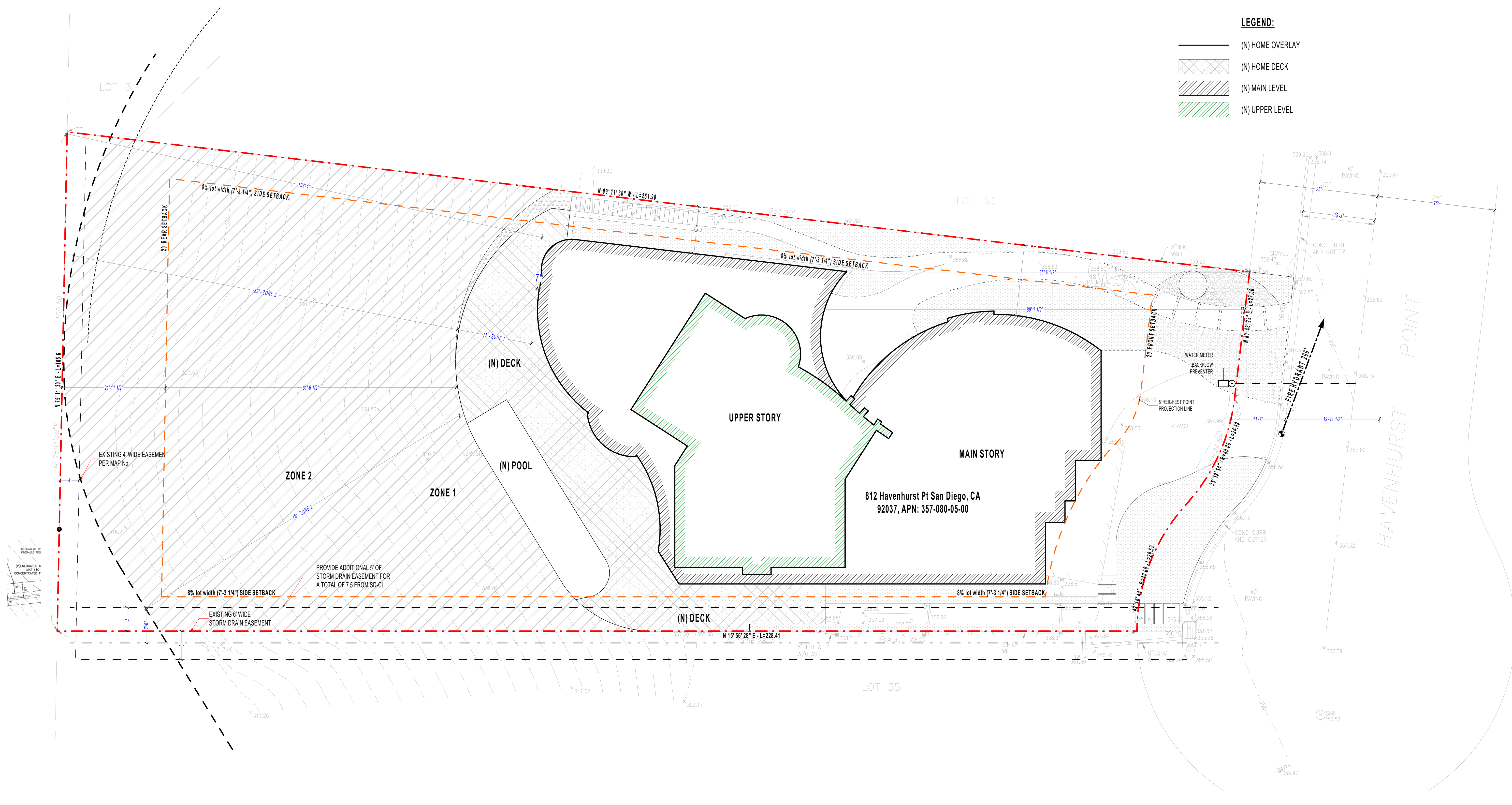
EXISTING HOME

OVERLAY

A.033

LEGEND:

-  (N) HOME OVERLAY
-  (N) HOME DECK
-  (N) MAIN LEVEL
-  (N) UPPER LEVEL



1 SITE PLAN 1" = 10'